

Press release 27/04/2018

## Atrium Ljungberg acquires property in Slakthusområdet

Today Atrium Ljungberg has signed an agreement to acquire the Kylfacket 3 property in Slakthusområdet in Stockholm. The property comprises a total of 4,500 m<sup>2</sup> and is being acquired at an underlying property value of SEK 150 million.

Kylfacket 3 is located in the south-eastern part of Slakthusområdet in Stockholm. Tele 2 Arena and Ericsson Globe are two well-known buildings in the area. The property is located such that it will be included in the first phase of the upcoming development of Slakthusområdet, and it is likely that the property can be developed under a new detailed development plan.

The acquired property comprises approximately 4,500 m<sup>2</sup> letting area, which is primarily being used for storage and offices at present. The property is fully let with a rental value of SEK 3 million.

The acquisition will take place through a real estate transaction with an underlying property value of SEK 150 million. The seller is private persons. Possession will take place on 1 June 2018.

*“Kylfacket 3 has an excellent location in one of the most interesting areas of Stockholm. The area has a great deal of potential, and the aim is to develop the property with a mixture of food, culture and creative office environments to fit in with the rest of the city district that will emerge here,”* says Business Area Director Monica Fallenius, Transactions and Leasing at Atrium Ljungberg.

Slakthusområdet is one of the most interesting development areas in Stockholm. With its industrial and historical character and identity, the area will undergo extensive urban development up to 2030. The historical architecture and industrial setting, reflecting decades of food production, will continue to coexist with the new development. The development project will be one of the largest undertaken in Sweden in modern times. Among other things, 3,000-4,000 new homes will be built, and there will be 50,000-70,000 m<sup>2</sup> of new space for offices, education, preschool, retail, service and restaurants.

*“The property is small but strategically located. It has development potential under both the present and upcoming detailed development plan. Slakthusområdet is a very interesting area, and we are looking forward to taking part in the development of the district,”* says Annica Ånäs, CEO of Atrium Ljungberg.

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**Atrium Ljungberg AB (publ)**

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### **About Slakthusområdet**

Extensive planning has been under way in Slakthusområdet the past few years, and at the beginning of 2017, the Urban Planning Committee approved the structure plan. The plan includes new development rights for approximately 4,000 homes, as well as schools, offices, retail and more. The City of Stockholm owns most of the properties in the area.

Slakthusområdet is an important part of Söderstaden, which serves as an urban fabric by linking surrounding areas such as Enskede, Gullmarsplan and Skanstull together. One important aspect of the area's development is the underground's new section, with two new entrances in Slakthusområdet — one in the north-eastern section linked to Arenavägen and one in Centrala Parken.

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**Atrium Ljungberg** is one of Sweden's biggest listed property companies. We own, develop and manage properties in growth markets in Stockholm, Gothenburg, Malmö and Uppsala. Our focus is on developing attractive urban environments for offices and retail, supplemented with residential, culture, service and education. The total letting area is approximately one million square metres, distributed among around fifty properties and valued at SEK 41 billion. Our retail hubs draw 60 million visitors on an annual basis and our areas include more than 30,000 workers and students as well as 1,000 residents. Our project portfolio will enable us to invest the equivalent of approximately SEK 14 billion in the future. Atrium Ljungberg is listed on the NASDAQ Stockholm Large Cap list. Find out more at [www.al.se](http://www.al.se)