

JANUARY TO MARCH

INTERIM REPORT 2017

INTERIM REPORT

1 JANUARY–31 MARCH 2017

- ▶ **NET SALES** increased to SEK 591 million (SEK 564 m) of which rental income increased to SEK 567 million (SEK 524 m). Rental income in like-for-like portfolios increased by 3.8 per cent.
- ▶ **THE LETTING RATE** was 94 per cent (93% as per 31/12/2016), including project properties.
- ▶ **THE OPERATING SURPLUS** from property management increased to SEK 384 million (SEK 357 m), an increase of 7.6 per cent. The increase is primarily the result of acquired properties but also contributions from new lettings and renegotiations. The operating surplus margin is unchanged at 68 per cent (68%).
- ▶ **THE PROFIT BEFORE CHANGES IN VALUE** increased to SEK 274 million (SEK 223 m).
- ▶ **THE UNREALISED CHANGES IN THE VALUE** for properties increased to SEK 444 million (SEK 14 m) and is mainly explained by the market's lower yield requirements. Unrealised changes in the value of derivatives amounted to SEK 35 million (SEK -311 m) as market interest rates during the period increased on the terms covered by the derivatives.
- ▶ **THE NET PROFIT** for the period increased to SEK 622 million (SEK -57 m), corresponding to SEK 4.67/share (SEK -0.43/share).
- ▶ **INVESTMENTS** in Atrium Ljungberg's own properties increased to SEK 351 million (SEK 201 m).
- ▶ **ACQUISITION OF PROPERTIES** increased to SEK 1,846 million¹⁾ (SEK 121 m).
- ▶ **THE 2017 PROFIT FORECAST** before changes in value and tax is increased by SEK 80 million to SEK 1,135 million.

KEY RATIOS ²⁾	2017 Jan-Mar	2016 Jan-Mar	2016 Jan-Dec
Net sales, SEK m	591	564	2,299
Profit/loss before changes in value, SEK m	274	223	965
Net profit/loss for the period, SEK m	622	-57	2,681
Investments in Atrium Ljungberg's own properties, SEK m	351	201	1,002
Acquisition of properties, SEK m	1,846 ¹⁾	121	1,461
Cash flow from operating activities, SEK m	272	218	949
Letting rate, %	94	94	93
Operating surplus margin, %	68	68	68
Equity/assets ratio, %	42.4	43.1	43.7
Adjusted gearing ratio, %	43.7	42.0	41.9
Interest coverage ratio, multiple	3.9	3.2	3.5
Average interest rate at the period end, %	2.2	2.8	2.3
Earnings per share, SEK	4.67	-0.43	20.13
Profit/loss before changes in value less nominal tax, SEK/share	1.60	1.31	5.65
Share price at period end, SEK/share	136.40	140.50	142.30
EPRA NNNNAV, SEK/share	149.69	122.73	144.38
Shareholders' equity, SEK/share	126.11	104.33	121.42

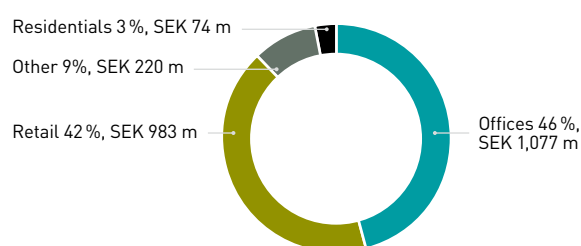
¹⁾ Including possession of Fatburen 2, Söderhallarna.

²⁾ For definitions, see pages 22 and 23.

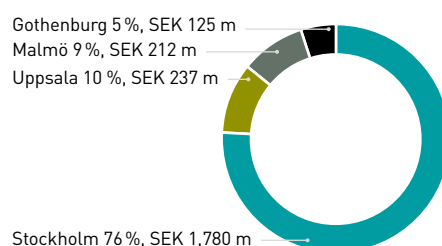
SIGNIFICANT EVENTS DURING THE FIRST QUARTER

- ▶ Acquisition of the property Lindholmen 30:1 in Lindholmen in Gothenburg. The property covers 37,000 m² letting office area as well as a parking garage.
- ▶ Acquisition of the property Tranbodarne 13, also referred to as 'Sjömansinstitutet,' by Slussen in Stockholm. The property which comprises 3,300 m² letting area, mainly consists of office premises.
- ▶ Possession of the previously acquired property Fatburen 2 in Söderhallarna, at Medborgarplatsen in Stockholm.
- ▶ Atrium Ljungberg received an investment grade rating from the credit rating agency Moody's and was awarded Baa2 grade with stable outlook.
- ▶ Issue of the company's first green bonds of SEK 2,100 million.
- ▶ Decision on conducting two extension projects of 18,500 m² in total in Gränbystaden in Uppsala and in Mobilia in Malmö.
- ▶ Atrium Ljungberg was on Great Place To Work's® list of Sweden's best workplaces for the fourth year in a row.
- ▶ Atrium Ljungberg has received a land allocation with a development right of approximately 50,000 m² GFA just south of Gränbystaden Galleria in Uppsala.

Contracted annual rent per premises type



Contracted annual rent per region



This interim report has been prepared in Swedish and translated into English. In the event of any discrepancies between the Swedish and the translation, the former shall have precedence.

CEO'S STATEMENT

FIRST QUARTER RESULTS AND FORECAST FOR 2017

During the first quarter of 2017, we increased our operating surplus by 8 per cent to SEK 384 million. Our profit before changes in value increased by SEK 51 million to SEK 274 million.

We are increasing our forecast by SEK 80 million to SEK 1,135 million for profit before changes in value due to the acquisitions we have conducted and a future positive effect on profit of a settlement regarding a dispute of the termination of a lease agreement. New acquisitions, a new land allocation and two decided project starts are aspects which I am very happy about. A really good start to the year.

TWO IMPORTANT ACQUISITIONS

In March we acquired two office properties for a value of approximately SEK 1.5 billion.

One of the acquired properties is Transbodarne 13, also referred to as 'Sjömansinstitutet', by Slussen in Stockholm. The property is right next to Glashuset, which we already own. The acquisition already now strengthens our position on attractive Södermalm. When our land allocation in front of Glashuset will be realised later, the property will become an important piece of the puzzle for our overall planning of the area.

The second acquisition was in Gothenburg and we have now taken the next step for growth in this interesting market. The property Lindholmen 30:1 comprises 37,000 m² of office premises fully let to Ericsson. The property has a good location right by the water at Lindholmen, a central city district on the Hising side of Göta Älv which is a part of the large development area Älvstaden. We doubled our portfolio in Gothenburg as a result of the acquisition. We will participate in the exciting development of Lindholmen and in the long run we will have even better opportunities to offer attractive premises to both existing and new tenants.

We took into possession both acquired properties at the end of March. During the same period we also took into possession Fatburen 2 at Medborgarplatsen, the part of Söderhallarna which we acquired in the autumn of 2016.



"The lease contract which we concluded with Nordisk Film was important from several perspectives. In addition to the cinemas creating added value for the locations, it also means that we can now start two new projects in Uppsala and Malmö."

PROJECT STARTS IN GRÄNBYSTADEN AND MOBILIA

The lease contract which we concluded with Nordisk Film in March was important from several perspectives. In addition to the cinemas creating added value for the locations, it also means that we can now start projects in both Uppsala and Malmö. In Gränbystaden in Uppsala we are starting the expansion of the shopping centre and are adding more retail and restaurants, in addition to the cinema. The project will be completed for Christmas shopping in 2018 when Nordisk Film will open its first cinema in Sweden.

Even in Mobilia the cinema will comprise a part of a major extension which will also include more culture, retail, restaurants and residential. The project in Mobilia will be completed in the spring of 2020.

I am certain that the new cinemas in Gränbystaden and Mobilia will attract even more visitors to these retail hubs. They will primarily contribute with an evening audi-

ence which also creates a larger customer base for restaurants.

NEW LAND ALLOCATION IN UPPSALA

We have received a land allocation with a development right of approximately 50,000 m² GFA just south of Gränbystaden Galleria in Uppsala. As a result of the opportunity to acquire the land, we can strongly continue to develop Gränbystaden towards our vision of creating Uppsala's second city centre. Accordingly our project portfolio is expanding, with a potential investment from SEK 11 billion to SEK 13 billion.

GOVERNMENT OFFICIAL TAX REPORT

At the end of March, the Government's official packaging report on taxation of properties sold through limited companies was published. Despite the investigation's conclusion on the property sector not having low taxes, it proposes that the sale of properties through limited companies should be taxed as a property transaction. However, the Government has notified that the proposal will not be included in the autumn budget of 2017.

Uncertainty of whether the tax commission of inquiry's proposals will be realised creates uncertainty in the property sector, which in turn may have a negative effect on the transaction volume in the future.

SUSTAINABILITY REPORTING

We are continuing to focus on our sustainability work and fulfilment of the sustainability goals we have determined. Going forward, monitoring and reporting of the progress of the work will be conducted on a quarterly basis. Read more about our sustainability work and sustainability goals on page 13.

SWEDEN'S BEST WORKPLACES

I am very proud of Atrium Ljungberg being ranked by Great Place To Work® as one of Sweden's best workplaces for the fourth year in a row. It is inspiring that our long-term work is yielding results and I am convinced that employees who are satisfied and comfortable are a prerequisite for success of our ambitious goals.

Annica Ånäs,
CEO

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Amounts in SEK m	2017 1/1–31/3	2016 1/1–31/3	2016 1/1–31/12	2016/2017 1/4–31/3
Rental income	567	524	2,150	2,194
Sales, project and construction work	24	40	149	132
Net sales	591	564	2,299	2,326
Property management costs				
Service charge-related costs	–60	–54	–176	–181
Other operating costs	–38	–36	–154	–156
Management costs	–30	–27	–148	–151
Reparis	–12	–10	–50	–52
Property tax	–34	–33	–130	–131
Leasehold fees	–7	–5	–25	–27
Non-deductible VAT	–3	–3	–10	–10
	–183	–167	–692	–708
Project and construction work costs	–18	–41	–162	–138
Gross profit/loss	390	356	1,445	1,480
– of which gross profit/loss property management (operating surplus)	384	357	1,458	1,485
– of which gross profit/loss from project and construction work	6	–1	–12	–6
Central administration, property management	–17	–30	–82	–69
Central administration, project and construction work	–4	–3	–15	–16
	–21	–33	–97	–86
Financial income	0	0	1	1
Financial expenses	–95	–100	–385	–380
	–95	–99	–383	–379
Profit/loss before changes in value	274	223	965	1,015
Changes in value				
Properties, unrealised	444	14	2,772	3,202
Properties, realised	–0	–6	6	1
Derivatives, unrealised	35	–311	–307	39
	479	–303	2,471	3,242
Profit/loss before tax	753	–69	3,436	4,258
Current tax	–	–7	–4	3
Deferred tax	–131	30	–751	–911
	–131	22	–755	–908
Profit for the period	622	–57	2,681	3,350
Other comprehensive income				
<i>Items which will be reclassified to profit/loss</i>				
Cash flow hedging	5	5	19	–19
Tax attributable to other reported income and expenses	–1	–1	–4	–4
Total other comprehensive income	4	4	15	15
Total comprehensive income for the period	626	–54	2,696	3,365
Earnings per share, SEK	4.67	–0.43	20.13	25.15

RESULTS JANUARY–MARCH 2017

NET SALES

The Group's net sales for the period increased to SEK 591 million (SEK 564 m), of which rental income comprised SEK 567 million (SEK 524 m). Rental income increased by 3.8 per cent in like-for-like portfolio. Project and construction sales have declined compared to last year as a result of TL Bygg having lower external sales.

During the first quarter non-recurring remuneration of SEK 2 million (SEK 2 m) was received for premature vacating of premises.

RENTAL INCOME TREND

	2017 1/1–31/3	2016 1/1–31/3	Change, %
Like-for-like	521	501	3.8
Non-recurring remuneration	2	2	
Project properties	22	20	
Properties acquired	23	–	
Properties sold	–	0	
Rental income	567	524	8.3

At the end of the period the market value for the like-for-like portfolio was SEK 33,169 million, corresponding to 86 per cent of the property portfolio's total value.

PROPERTY COSTS

Property costs totalled SEK –183 million (SEK –167). For the like-for-like portfolio, property costs have increased by 5.0 per cent compared to a strong quarter in the previous year.

PROPERTY COSTS TREND

	2017 1/1–31/3	2016 1/1–31/3	Change, %
Like-for-like	–166	–158	5.0
Project properties	–9	–9	
Properties acquired	–7	–	
Properties sold	–	0	
Property management costs	–183	–167	9.6

GROSS PROFIT/LOSS

The gross profit for the property management activities (the operating surplus) increased to SEK 384 million (SEK 357 m), corresponding to 7.6 per cent. The increase is primarily the result of acquired properties but also contributions from new lettings and renegotiations. The operating surplus margin is unchanged at 68 per cent (68%).

Contributions from acquired properties primarily relate to the properties Malmen 12 in Malmö which was taken into possession on 2 May 2016 and Eken 6 in Sundbyberg which was taken into possession on 15 September 2016.

The gross profit for project and construction activities totalled SEK 6 million (SEK –1 m).

TL Bygg's gross profit amounted to SEK 10 million (SEK 5 m). The increase is due to higher margins on external projects.

SEASONAL EFFECTS

The operating surplus is impacted by seasonal variations in operating costs. Generally costs are higher during the first and last quarter of the year, primarily caused by higher costs of heating and property maintenance.

CENTRAL ADMINISTRATION

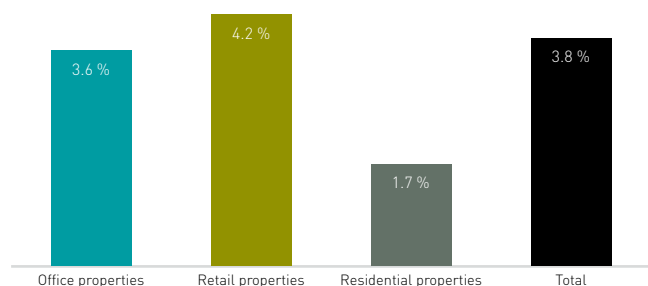
Central administration comprises costs for the company management as well as central support functions. The cost for the period amounted to SEK –21 million (SEK –33 m). Higher costs last year is mainly explained by costs associated with changes in the company management.

FINANCIAL INCOME AND EXPENSES

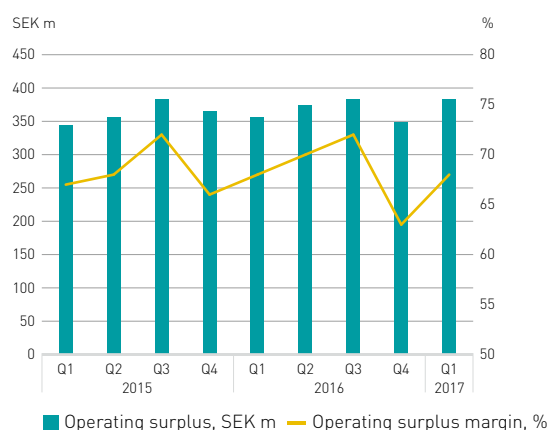
Financial expenses for the period amounted to SEK –95 million (SEK –100 m) despite higher interest-bearing liabilities. Financial income totalled SEK 0 million (SEK 0 m).

The average interest rate at the end of the period amounted to 2.2 per cent (2.8%). For more information, refer to the section on financing on page 11.

Like-for-like net rental income growth



Operating surplus and operating surplus margin



CONT. RESULTS JANUARY–MARCH 2017

CHANGES IN VALUE

Unrealised changes in the value of properties totalled SEK 444 million (SEK 14 m) and are mainly explained by the market's lower yield requirements. For more information, refer to the section on the property portfolio on page 8. Unrealised changes in the value of derivatives totalled SEK 35 million (SEK –311 m) as market interest rates during the period increased on the terms covered by the derivatives.

TAXES

No current tax occurred during the period (SEK –7 m) due to tax deductible depreciation and investments, and by loss carry-forwards from the previous year's tax assessment.

The change in deferred tax amounts to SEK –131 million (SEK 30 m) and has primarily been impacted by deferred tax on unrealised changes in the value of properties and derivatives and the use of tax loss carry-forwards.

At the end of the period the Group's accumulated fiscal deficit amounted to SEK 45 million (SEK 180 m), of which SEK 45 million (SEK 121 m) comprises the base of the Group's deferred tax receivable.

The fiscal value of investment properties amounts to SEK 15,156 million (SEK 12,233 m).

TAX CALCULATION, 31/03/2017

SEK m	Current tax	Deferred tax
Reported profit/loss before tax	753	
Tax deductible		
depreciation	–126	126
investments	–59	59
Non-taxable/non-deductible		
changes in the value of properties, unrealised	–444	444
changes in the value of properties, realised	0	–
changes in the value of derivatives, unrealised	–35	35
consolidated capitalisation of borrowing	–2	2
Other fiscal adjustments	–1	–130
Taxable profit/loss before loss carry-forwards	85	536
Change in loss carry-forwards	–85	56
Taxable profit/loss	–	592
Of which 22% current/deferred tax	–	–131
Reported tax expense	–	–131

RESULTS

The profit before changes in value increased to SEK 274 million (SEK 223 m).

Net profit for the period totalled SEK 622 million (SEK –57 m), which corresponds to SEK 4.67/share (SEK –0.43/share) and was primarily affected by higher operating surplus and unrealised changes in the value of properties and derivatives.

NET LETTING

Net letting, i.e. newly agreed contracted annual rents less annual rents terminated due to clients vacating the premises, amounted to SEK –34 million (SEK 5 m) during the first quarter, of which SEK 28 (–10) refers to project properties. The net letting has been impacted by Telenor's notice of termination in Glashuset in Slussen as well as a number of major notices of termination in Liljeholmen.

The time lag between net letting and its effect on profit is assessed to be 6–30 months.

CONTRACTED ANNUAL RENT AND LETTING RATE

The Group's contracted annual rent amounted to SEK 2,354 million on 01/04/2017 (SEK 2,208 m as of 01/01/2017) and the rental value amounted to SEK 2,507 million (SEK 2,374 m as of 01/01/2017). This gives a letting rate including project properties of 94 per cent (93% as of 01/01/2017) and excluding project properties of 95 per cent (93 % as of 01/01/2017). The EPRA vacancy rate is thus 5 per cent (7% as of 01/01/2017).

The average remaining term for contracted rent excluding residentials and parking, was per 01/04/2017 3.8 years (3.7 years as of 01/01/2017).

PROFIT FORECAST

The profit before changes in value and tax is expected to increase by SEK 80 million for the full-year and amount to SEK 1,135 million and includes the effect of the acquisitions made during the first quarter and a future positive effect on profit of a settlement concerning a rent dispute. The forecast profit after tax is SEK 1,323 million, corresponding to SEK 9.93/share and including changes in value as of 31/03/2017. Future changes in value and any future property acquisitions and sales of properties have not been taken into account in the forecast.

RENTAL VALUE AND LETTING RATE

Premises type	01/04/2017			01/04/2016		
	Rental value, SEK m	Rental value, SEK/m ²	Letting rate, %	Rental value, SEK m	Rental value, SEK/m ²	Letting rate, %
Office	1,061	2,446	95	896	2,465	92
Retail	977	3,265	95	955	3,134	96
Other	215	1,880	96	215	1,881	90
Residentials	71	1,331	100	71	1,309	100
Garage	61	–	94	52	–	94
Business area Property	2,386	2,166	95	2,190	2,150	94
Project properties	121		68	38		98
Land and development rights	–		–	–		–
Total	2,507		94	2,228		94

CONSOLIDATED BALANCE SHEETS SUMMARY

Amounts in SEK m	31/03/2017	31/03/2016	31/12/2016
ASSETS			
Investment properties	38,694	31,157	36,054
Goodwill	263	263	263
Other fixed assets	40	45	52
Total fixed assets	38,997	31,464	36,368
Current assets	469	568	357
Derivatives	–	1	–
Liquid assets	152	179	276
Total current assets	622	747	633
Total assets	39,618	32,211	37,001
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES			
Shareholders' equity	16,802	13,899	16,176
Deferred tax liability	4,130	3,243	4,010
Long-term interest-bearing liabilities	15,721	9,594	13,125
Derivatives	865	927	900
Other long-term liabilities	63	34	60
Total long-term liabilities	20,779	13,799	18,095
Short-term interest-bearing liabilities	1,175	3,442	1,970
Derivatives	4	–	9
Other current liabilities	858	1,071	751
Total current liabilities	2,038	4,514	2,730
Total shareholders' equity and liabilities	39,618	32,211	37,001

CONSOLIDATED CHANGES IN SHAREHOLDERS' EQUITY

Amounts in SEK m	Attributable to the Parent Company shareholders				
	Share capital	Other capital contributed	Hedging reserves	Profits brought forward	Total shareholders' equity
Opening balance as per 1 January 2016	333	3,960	–69	9,729	13,953
Profit for the period				–57	–57
Other comprehensive income			4		4
Closing balance, as per 31 March 2016	333	3,960	–65	9,672	13,899
Profit for the period				2,738	2,738
Other comprehensive income			11		11
Dividend, SEK 3.55 kr/share				–473	–473
Closing balance, as per 31 December 2016	333	3,960	–54	11,937	16,176
Profit for the period				622	622
Other comprehensive income			4		4
Closing balance, as per 31 March 2017	333	3,960	–50	12,559	16,802

There are a total of 133,220,736 (133,220,736) shares, of which 4,000,000 (4,000,000) are class A shares and 129,220,736 (129,220,736) are class B shares. One class A share grants entitlement to ten votes and one class B share grants entitlement to one vote. At the end of the period, the number of outstanding shares amounted to 133,220,736 (133,220,736 as of 31/12/2016). The average number of outstanding shares for the period 01/01/2017 – 31/03/2017 amounts to 133,220,736 (133,220,736).

PROPERTY PORTFOLIO

THE PROPERTY MARKET

The Swedish property market continues to be strong with low vacancies and higher market rents. Continued large interest in property investments as a result of the low yield for other assets has resulted in that the market's yield requirements have continued to decline.

According to Savills, the transaction volume in the Swedish property market during the first quarter of 2017 amounted to SEK 38 billion, which is 5 per cent higher than the corresponding period last year and the highest number ever for a first quarter.

OUR PROPERTY PORTFOLIO

Atrium Ljungberg's property portfolio consists of 53 properties located in Stockholm, Gothenburg, Malmö and Uppsala. Our portfolio, which mainly consists of retail and office properties, is made up of modern, attractive properties with a total letting area of 1,176,000 m².

In November 2016 an agreement was signed for the acquisition of Fatburen 2, Söderhallarna in Stockholm, and it was taken into possession in March this year. The property houses a food market, retail and offices with a total lettable area of approximately 8,500 m². The purchase price amounted to SEK 380 million.

In March the property Tranbodarne 13, located in Slussen in Stockholm, was acquired and taken into possession, with a lettable area of approximately 3,300 m² offices and residential. The acquisition was made through a share deal with an underlying property value of SEK 252 million.

In March the office property Lindholmen 30:1 on Lindholmen in Gothenburg was also acquired and taken into possession, with approximately 37,000 m² lettable area. The acquisition was made through a share deal with an underlying property value of approximately SEK 1,300 million.

Changes in the property portfolio

	2017	2016
SEK m	1/1–31/3	1/1–31/3
Fair value at the start of the period	36,054	30,841
Acquisitions (after deduction of deferred tax)	1,846	121
Sale	–	–21
Investments in our own properties	351	201
Unrealised changes in value	444	14
Fair value at the end of the period	38,694	31,157

PROPERTY VALUES

During the first quarter, we internally valued the entire property portfolio and assumed yield requirements have been subject to quality assurance by Forum Fastighetsekonomi.

The market valuation is based on analyses of completed property transactions for properties of a similar standard and in a similar location, in order to assess the market's yield requirements. The valuation also entails cash flow calculations, with individual assessments of the earning capacity of each individual property. Assumed rental levels in conjunction with contract expirations correspond to current market rent levels. Operating costs have been assessed on the basis of the company's actual costs. Development rights have been valued based on an assessed market value per m² of GFA for determined development rights in accordance with an approved detailed development plan or where the detailed development plan is assessed to enter into force within the near future. Project properties are valued on the basis of completed projects, less remaining investments. A risk surcharge is added to the yield requirement on the basis of the current phase of the project.

The unrealised changes in value during the period amounted to SEK 444 million (SEK 14 m) and are mainly explained by the market's lower yield requirements.

Unrealised changes in value, properties

SEK m	31/03/2017	31/03/2016
Change in yield requirements	363	–
Change in operating net etc.	81	14
Total	444	14

Dividend yield requirement per premises type

	31/03/2017		31/12/2016
%	Interval	Average	Average
Office	3.8–6.5	4.7	4.8
Retail	3.8–6.3	5.0	5.0
Residential	2.9–3.8	3.1	3.2
Residential	3.8–6.3	5.2	5.2
Total	2.9–6.5	4.8	4.9

Dividend yield requirement per region

	31/03/2017		31/12/2016
%	Interval	Average	Average
Stockholm	2.9–6.3	4.7	4.8
Uppsala	3.5–6.5	5.3	5.3
Malmö	3.8–6.3	5.5	5.5
Gothenburg	4.8–5.3	4.8	4.8
Total	2.9–6.5	4.8	4.9

PROPERTY PORTFOLIO

	31/03/2017			31/03/2016		
Property type	Letting area, 1,000 m ²	Fair value, SEK m	Fair value, SEK/m ² ¹⁾	Letting area, 1,000 m ²	Fair value, SEK m ¹⁾	Fair value, SEK/m ² ¹⁾
Office properties	618	19,605	38,476	516	14,500	34,055
Retail properties	412	14,494	43,617	436	14,353	40,277
Residential properties	71	1,433	24,258	67	1,091	19,832
Total	1,101	35,533	39,440	1,019	29,945	35,769
Project properties	75	2,447	N/A ²⁾	34	770	N/A ²⁾
Land and development rights	–	714		–	442	
Total	1,176	38,694		1,052	31,157	

¹⁾ m² excluding garage.

²⁾ Letting area for new production is not reported until the project is completed and the figures hence do not accurately represent the actual situation.

CONT. PROPERTY PORTFOLIO

DECIDED PROJECTS

During the first quarter of 2017, we invested SEK 351 million in our own properties, of which SEK 174 million was in project properties. Investments in project properties mainly refer to Sickla Front II, Gränby Entré building 1, south garage in Gränbystaden as well as Forumkvarteret in Uppsala. Other investments primarily refer to renovation of Gränbystaden Galleria as well as tenant-specific adaptations in properties in Stockholm city, Liljeholmen and Gothenburg. The remaining investment volume for decided project properties amounted to approximately SEK 2,400 million on 31 March.

SICKLA FRONT II – STOCKHOLM

The construction of two office buildings of approximately 25,000 m² letting area in total as well as a 14,000 m² GFA parking area on Uddvägen in Sickla is continuing. Here we are building an urban district which connects Hammarby Sjöstad with Sickla. The extension of the cross-town light rail link, which will be put into service during the second half of 2017, will run past the district on the way to Sickla station.

Occupancy by the Swedish National Courts Administration, a significant tenant in one of the new buildings in Sickla Front II, is expected to take place during the second quarter of 2018.

GRÄNBYSTADEN – UPPSALA

In Gränbystaden new builds and extensions are continuing at both the area's northern part alongside the E4 and by Gränbystaden Galleria.

Northern Gränbystaden – The construction of two new buildings has started. During the autumn of 2017 and autumn of 2018, Elon, Julia, Jysk and Rusta, among others, will open. When these two projects have been completed, northern Gränbystaden will cover a letting area of 31,000 m². The entire area's detailed development plan covers approximately 50,000 m² GFA.

Gränby Entré buildings 1, 2 and 3 – We are constructing two residential buildings with approximately 60 and 70 rental apartments

respectively as well as commercial premises on the bottom floor close to Gränbystaden Galleria. Occupancy will take place during the autumn of 2017 and by the turn of the year 2018/2019. We have also decided to construct a third residential building with roughly 70 more rental apartments. Occupancy will take place in the first quarter of 2019.

All residential buildings will be certified in accordance with the Green Building level silver.

Gränbystaden, south garage – A parking garage is being constructed next to Gränbystaden Galleria. The garage with approximately 300 underground parking spaces is expected to be completed in 2018.

Gränbystaden, south entrance – In connection with concluding a lease contract with Nordisk Film for the establishment of a cinema in Gränbystaden, during the quarter we decided to start a major reconstruction and extension project by the southern area of the shopping centre. The project covers 11,700 m² for retail, restaurants, culture and entertainment and is expected to be completed by the end of 2018.

MOBILIA – MALMÖ

Mobilia torghuset – We have decided to conduct new construction and extension of approximately 13,500 m² for retail, residentials, restaurants and cultural activities in the heart of the district Mobilia. The project is covered by current detailed development plans and construction is expected to start around the turn of the year 2017/2018. The project is expected to be completed during the spring of 2020 when, among others, Nordisk Film will open a cinema.

KISTA

Part of Kista+ – We are conducting major tenant-specific adaptation and re-profiling of Kista+, the office property in north-east Kista which we acquired in 2016. IBM is renting approximately half of the premises and will move its head office here in October 2017.

DECIDED PROJECTS

Project, property	Municipality	Letting area, Retail, m ²	Letting area, Offices, m ²	Letting area, Residentials, m ²	Parking, GFA	Total investment, SEK m	Of which remaining, SEK m	Completed	Fair value, SEK m	Rental value, SEK m ¹⁾	Letting rate, %	Environmental certification
New builds and extensions												
Sickla Front II, Sicklaön 346:1	Nacka	25,000		14,000	830	510	2018		63	N/A ²⁾		Breeam
Northern Gränbystaden, Brillinge 8:1/9:1	Uppsala	31,000			560	150	2014–2018 ³⁾		50	86		Breeam
Gränby Entré building 1, Gränby 21:5	Uppsala	2,700	3,100		230	130	2017		16	57 ⁴⁾		Miljöbyggnad
Gränby Entré building 2, Gränby 21:4	Uppsala	900	1,300	3,300	220	210	2018		14	15 ⁵⁾		Miljöbyggnad
Gränby Entré building 3, Gränby 21:4	Uppsala	1,100	1,300	3,400	240	230	2019		15			Miljöbyggnad
Gränbystaden, south garage, Gränby 21:4	Uppsala			11,000	180	100	2017		⁶⁾			Breeam In-Use ⁷⁾
Gränbystaden, south entrance, Gränby 21:4	Uppsala	11,700			310	300	2018		35	28		Breeam In-Use ⁷⁾
Mobilia torghuset, Bohus 8	Malmö	9,700	3,800		520	480	2020		41	33 ⁸⁾		Breeam
Reconstruction												
Part of Kista+	Stockholm	7,500			80	70	2017		E/T ⁹⁾	N/A ²⁾		Breeam In-Use ⁷⁾
Forumkvarteret ¹⁰⁾	Uppsala	8,100	2,800	1,400	270	200	2018		37	58 ¹¹⁾		Breeam In-Use ⁷⁾
Total		65,200	37,900	15,000	25,000	3,440	2,380		2,042¹¹⁾			
Other project properties									405			
Total project properties									2,447			

¹⁾ Excluding premiums and any net sales result.

²⁾ Letting rate not reported as a subtotal with regard to individual business transactions.

³⁾ Covers approximately 45,000 m² GFA in total. Investment decisions and completion take place in stages, among other things, connected to letting.

⁴⁾ The letting rate for commercial premises amounts to 95%. Residentials are leased closer to completion.

⁵⁾ The letting rate for commercial premises amounts to 31%. Residentials are leased closer to completion.

⁶⁾ The garage will be used as a free of charge guest parking.

⁷⁾ The entire property will be certified in accordance with BREEAM In-Use.

⁸⁾ The letting rate for commercial premises amounts to 40%. Residentials are leased closer to completion.

⁹⁾ The investment is partially conditional on letting.

¹⁰⁾ Lease contract terminated for renegotiation not included in letting rate.

¹¹⁾ SEK 1,106 million new building and extensions and SEK 936 million reconstruction.

CONT. PROPERTY PORTFOLIO

FORUMKVARTERET – UPPSALA

Major transformation work in Forumkvarteret in central Uppsala is ongoing. In 2016 improvements to office premises and rental apartments were made and currently reconstruction of the shopping centre is being conducted. Among other things, we are making space available and creating a clear internal concourse through the shopping centre. Our ambition for the district is to create a city centre district with a strong retail offering combined with attractive office environments and residential. The ongoing projects are expected to be completed during the autumn of 2018.

POTENTIAL DEVELOPMENT PROJECTS

Our existing project portfolio with own land and land allocations enables future investments corresponding to approximately SEK 13 billion. The increase in investment volume is the result of an additional land allocation south of Gränbystaden Galleria in Uppsala. The land allocation was received with the option of acquiring land with a development right of approximately 50,000 m² GFA for offices, wellness, retail, culture, education and residential within three years.

In terms of area, half of the project portfolio consists of residential and half of offices, retail, education and hotels. The project portfolio is divided among all our areas where Sickla and Uppsala account for approximately 70 per cent. The rate at which we can complete the projects depends on the market situation and the progress made in the detailed development plan process.

POTENTIAL PROJECT STARTS 2017–2019

We are planning several project starts during 2017–2019 which are covered by current detailed development plans and others depend on new detailed development plans.

In Sickla we will start reconstruction of an old office property during the year which will be converted to 12,000 m² GFA for a hotel, offices and a garage. We also expect to start reconstruction and extension by Järnvägsgatan of 14,500 m² GFA for retail and health care operations by the end of the year. Both these projects are covered by current detailed development plans.

In Sickla Galleria we are planning for an extension of approximately 3,000 m² GFA for retail and two floors for a parking garage with approximately 220 parking spaces. A new detailed development plan is expected to enter into force during 2017.

In addition, detailed development plans are ongoing for residential at Nobelberget, Kyrkviken and Gillevägen where we expect a complete detailed development plan for Nobelberget by the turn of the year 2017/2018.

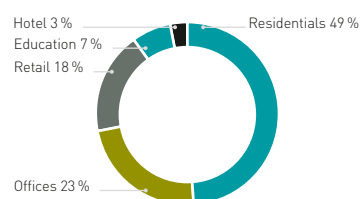
Detailed development plans are also ongoing for reconstruction and extension of Svindersviksskolan from the current 3,000 m² to approximately 9,000 m² GFA.

In Gränbystaden we want to create Uppsala's second city centre by continuing to create urban qualities and develop the area with a mix of retail, offices and residential as well as service and cultural activities.

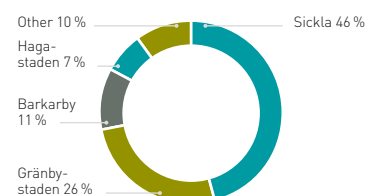
In addition to the rental apartments which have been decided and are being constructed by Gränbystaden Galleria, we have plans for approximately 250 tenant-owned dwellings by Gränbyparken next to the shopping centre. Construction of the first phase of the tenant-owned dwellings is expected to take place in 2019.

In addition, detailed development plans are ongoing for our area just north of the shopping centre which can enable the development of additional 27,000 m² GFA for retail and 30,000 m² of GFA for parking.

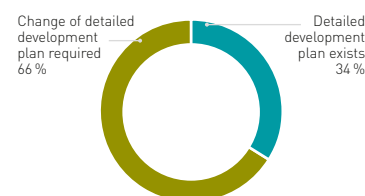
Potential development projects by premises type



Potential development projects by location



Potential development projects by detailed development plan



In Hagastaden, in the centre of the emerging life science cluster, we have a land allocation with a development right of 32,000 m² GFA. Here, above the E4, we are planning to build Life City, a complete district for businesses, academia and society. Construction is expected to start at the end of 2017 with planned occupancy during the autumn of 2020.

In Barkarby in Järfälla, together with Järfälla municipality, work is ongoing to create BAS Barkarby, a regional meeting place for learning, businesses and culture. The detailed development plan for the area is expected to be adopted by the end of 2017. A decision on environmental permits is expected to be made in the summer of 2018 by the Land and Environmental Court. Construction of the first phase of BAS Barkarby is expected to start by the summer of 2018 at the earliest, with occupancy in the spring of 2021.

FINANCING

THE FINANCIAL MARKET

In several OECD countries there are signs of the economic recovery gaining momentum which can be seen in the GDP growth and confidence indicators. An important driving force is continued investments and an expansive fiscal policy. The National Institute of Economic Research (NIER) is of the opinion that the boom in the Swedish economy will strengthen during 2017 and 2018 in which exports are an important driving force. The GDP growth forecast of the National Institute of Economic Research for 2017 is 2.5 per cent.

The variable rate, 3M Stibor, increased during the quarter by 0.15 percentage points and amounted to -0.44 per cent at the turn of the quarter. The 10 year swap interest rate was relatively unchanged during the quarter and was 1.11 per cent at the turn of the quarter.

INTEREST-BEARING LIABILITIES

Atrium Ljungberg meets its financing requirements through five Nordic banks and the capital market. Bank loans accounted for 49 per cent (70%) of the total loan volume at the end of the quarter. Interest-bearing liabilities at the end of the period amounted to SEK 16,896 million (SEK 13,036 m). During the first quarter, liabilities increased by SEK 1,801 million, which is primarily related to property acquisition.

The average interest rate continues to decline and at period end amounted to 2.2 per cent (2.8%), both excluding and including unutilised loan guarantees. Unutilised loan guarantees in addition to loan guarantees which cover outstanding commercial papers amounted to SEK 860 million (SEK 0 m). The unutilised overdraft facility amounted to SEK 300 million (SEK 0 m). The average fixed interest term was 3.8 years (5.0 years) and the capital commitment term was 3.7 years (2.8 years).

COLLATERAL

Our borrowing is largely secured by real estate mortgages. Of the interest-bearing liabilities, SEK 8,325 million (SEK 9,169 m) is secured by mortgage deeds which correspond to 21 per cent (28%) in relation to the total assets.

DERIVATIVES

At the end of the period, the derivative portfolio comprised of SEK 9,525 million (SEK 8,805 m) in interest swaps, with maturity between the years 2017–2029. In addition, there is SEK 500 million in forward-started swaps starting in 2017. The derivatives portfolio is valued at market rate in conjunction with every closing of the accounts and the change in value is reported via the Profit and Loss Statement. The unrealised changes in the value of derivatives during the period totalled SEK 35 million (SEK -311 m) as market interest rates have increased on the terms covered by the derivatives during the period. The deficit book value of the derivatives portfolio totalled SEK -869 million (SEK -927 m) at the end of the period.

PUBLIC RATING AND GREEN BONDS

In February Atrium Ljungberg received an investment grade rating from the credit rating agency Moody's and was awarded Baa2 grade with a stable outlook.

During the quarter a green framework linked to the MTN programme was published. The first green bonds were issued in connection with this. SEK 1,300 million five year bonds were issued with vast interest from investors. 76 per cent of the volume was new investors in Atrium Ljungberg. During the quarter, an additional SEK 800 million of green bonds with a term of three years were issued.

FIXED INTEREST

Fixed interest term	Amount, SEK m	Percentage, %	Average interest, % ¹⁾
2017	7,076	42	0.9
2018	1,174	7	2.6
2019	–	–	–
2020	1,100	7	2.6
2021	760	4	4.2
2022 and thereafter	6,786	40	3.3
Total	16,896	100	2.2

¹⁾ The average credit margin for variable interest rates is spread over the time segment during which the derivative falls due for payment. The average interest is reported excluding the cost of unutilised loan guarantees.

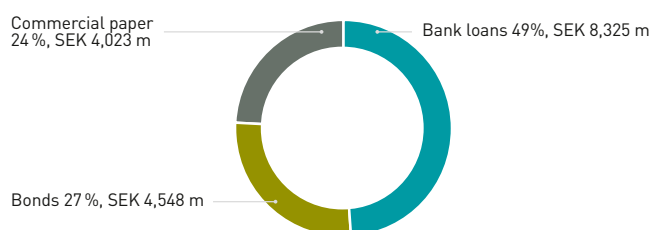
Capital commitment

Maturity date	Amount, SEK m	Percentage, %
2017	61	0
2018	3,422	20
2019	4,327	26
2020	2,573	15
2021	1,394	8
2022 and thereafter	5,119	30
Total	16,896	100

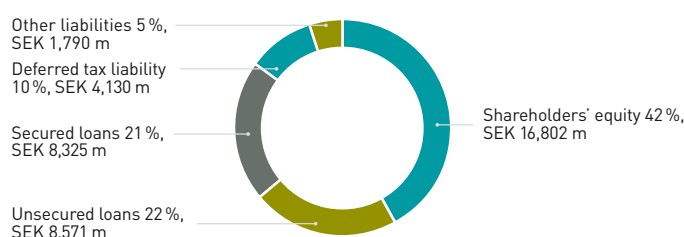
Key ratios financing

	31/03/2017	31/12/2016
Interest-bearing liabilities, SEK m	16,896	15,095
Shareholders' equity, SEK m	16,802	16,176
Gearing ratio, %	43.7	41.9
Adjusted gearing ratio, %	43.7	41.9
Average fixed interest term, years	3.8	3.9
Average capital commitment term, years	3.7	3.5
Average interest rate for interest-bearing liabilities, %	2.2	2.3

Interest-bearing liabilities



Capital structure



CONSOLIDATED STATEMENTS OF CASH FLOW

Amounts in SEK m	2017 1/1–31/3	2016 1/1–31/3	2016 1/1–31/12	2016/2017 1/4–31/3
OPERATING ACTIVITIES				
Profit/loss before tax	753	–80	3,436	4,269
Reversal of depreciation and write-downs	2	2	6	6
Realised changes in value, investment properties	0	6	–6	–12
Unrealised changes in value, investment properties	–444	–14	–2,772	–3,202
Unrealised changes in value, derivatives	–35	311	307	–39
Other items not included in the cash flow	2	2	6	6
Tax paid	–9	–9	–35	–35
Cash flow from operating activities before changes in working capital	268	218	941	991
Net change in working capital	4	0	8	13
Cash flow from operating activities	272	218	949	1,003
INVESTMENT ACTIVITIES				
Acquisition of properties	–1,846	–	–1,461	–3,307
Reconstruction and new construction of properties	–351	–201	–1,002	–1,152
Sale of properties	–	–	36	36
Purchase/sale of equipment	–2	–2	–8	–8
Cash flow from investment activities	–2,199	–203	–2,435	–4,431
FINANCING ACTIVITIES				
Change in other long-term liabilities	3	1	16	18
Loans raised	2,175	1,023	5,090	6,242
Amortisation of debts	–375	–1,250	–3,260	–2,385
Dividends paid	–	–	–473	–473
Cash flow from financing activities	1,803	–226	1,373	3,402
Cash flow for the period	–124	–211	–113	27
Liquid assets at the beginning of the period	276	389	389	179
Liquid assets at the end of the period	152	179	276	152

COMMENTS ON THE CASH FLOW STATEMENT

The cash flow from operating activities totalled SEK 272 million (SEK 218 m), corresponding to SEK 2.04/share (SEK 1.64/share). The higher cash flow during the period compared to the same period last year is mainly explained by higher profit before changes in value.

SEK –2,199 million (SEK –203 m) has been charged to the cash flow and refers to acquisitions of properties and investments in Atrium Ljungberg's own properties.

The cash flow within financing activities amounted to SEK 1,803 million (SEK –226 m) due to net borrowing.

Available liquidity amounted to SEK 1,312 million (SEK 179 m) and comprised bank deposits of SEK 152 million (SEK 179 m), unutilised overdraft facilities of SEK 300 million (SEK 0 m) and unutilised lines of credit of SEK 860 million (SEK –25 m) in addition to credit facilities covering outstanding commercial papers.

CORPORATE SOCIAL RESPONSIBILITY

SUSTAINABLE ENTERPRISE

One of Atrium Ljungberg's overall operational goals are Corporate Social Responsibility. We have defined four sustainability goals in this context:

- By 2021, 100 per cent of our properties shall be certified.
- Energy consumption per square metre should decrease by 20 per cent between the years 2014 and 2021.
- By 2021, the proportion of green lease contracts is to be 50 per cent of the contracted annual rent.
- We shall be one of Sweden's best workplaces, as a part of having sustainable employees.

ENVIRONMENTAL CERTIFICATION

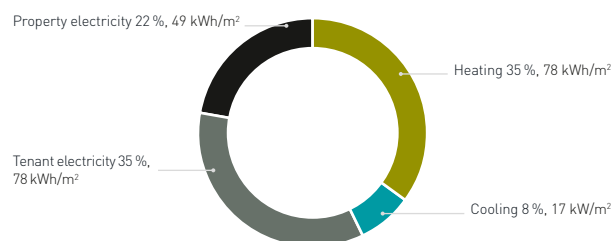
We have chosen to certify our commercial premises in accordance with BREEAM and our residential in accordance with Miljöbyggnad. On 31/03/2017 15 per cent (13 % as per 31/21/2016) of lettable area was certified.

ENERGY CONSUMPTION

Electricity is responsible for the greatest share of our energy consumption. Usually, we provide the tenants with electricity and, with a few exceptions, we charge on the basis of actual consumption, which creates incentives for resource efficiency. Some tenants have their own subscription. A majority of our properties use district heating as their heat source. We also have two properties with geothermal heating and one project property which is heated with wood pellets and oil. Comfort cooling has been installed in the majority of the properties. This type of cooling is provided partly by district cooling and partly by self-generated cooling.

Area	Unit	2017/2016	2016/2015	Change
		1/4-31/3	1/4-31/3	
Heating	kWh/m ²	78	77	2%
Cooling	kWh/m ²	17	16	1%
Tenant electricity	kWh/m ²	78	86	-10%
Property electricity	kWh/m ²	49	57	-14%
Total energy intensity	kWh/m ²	222	236	-6%

Energy Intensity 2017/2016



GREEN LEASE CONTRACTS

Sustainable and cost-efficient solutions are created in close collaboration between tenants and property owners. Green lease contracts are an example of a joint undertaking to reduce environmental impact together; they comprise energy, waste and transportation, for example. The goal is to achieve at least 50 per cent of contracted annual rent by 2021.

	2017	2016	2016
	31/3	31/3	31/12
Green lease contracts, %	13%	7%	10 %

SUSTAINABLE EMPLOYEES

We have taken part in the Great Place to Work® evaluation of "Sweden's best workplaces" since 2011. Our goal is to achieve a minimum average index of 85%. In 2016 we exceeded our goals and achieved an index of 89% (87%). The survey for 2017 will be conducted in the autumn of 2017.

ECONOMIC VALUE DISTRIBUTED

Atrium Ljungberg generates value by management, development and acquisition of properties. The generated economic value mainly comprises rental income, investments and unrealised changes in the value of properties. The generated economic values are distributed between suppliers, employees, lenders, society and the owners.

	2017	2016	2016	2017/2016
	1/1-31/3	1/1-31/3	1/1-31/12	1/4-31/3
Suppliers	463	306	1,490	1,650
Employees	42	52	186	176
Lenders	98	101	388	385
Society	62	90	261	233
Owners	-	-	473	473
Economic value distributed¹⁾	665	546	2,798	2,917

¹⁾ Economic value distributed corresponds to economic value generated. See reconciliation on Atrium Ljungberg's website.

TAXES

Atrium Ljungberg's directly distributed economic value to society comprises taxes and leasehold fees. Taxes mainly comprise current tax, property tax, non-deductible VAT, stamp duty, social security payments and special payroll tax. The rules on these taxes are monitored carefully as this is an essential part of the commercial offer with requirements for high predictability and minimisation of administrative expenses. Within the framework of this, in its tax policy Atrium Ljungberg undertakes not to conduct aggressive tax planning. Aggressive tax planning refers to arrangements which only aim to minimise the tax without links to own business activities.

	2017	2016	2016	2017/2016
	1/1-31/3	1/1-31/3	1/1-31/12	1/4-31/3
Current tax	-	7	4	-3
Property tax	34	33	130	131
Non-deductible VAT	8	6	21	24
Stamp duty	-	23	23	-
Social security payments	12	14	52	49
Special payroll tax	1	2	6	5
Taxes	55	84	236	206
Leasehold fees	7	5	25	27
Society	62	90	261	233

SEGMENT REPORTING

Atrium Ljungberg's segmentation is based on two business areas: Properties and Project and construction activities.

31/03/2017						
Amounts in SEK m	Properties	Project development ⁴⁾	TL Bygg	Project and construction activities	Non-allocated items and eliminations	The Group
Rental income	570				-3	567
Sales, project and construction work		6	150	156	-132	24
Net sales	570	6	150	156	-135	591
Property management costs	-185				2	-183
Project and construction work costs		-9	-140	-149	132	-18
Gross profit/loss	385	-3	10	6	0	390
Central administration	-17		-4	-4	1	-21
Financial income and expenses					-95	-95
Profit/loss before changes in value	368	-3	6	2	-95	274
Changes in value	444 ¹⁾				35 ²⁾	479
Tax					-131	-131
Profit for the period	812	-3	6	2	-191	622
Investments and acquisitions	2,197		1	1	1	2,199
Assets, period end	38,694		111	111	813	39,618

¹⁾ Properties, unrealised SEK 444 million. Properties, realised SEK 0 million.

²⁾ Derivatives, unrealised SEK 35 million.

³⁾ Refers to properties only. Other assets attributable to the segment are reported under Non-allocated items and eliminations.

⁴⁾ The profit within Project development mainly refers to costs of investigations in early project stages and ongoing development projects.

31/03/2016						
Amounts in SEK m	Properties	Project development ⁴⁾	TL Bygg	Project and construction activities	Non-allocated items and eliminations	The Group
Rental income	526				-3	524
Sales, project and construction work		3	97	100	-60	40
Net sales	526	3	97	100	-63	564
Property management costs	-168				1	-167
Project and construction work costs		-10	-92	-102	61	-41
Gross profit/loss	357	-7	5	-1	-1	356
Central administration	-30		-3	-3	0	-33
Financial income and expenses					-100	-100
Profit/loss before changes in value	327	-7	2	-4	-100	223
Changes in value	8 ¹⁾				-311 ²⁾	-303
Tax					22	22
Profit for the period	335	-6	2	-4	-388	-57
Investments and acquisitions	322		1	1	1	324
Assets, period end	31,157 ³⁾		93	93	961	32,211

¹⁾ Properties, unrealised SEK 14 million. Properties, realised SEK -6 million.

²⁾ Derivatives, unrealised SEK -311 million.

³⁾ Refers to properties only. Other assets attributable to the segment are reported under Non-allocated items and eliminations.

⁴⁾ The profit within Project development mainly refers to costs of investigations in early project stages and ongoing development projects.

KEY RATIOS

	2017 1/1–31/3	2016 1/1–31/3	2016 1/1–31/12	2016/2017 1/4–31/3
PROPERTY-RELATED KEY RATIOS				
Letting rate, %	94	94	93	94
Operating surplus margin, %	68	68	68	68
Letting area, '000 m ²	1,176	1,052	1,124	1,176
Investments in properties, SEK m	351	201	1,002	1,152
Number of properties (period end)	53	49	50	52
FINANCIAL KEY RATIOS ¹⁾²⁾				
Equity/assets ratio, %	42.4	43.1	43.7	42.2
Gearing ratio %	43.7	41.8	41.9	43.7
Adjusted gearing ratio, %	43.7	42.0	41.9	43.7
Interest coverage ratio, multiple	3.9	3.2	3.5	3.7
Average interest rate for interest-bearing liabilities, %	2.2	2.8	2.3	2.2
Return on shareholders' equity, %	15.1	-1.7	17.8	21.9
Return on shareholders' equity, excluding changes in value, %	5.5	5.4	5.8	5.6
Return on total assets, %	8.9	0.3	11.1	12.9
Return on total assets excluding changes in value, %	3.9	4.1	4.2	4.0
DATA PER SHARE				
Earnings per share, SEK	4.67	-0.43	20.13	25.23
Profit/loss before changes in value less applicable nominal tax, SEK	1.60	1.31	5.65	5.94
EPRA EPS, SEK	1.91	1.59	6.96	7.28
Cash flow, SEK	2.04	1.64	7.12	7.53
Shareholders' equity, SEK	126.11	104.33	121.42	126.11
Share price at period end, SEK	136.40	140.50	142.30	136.40
Average number of outstanding shares, '000	133,221	133,221	133,221	133,221
Number of outstanding shares at end of period, thousand	133,221	133,221	133,221	133,221
EMPLOYEES				
Average number of employees	283	281	281	282

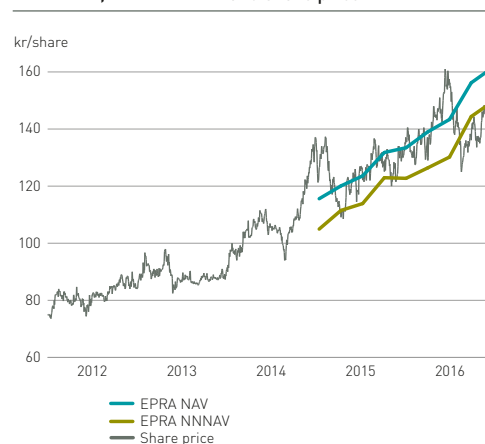
¹⁾ See reconciliation for key ratios on Atrium Ljungberg's website.

²⁾ For definitions, see pages 22 and 23.

EPRA KEY RATIOS

	31/03/2017	31/03/2016	31/12/2016
EPRA Earnings, SEK m	254	212	927
EPRA EPS, SEK/share	1.91	1.59	6.96
EPRA NAV, SEK m	21,529	17,779	20,809
EPRA NAV, SEK/share	161.61	133.46	156.21
EPRA NNNNAV, SEK m	19,941	16,350	19,234
EPRA NNNNAV, SEK/share	149.69	122.73	144.38
EPRA Vacancy rate	5 %	6 %	7 %

EPRA NAV, EPRA NNNNAV and share price



QUARTERLY SUMMARY

INCOME STATEMENTS

	2017	2016	2016	2016	2016	2015	2015	2015
Amounts in SEK m	Q1	Q4	Q3	Q2	Q1	Q4	Q3	Q2
Rental income	567	553	535	538	524	551	534	522
Sales, project and construction work	24	35	37	37	40	87	109	85
Net sales	591	588	572	575	564	638	643	607
Property management costs	-183	-211	-151	-164	-167	-185	-151	-165
Project and construction work costs	-18	-35	-44	-41	-41	-99	-118	-85
Gross profit/loss	390	342	377	371	356	354	374	357
– of which gross profit property management (operating surplus)	384	342	384	375	357	366	383	357
– of which gross profit/loss from project and construction work	6	-1	-7	-4	-1	-12	-9	-1
Central administration, property management	-17	-17	-16	-20	-30	-21	-13	-13
Central administration, project and construction work	-4	-5	-3	-4	-3	-4	-3	-4
	-21	-22	-19	-24	-33	-25	-16	-18
Financial income and expenses	-95	-92	-93	-98	-100	-101	-100	-101
Profit/loss before changes in value	274	228	265	249	223	227	257	238
Properties, unrealised changes in value	444	1,483	316	959	14	928	216	818
Properties, realised changes in value	0	-	13	-1	-6	-44	-	1
Derivatives, unrealised changes in value	35	307	-54	-248	-311	161	-165	403
	479	1,790	275	710	-303	1,045	50	1,222
Profit/loss before tax	753	2,018	539	959	-80	1,272	307	1,460
Tax	-131	-457	-121	-199	22	-173	-68	-322
Profit for the period	622	1,561	418	760	-57	1,100	240	1,138
KEY RATIOS ^{2) 3)}								
	2017	2016	2016	2016	2016	2015	2015	2015
	Q1	Q4	Q3	Q2	Q1	Q4	Q3	Q2
Property-related key ratios								
Letting rate, %	94	93	94	94	94	94	94	94
Operating surplus margin, %	68	62	72	69	68	67	72	68
Letting area, 1,000 m ² (period end)	1,176	1,124	1,105	1,077	1,052	1,034	1,110	1,110
Investments in properties, SEK m	351	382	213	206	201	268	187	164
Number of properties (period end)	53	50	50	50	49	48	52	52
Financial key ratios								
Equity/assets ratio, %	42.4	43.7	41.3	41.8	43.1	43.7	40.4	39.7
Gearing ratio, %	43.7	41.9	43.7	43.6	41.8	43.0	45.6	44.6
Adjusted gearing ratio, %	43.7	41.9	43.7	43.6	42.0	43.0	45.6	45.9
Interest coverage ratio, multiple	3.9	3.5	3.8	3.5	3.2	3.2	3.5	3.4
Average interest rate for interest-bearing liabilities, %	2.2	2.3	2.3	2.5	2.8	2.9	2.8	2.8
Return on shareholders' equity, %	15.1	40.6	11.6	21.6	-1.7	32.8	7.5	37.2
Return on shareholders' equity, excluding changes in value, %	5.5	4.9	5.9	5.6	5.4	5.7	6.6	6.4
Return on total assets, %	8.9	23.3	7.3	12.8	0.3	17.2	5.1	20.3
Return on total assets excluding changes in value, %	3.9	3.6	4.2	4.2	4.1	4.3	4.6	4.5
Data per share								
Earnings per share, SEK	4.67	11.72	3.14	5.70	-0.43	8.25	1.80	8.54
Profit/loss before changes in value less applicable nominal tax, SEK	1.60	1.34	1.55	1.46	1.31	1.33	1.50	1.40
EPRA EPS, SEK	1.91	1.73	1.85	1.79	1.59	1.75	1.86	1.68
Cash flow, SEK	2.04	1.85	2.46	1.17	1.64	1.73	1.59	1.99
Shareholders' equity, SEK	126.11	121.42	109.68	106.51	104.33	104.73	96.45	94.62
EPRA NAV, SEK	161.61	156.21	143.36	139.01	133.46	131.78	123.58	120.07
EPRA NNNAV, SEK ¹⁾	149.69	144.38	130.19	126.40	122.73	122.95	113.89	111.48
Share price at period end, SEK	163.40	142.30	149.60	136.50	140.50	133.00	126.60	108.50
Average number of outstanding shares, '000	133,221	133,221	133,221	133,221	133,221	133,221	133,221	133,221
Number of outstanding shares at end of period, thousand	133,221	133,221	133,221	133,221	133,221	133,221	133,221	133,221

¹⁾ For calculation of EPRA NNNAV, an estimated deferred tax of 4.0 per cent has been used.

²⁾ See reconciliation for key ratios on Atrium Ljungberg's website.

³⁾ For definitions, see pages 22 and 23.

PARENT COMPANY

The Parent Company's operations comprise Group-wide functions and the organisation for the management of the properties owned by the Parent Company and the subsidiary companies.

Net sales totalled SEK 84 million (SEK 82 m). Operating profit/loss totalled SEK 10 million (SEK –4 m). The profit/loss after financial items totalled SEK 26 million (SEK 6 m).

Interest-bearing liabilities amount to SEK 14,827 million (SEK 10,361 m). These funds finance the parent company's property portfolio and are lent on to other Group companies.

INCOME STATEMENTS PARENT COMPANY

Amounts in SEK m	2017 1/1–31/3	2016 1/1–31/3	2016 1/1–31/12
Rental income	43	42	169
Management income	41	40	175
Net sales	84	82	343
Property expenses	–16	–14	–57
Management and administration expenses	–53	–67	–254
Depreciation	–5	–5	–19
Operating profit/loss	10	–4	14
Result of participations in Group companies	–	–	665
Interest income and similar profit/loss items	129	113	484
Interest expenses and similar profit/loss items	–113	–103	–418
	16	10	731
Profit/loss after financial items	26	6	744
Appropriations	–2	–2	–50
Profit/loss before tax	23	4	694
Current tax	–	–7	0
Deferred tax	–10	–5	–16
	–10	–12	–16
Profit for the period	13	–8	678

SUMMARY BALANCE SHEETS PARENT COMPANY

Amounts in SEK m	31/03/2017	31/03/2016	31/12/2016
ASSETS			
Tangible fixed assets	1,524	1,446	1,497
Financial fixed assets	452	2,612	461
Current assets	22,378	14,150	20,575
Total assets	24,356	18,209	22,533
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES			
Shareholders' equity	7,614	7,393	7,602
Untaxed reserves	53	43	50
Provisions	296	262	277
Long-term liabilities	13,909	7,753	11,310
Current liabilities	2,483	2,756	3,293
Total shareholders' equity and liabilities	24,356	18,209	22,533

OTHER INFORMATION

MARKET DEVELOPMENT, RISKS AND UNCERTAINTY FACTORS

Atrium Ljungberg's property portfolio, with retail, offices and full-service environments, is primarily located in strong subsidiary markets in the expanding regions Stockholm, Gothenburg, Malmö and Uppsala. The primary prioritised risk management areas, in light of both their complexity and size of the amounts involved, are letting, property valuation, project activities and financing. The company has good procedures for managing these risks. The company also has a strong financial position with strong key ratios, such as a low gearing ratio and high interest coverage ratio.

Several tax investigations are ongoing, which is creating some uncertainty and could result in higher taxation for the property sector in the form of more limited tax deductions in relation to interest expenses, higher title deed costs and increased taxation on property sales.

For further information on risks and uncertainty factors in general, please see Atrium Ljungberg's 2016 Annual Report and the section entitled "Risks and risk management" on pages 81–84.

RETAIL SECTOR'S SALES TREND

According to the Swedish Retail Sales Index (DHI), total retail sales in Sweden increased by 0.7 per cent accumulatively for the period January – February. Sales within our five largest regional retail hubs: Sickla, Farsta Centrum, Port 73, Gränbystaden and Mobilia collectively reported an increase of 0.5 per cent compared to last year. The weak outcome is explained by an extra day of sales last year as it was a leap year and a generally lower trend within primarily clothes and sports retail affected by the warm winter.

ACCOUNTING PRINCIPLES

Atrium Ljungberg's consolidated accounts have been prepared in accordance with the International Financial Reporting Standards (IFRS). The Interim Report has been prepared in accordance with IAS 34 Interim Financial Reporting and the Swedish Annual Accounts Act. The Parent Company applies Swedish Financial Reporting Board's recommendation, RFR2 Accounting for Legal Entities, and the Swedish Annual Accounts Act. The accounting principles applied conform to those described in the 2016 Annual Report.

New and revised standards from IFRS and interpretations from IFRIC to be applied by the Group as of 1 January 2017 have had no effect on the Group's results or financial position.

Valuation method for investment properties

Investment properties are valued at fair value in the Balance Sheet. The valuation took place in accordance with level 3 in the IFRS valuation hierarchy.

Valuation method for derivatives

Derivatives (interest swap agreements) are valued at fair value in the Balance Sheet. Pursuant to the IFRS valuation hierarchy, the fair value of derivatives has been valued in accordance with level 2. This level means that the valuation is based on input data other than the listed prices, and which are observable for the asset or the liability, either directly or indirectly. The derivative agreements (ISDA-agreements) include an option to net obligations in respect of the same counterparty.

Fair value interest-bearing liabilities

According to the Balance Sheet, the Group's reported interest-bearing liabilities total SEK 16,896 million (SEK 13,036 m) and their fair value totals SEK 16,968 million (SEK 13,087 m). The fair value calculation is based on discounted estimated future cash flows. The discounting is effected on the basis of current market rates plus the relevant borrowing margin. The valuation is hereby conducted with IFRS valuation hierarchy level 2. Atrium Ljungberg is of the opinion, with regard to other financial assets and liabilities reported at accrued acquisition value, that the differences between book values and fair values are insignificant.

EPRA

As of 1 January 2015, Atrium Ljungberg reports EPRA EPS, EPRA NAV as well as EPRA NNNAV in accordance with the European Public Real Estate Association's definitions.

For calculation of EPRA NNNAV (the triple net asset value), an estimated deferred tax of 4.0 per cent has been used for properties. The calculation of the tax rate is based on a discount rate of 3.0 per cent (real) and that the property portfolio is realised over 50 years, where 10 per cent of the properties are sold directly with a nominal tax rate of 22 per cent and that 90 per cent are sold indirectly through transfer of shares with a tax deduction for the buyer of 6 per cent.

ALTERNATIVE PERFORMANCE MEASURES

Atrium Ljungberg applies the guidelines of the European Securities and Markets Authority (ESMA) on Alternative Performance Measures (APMs). According to these guidelines, an APM is a financial measure of historical or future profit performance, financial position, financial results or cash flows which are not defined or stated in applicable rules for financial reporting; IFRS and the Swedish Annual Accounts Act.

Reconciliation of APMs is available on Atrium Ljungberg's website, www.al.se.

EVENTS AFTER THE CLOSING DAY

Atrium Ljungberg and Akzo Nobel have been engaged in a dispute regarding the termination of a lease agreement that was made in 2013 concerning the rent of premises in Sickla Front I, Nacka. The dispute has now been amicably resolved and the parties have reached a settlement. The settlement will give a positive impact on earnings of approximately SEK 45 million. The conclusion of the settlement means that there are no further claims regarding the lease agreement between the parties.

ANNUAL GENERAL MEETING AND NOMINATION COMMITTEE

The Annual General Meeting (AGM) of the company, held on 5 April 2017, resolved that the Board of Directors shall comprise six ordinary members. Johan Ljungberg, Simon de Château, Sune Dahlqvist, Anna Hallberg, Erik Langby and Hanna Graflund Sleyman were re-elected for the period until the next AGM. Johan Ljungberg was elected as the Chairman of the Board.

It was further resolved that a new Nomination Committee would, ahead of the 2018 Annual General Meeting, comprise representatives of the company's five biggest shareholders on the last banking day of February 2017. The Nomination Committee consists of Lars Ericson representing the Stockholm Consumer Cooperative society, Hans Hedström representing Carnegie Fonder, Per-Erik Hasselberg representing the Holmström family, Johan Ljungberg representing the Ljungberg family, and Ilkka Tomperi

CONT. OTHER INFORMATION

representing the mutual occupational pension insurance company, Varma.

A dividend payment of SEK 3.95 per share (SEK 3.55/share) was approved. The AGM also resolved to authorise the Board of Directors to both decide on an issue in kind of maximum 13.3 million shares of class B and to decide on buy back of the company's own shares of class B provided that certain specified preconditions are met, during the period until the next AGM.

Full minutes are available on our website, www.al.se.

The Interim Report has not been subject to review by the company's auditors.

Nacka, 20 April 2017
Annica Ånäs

ABOUT US

Atrium Ljungberg owns, develops and manages properties. Our primary focus is on retail and offices, but our vibrant urban environments also include residential properties and cultural, service and educational facilities. We create city districts where people want to be, today and tomorrow. We are located where Sweden is growing: Stockholm, Gothenburg, Malmö and Uppsala.

Deciding to build attractive spaces for the future is every bit as obvious to us as deciding to create long-term value – for us, our customers and for society.

Atrium Ljungberg has been listed on the NASDAQ Stockholm Exchange since 1994.

BUSINESS CONCEPT

Our long-term approach to ownership, development and management enables us to offer our customers attractive urban environments for retail, office and residential in strong subsidiary markets. Our in-house expertise and holistic perspective enable us to generate added value for our customers and partners and to create value growth within the company.

53

NUMBER OF PROPERTIES

39

PROPERTY VALUE, SEK BILLION

2.4

CONTRACTED ANNUAL RENT, SEK BILLION

1,176

TOTAL LETTING AREA, 1,000 M²

94

LETTING RATE, %

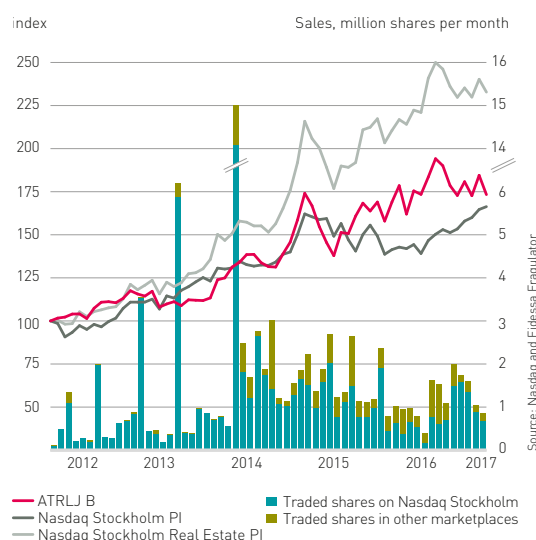
283

NUMBER OF EMPLOYEES

FOUR REASONS TO OWN SHARES IN ATRIUM LJUNGBERG

- 1 A stable dividend yield** – The dividend yield over the last five years was 3.0 per cent. The dividends paid by the company since its flotation in 1994 have never fallen in SEK per share.
- 2 Low risk** – The company's operations are stable and its financial position is strong, with solid key ratios such as a low gearing ratio and high interest coverage ratio.
- 3 Potential for good value growth** – With a planned investment rate of SEK 1 billion per year and a goal of 20 per cent returns on new build and extension projects, the company – and hence the share – has excellent potential for good value growth over time.
- 4 Sustainable urban development** – The sustainability work is integrated in the business model where we continuously develop our areas in a sustainable direction. We are a long-term player that takes responsibility for the impact of our business on human beings and the environment.

The Atrium Ljungberg share





BUSINESS MODEL

Atrium Ljungberg's business model creates profitability and value growth, mostly through long-term property ownership, management and improvement, as well as through project development of properties. Our construction business also contributes to profitability, as do our property acquisitions and sales.

GOALS

Atrium Ljungberg's operations focus on growth in the operating surplus. This, together with a stable capital structure, generates excellent conditions for good growth in value. Our goals are divided into three areas:

PROFITABILITY AND GROWTH

The operating net shall increase by 10% per annum, we shall invest SEK 1 billion each year in in-house projects, and the return on new build and extension projects shall be 20%. The dividend shall correspond to a minimum of 50% of the profit before changes in value, after nominal tax.

LONG-TERM STABILITY

The minimum equity/assets ratio shall be 30% and the interest coverage ratio shall be a multiple of 2.0.

CORPORATE SOCIAL RESPONSIBILITY

All major new builds are to be environmentally certified – business premises in accordance with BREEAM and residential properties in accordance with the Sweden Green Building Council's Environmental Building certification. Energy consumption per m² is to decrease by 20 % between 2014 and 2021. By 2021, the proportion of green lease contracts is to be 50% of the contracted annual rent. We shall be one of Sweden's best workplaces.

STRATEGIES

- ▶ Focus on developing environments for **retail and office operations** and, where possible, add housing, service, culture and education.
- ▶ Develop and improve **properties** and **development** rights.
- ▶ Operate in **strong subsidiary markets** in large urban regions.
- ▶ Be a **significant player** with large, unified units in each subsidiary market.
- ▶ **Our focus**, in everything we do, **shall be on our customers**. Collaboration with customers, suppliers, municipalities and other stakeholders should be close, long-term, stable and personal.
- ▶ Conduct and manage the entire **business process** in-house using our in-house expertise.
- ▶ The **sustainability work** should be integrated in the business strategy and should comprise an important component of our offering.
- ▶ Have **committed employees** who are passionate about what we do.

DEFINITIONS

FINANCIAL DEFINITIONS

Adjusted gearing ratio, %

Interest-bearing liabilities as a percentage of the sum of the properties' fair values at the end of the period, less properties acquired but not possessed and plus properties sold but not vacated.

The adjusted gearing ratio is used to illustrate Atrium Ljungberg's financial risk.

Average capital commitment, years

Average remaining term until final maturity of all credits in the liabilities portfolio.

The average capital commitment is used to illustrate Atrium Ljungberg's financial risk.

Average fixed interest, years

Average remaining term until interest settlement date of all credits in the liabilities portfolio.

The average fixed interest is used to illustrate Atrium Ljungberg's financial risk.

Average interest rate for interest-bearing liabilities, %

Weighted average contracted interest for all credits in the liabilities portfolio at the end of the period excluding unutilised credit facilities.

The average interest is used to illustrate Atrium Ljungberg's financial risk.

Average number of outstanding shares

Weighted average number of outstanding shares calculated in accordance with IAS 33.

Cash flow per share, SEK

Cash flow from operating activities divided by the average number of outstanding shares.

Cash flow per share, SEK is used to illustrate Atrium Ljungberg's cash flow, and particularly its dividend capacity.

Dividend pay-out ratio, %

Dividend per share as a percentage of the profit/loss per share before changes in value, less applicable nominal tax.

Dividend pay-out ratio is used to illustrate how large share of the results is shifted out to the Group's owners and reinvested in the operations respectively.

Earnings per share, SEK

Net profit/loss for the period divided by the average number of outstanding shares after dilution.

EPRA

The European Public Real Estate Association is a trade organisation for publicly listed real estate companies and investors in Europe which sets standards for the financial reporting.

EPRA EPS (EPRA Earnings per share), SEK

Profit/loss before changes in value, less calculated current tax excluding loss carry-forwards, divided by the average number of outstanding shares. The deducted tax has been calculated by taking into account tax deductible depreciation and investments.

EPRA EPS is used to provide stakeholders information on Atrium Ljungberg's management result per share calculated in a uniform manner for publicly listed real estate companies.

EPRA NAV (Net Asset Value) per share, SEK

Reported shareholders' equity with reversal of goodwill, interest derivatives and deferred tax, divided by the number of outstanding shares at the end of the period.

EPRA NAV per share is used to provide stakeholders information on Atrium Ljungberg's current net worth per share calculated in a uniform manner for publicly listed real estate companies.

EPRA NNNAV (Triple Net Asset Value) per share, SEK

Reported shareholders' equity with reversal of goodwill adjusted with estimated actual deferred tax, divided by the number of outstanding shares at the end of the period.

EPRA NNNAV per share is used to provide stakeholders information on Atrium Ljungberg's long-term net worth per share calculated in a uniform manner for publicly listed real estate companies.

Equity/assets ratio, %

Reported shareholders' equity as a percentage of the balance sheet total at the end of the period.

The equity/assets ratio is used to illustrate Atrium Ljungberg's interest rate sensitivity and financial stability.

Equity per share, SEK

Reported equity divided by the number of outstanding shares at the end of the period.

Equity per share is used to illustrate the owners' share of the company's total assets per share.

Gearing ratio, %

Interest-bearing liabilities as a percentage of the sum of the properties' fair value at the end of the period.

The gearing ratio is used to illustrate Atrium Ljungberg's financial risk.

Gross profit/loss project and construction work

Project and construction sales minus project and construction costs.

Gross profit/loss property management

Rental income less property management costs.

Interest coverage ratio, multiple

Profit/loss before changes in value, plus interest expenses divided by interest expenses.

The interest coverage ratio is used to illustrate how sensitive the company's profit/loss is to interest rate changes.

Number of outstanding shares

Number of registered shares at the end of the period less bought-back shares, which do not provide entitlement to dividend or voting rights.

Profit/loss before changes in value per share, SEK

Profit/loss before changes in value, less current tax, divided by the average number of outstanding shares.

Profit/loss before changes in value per share is used to illustrate the ongoing management operations.

Property costs

Total property management costs, which exclude central administration.

Return on shareholders' equity, excluding changes in value, %

Net profit/loss for the year as a percentage of average shareholders' equity excluding changes in value.

Return on shareholders' equity excluding changes in value is used to illustrate Atrium Ljungberg's capacity to generate current cash flow on the owners' capital in the Group.

Return on total assets excluding changes in value %

Profit/loss before changes in value plus interest expenses as a percentage of the average balance sheet total.

Return on total assets excluding changes in value is used to illustrate Atrium Ljungberg's capacity to generate current cash flow on the Group's assets uninfluenced by the Group's financing.

Share dividend yield, %

The proposed share dividend as a percentage of the share price at the end of the previous year.

The share's dividend yield is used to illustrate which current yield shareholders are expected to receive.

Share's total yield, %

The year's change in the share price plus the paid dividend during the year as a percentage of the share price at the end of the previous year.

The share's total yield is used to illustrate the shareholders' total yield on their ownership in Atrium Ljungberg.

PROPERTY-RELATED DEFINITIONS

BREEAM

Is an environmental certification system developed in Europe for built environments. BREEAM takes a big picture approach to environmental performance. The areas addressed by BREEAM are energy and water consumption, health, transport, materials, waste, land usage, emissions, ecology and management.

EPRA Vacancy rate, %

The rental value of unlet premises divided by the rental value of the entire property portfolio. Project properties are excluded.

The EPRA Vacancy rate is reported in accordance with the EPRA's definition of vacancy rate, which enables comparison between different companies.

GFA, m²

GFA (Gross Floor Area) refers to the building's total area, including outer walls.

Environmental Building

Environmental Building is a certification system for buildings which are based on Swedish construction practice and covers energy, the indoor environment and material.

Letting area, m²

Total area available for letting.

Letting rate, %

Contracted annual rents as a percentage of the rental value in conjunction with full letting. Reported figures are based on the immediately subsequent quarter.

The letting rate is used to illustrate the Group's efficiency in the use of its investment properties.

Like-for-like portfolio

Like-for-like portfolio refers to the properties which were not classified as project properties and were owned throughout the period and entire comparison period.

Like-for-like portfolio is used to illustrate the trend of rental income excluding non-recurrent effects for premature vacating of premises and property expenses uninfluenced by project properties as well as acquired and sold properties.

Net letting

Total contracted annual rent for new lettings less annual rents terminated due to notice to leave premises during the period.

Net letting is used to illustrate the letting situation.

Operating surplus

Refers to Gross profit/loss in property management.

Operating surplus margin, %

Gross profit/loss from property management as a percentage of the reported rental income.

Operating surplus margin is used to illustrate how large share of the Group's rental income remains after property costs. The operating surplus margin also forms the basis of valuation of the Group's investment properties.

Premises type

The operations managed in the individual premises determine the premises type: retail, offices, residentials or other. Other includes, among other things, education, culture and service enterprises.

The letting rate and yield requirement are reported per premises type.

Project property

An individual property or a clearly delimited part of a property that has been vacated in order to permit the renovation and upgrading of the property. The term, project property, also refers to buildings under construction and to undeveloped land and development rights. Reclassification from project property to completed property occurs on 1 January of the year after completion.

Project return, %

Market value after completed project minus total investment as a percentage of total investment.

Project return is used to illustrate value creation in the project activities.

Property type

The premises type which comprise the predominant share of the rental value of a register property determine the property type.

The market value is reported per property type.

Rental value

Contracted annual rents including rent surcharges (e.g. for property tax and electricity) and estimated market rents for vacant space in existing condition.

Rental value is used to illustrate the Group's income potential.

SUSTAINABILITY-RELATED DEFINITIONS

Economic value distributed, Suppliers

Economic value distributed, Suppliers comprises the period's total expenses and investments besides those reported below Economic value distributed, Employees, Lenders and society.

Economic value distributed, Suppliers is used to describe Atrium Ljungberg's total compensation to other companies during the period.

Economic value distributed, Lenders

Economic value distributed, Lenders comprises the period's reported interest expenses plus consolidated capitalised interest expenses.

Economic value distributed, Lenders is used to describe Atrium Ljungberg's total compensation to lenders during the period.

Economic value distributed, Employees

Economic value distributed, Employees comprises the period's total payroll expenses and pension costs including benefits. Employees do not include consultants or other temporary staff.

Economic value distributed, Employees is used to describe Atrium Ljungberg's total compensation to its employees during the period.

Economic value distributed, Owners

Economic value distributed, Owners comprises the period's paid dividend.

Energy intensity

Total energy consumption from Heating, Cooling, Tenant electricity and Property electricity divided by the average estimated total heated letting area, excluding garage.

Green lease contracts, %

Contracted annual rent for commercial premises excluding the garage and storage for lease contracts with green rent supplement in per cent of contracted annual rent for commercial premises excluding the garage and storage. Green rent supplement is a supplement to the agreement from the Swedish Property Federation in which the tenant and landlord jointly undertake to reduce the environmental impact and covers, for example, energy, waste and transport. Reported figures are based on the immediately subsequent quarter.

INFORMATION FROM ATRIUM LJUNGBERG

THE INFORMATION we release to the market concerning Atrium Ljungberg's operations shall be transparent, clear and correct in order to build market confidence in our company and our brand.

AS A LISTED COMPANY Atrium Ljungberg is subject to the rules of the listing agreement with the NASDAQ Stockholm exchange. Significant events, interim reports and preliminary financial statements are published immediately via press releases and the information is also available on the company's website: www.al.se.

REGULAR MEETINGS WITH analysts, investors, shareholders and financiers, and with our customers and partners, enable us to provide ongoing information on our company, current events and operational changes.

THE ANNUAL REPORT and interim reports are available on our website. The annual report is also distributed in printed format by post to shareholders who have actively requested it. Interim reports and preliminary financial statements are translated into English and all language versions are published simultaneously on our website. The annual reports are translated into English shortly after the publication of the Swedish language version.

INTERESTED PARTIES can subscribe to both financial reports and press releases via our website: www.al.se. The site also provides updated information on our operations, our properties and projects, financial key ratios, the share, and much more besides. The information on the website is also available in English.

PUBLICATION OF FINANCIAL INFORMATION

Interim report Jan–June 2017	12/07/2017
Interim report Jan–Sep 2017	18/10/2017
Preliminary financial statement 2017	Feb. 2018
2017 Annual Report	Mar. 2018