

AL Q2

ATRIUM LJUNGBERG

2013 • INTERIM REPORT JANUARY– JUNE



THIS IS ATRIUM LJUNGBERG

• NUMBER OF PROPERTIES	51
• PROPERTY VALUE	SEK 25.3 BILLION
• CONTRACTED ANNUAL RENT	SEK 1.9 BILLION
• LETTING AREA	903,000M ²
• LETTING RATE	95%
• NUMBER OF EMPLOYEES	282

Atrium Ljungberg's work involves creating sustainable environments where people want to be, today and in the future – environments that contribute to society's development and which provide a foundation for growth and business. Properties are the core of our operations but we are actually more interested in the people who spend their time in the environments that we create. Because together with customers, suppliers, local authorities and other partners, we are building a sustainable future.

- Atrium Ljungberg is one of Sweden's largest listed property companies and has been **listed on the NASDAQ OMX** Stockholm Exchange since 1994.
- We **own, develop and manage properties**, primarily for the retail and office sectors.
- We **create attractive meeting places** by adding residential premises and cultural, service and educational facilities to our areas.

OUR LOCATIONS

- We are primarily located in **Stockholm, Uppsala and Malmö**.
- Our **retail hubs** are located in all of these regions.
- **The office properties** are concentrated on strong growth areas in Stockholm.
- Our **residential properties** are an integral part of the city district of Ärvinge in Kista and the Mobilia area in Malmö.

OUR BUSINESS CONCEPT

Atrium Ljungberg's long-term approach to ownership, development and management enables us to offer our customers attractive retail, office and full-service environments in strong subsidiary markets. Our in-house expertise and big picture approach enables us to generate added value for our customers and partners and creates value growth within the company.

OUR GOALS

Atrium Ljungberg's business focuses at all times on the customer and the transaction. Our goals can be divided into three categories:

- **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 a multiple of 2.0.
- **Corporate social responsibility** – all major new builds shall be environmentally certified and we shall be one of Sweden's best workplaces.

Find out more at: www.atriumljungberg.se

OUR STRATEGIES & VALUE-ENHANCING FACTORS

- We shall focus on developing environments for retail and office activities and, wherever possible, complement them with residential, service, cultural and educational facilities.

The combination creates synergies and a risk spread that ensures we remain strong across business cycles.

- We shall maintain a presence in strong subsidiary markets in Stockholm, Uppsala and Malmö where the preconditions exist for long-term population growth.

Long-term population growth generates the preconditions for long-term profitability, both for us and for our customers.

- We shall develop and upgrade properties and development rights.

Our project development work generates value growth within the company and added value for our customers.

- We shall be a significant operator with large, unified units in every subsidiary market.

As a significant operator, we can lead and influence development and create full-service environments with long-term sustainability and viability.

- Our focus, in everything we do, shall be on our customers. Our partnerships with customers, suppliers, local authorities and other stakeholders shall be close, long-term, stable and personal.

Collaborative partnerships enable us to identify innovative solutions and by working together, we can create sustainable, attractive environments.

- We shall manage and conduct the entire commercial process in-house using in-house expertise.

Conducting the development and construction process in-house enables our ability to satisfy our customers' interests and generate good returns on our projects over time.

- Sustainability work shall be an integral part of our business strategy and an important component of our offering.

Building sustainably for the future not only enhances the company's value and results, but also strengthens the outside world's confidence in us.

- We shall have a committed workforce that is passionate about what we do. Our core values – a long-term approach, cooperation, reliability and innovative thinking – shall be firmly rooted in the workforce psyche.

In-depth commitment strengthens our brand and living up to our core values ensures our tenants want to be long-term customers.

OUR BUSINESS MODEL

Atrium Ljungberg's business model generates profitability and value growth through ongoing upgrading and effective, customer-orientated management of our properties. The model is based on a number of commercial processes, all of which are conducted in-house and with a varying degree of involvement by the company's different functions, depending on where we are in the process at any given time.



INTERIM REPORT

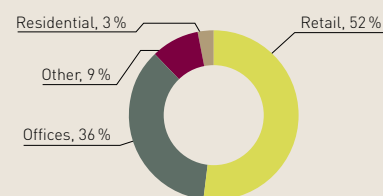
1 JANUARY – 30 JUNE

- NET SALES increased to SEK 1,172 million (SEK 1,030 m), of which rental income increased to a total of SEK 970 million (SEK 909 m).
- THE LETTING RATE was 95 per cent (95 per cent as of 31 December 2012), including project properties.
- THE OPERATING SURPLUS from property management increased to SEK 629.0 million (SEK 604.8 m).
- THE PROFIT BEFORE CHANGES IN VALUE increased to SEK 395.0 million (SEK 356.3 m).
- UNREALISED CHANGES IN THE VALUE of properties totalled SEK 141.5 million (SEK 244.5 m). Unrealised changes in the value of financial instruments totalled SEK 312.9 million (SEK 21.3 m).
- THE PROFIT FOR THE PERIOD increased to SEK 664.7 million (SEK 365.8 m), corresponding to SEK 5.11/share (SEK 2.81).
- INVESTMENTS in Atrium Ljungberg's own properties totalled SEK 613 million (SEK 700 m).
- THE 2013 PROFIT FORECAST before changes in value and tax is SEK 790 million.

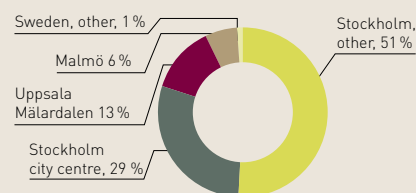
KEY RATIOS

	2013 Jan – Jun	2012 Jan – Jun	2013 Apr – Jun	2012 Apr – Jun
Net sales, SEK m	1,172	1,030	594	512
Profit before changes in value, SEK m	395	356	206	178
Profit for the period, SEK m	665	366	423	153
Investments, SEK m	613	700	293	386
Cash flow from operating activities, SEK m	328	376	153	316
Letting rate, %	95	95	95	95
Equity/assets ratio, %	40.2	39.1	40.2	39.1
Gearing ratio, %	48.7	48.0	48.7	48.0
Average interest at end of period, %	3.6	4.1	3.6	4.1
Interest coverage margin, multiple	2.8	2.5	3.0	2.4
Earnings per share, SEK	5.11	2.81	3.25	1.17
Profit/loss before changes in value less applicable nominal tax per share, SEK	2.37	2.02	1.24	1.01
Share price, SEK	85.00	81.85	85.00	81.85
Shareholders' equity per share, SEK	81.16	73.63	81.16	73.63
Net worth per share, 10% deferred tax, SEK	89.45	83.84	89.45	83.94

CONTRACTED ANNUAL RENT PER TYPE OF PREMISES



CONTRACTED ANNUAL RENT PER SEGMENT



MANAGING DIRECTOR'S STATEMENT

ATRIUM LJUNGBERG HAS POSTED not only increased net sales, but an improved operating surplus for the first six months of the year. Successful lettings at Port73 and Mobilia have had a positive effect on net letting levels and the autumn will see the grand opening of both of these retail hubs with a resultant significant expansion in the range of retail, restaurant and service facilities.



I'm delighted to be able to summarise the first half of the year for Atrium Ljungberg as good in a market that can, to all intents and purposes, be described as sitting on the fence. We have not only posted an increase in net sales of 14 per cent, but also an improvement in our operating surplus of 4 per cent. Our net letting has been good, totalling SEK 13 million with the positive trend primarily due to lettings in our Mobilia and Port73 retail projects. Corporate decision-making processes have, however, lengthened recently and we have also seen a few bankruptcies and reconstructions among our tenants.

Our retail hubs are, however, attractive and have a high footfall and rent levels have been stable in the various rounds of rent renegotiation held during the period. Net sales by stores in our retail centres have also exceeded average figures in Sweden, increasing by 2.3 per cent during the first five months of the year in comparison with an increase of 1.1 per cent for the country as a whole.

We have also sold Torgvågen 7, better known as the PUB department store, in Stockholm's city centre. The property's strong location adjacent to Drottninggatan and Hötorget makes it attractive from a market point of view, but its makeup differs from that of the rest of our portfolio in that half of it is a hotel and half is run as a department store. The sale will enable us to realise a substantial profit, to focus even more strongly on our full-service environments – which are the company's core business – and to continue investing in project properties with a higher return.

An exciting autumn that includes the grand openings of both Port73 and Mobilia lies ahead of us. Port73 is continuing to develop, step by step, into a regional retail centre. The development phase that will reach completion in August is now fully let and will inject an enhanced and expanded range of restaurants,

FCMG and fashion outlets, as well as a gym. We are currently working on an exciting vision programme for the next stage in the development of Port73. I am also looking forward to the grand opening of Mobilia in September, which will give the people of Malmö a further forty or so new stores and restaurants from which to choose, in addition to an attractive outdoor and indoor environment in which to spend their time. Tenants will also begin taking up residence in our new residential apartments in Mobilia on a rolling basis through the autumn and into the beginning of next year, creating even more vibrancy and movement in this exciting city district.

We have an extensive and exciting project portfolio that offers numerous opportunities for a number of years to come. If we are to continue to develop at our current rate in the longer term, however, it is vital that we top up our portfolio with new project properties. To this end, and in order to inject even greater vigour into our work in this respect, we have combined our resources within a new Business Area, namely Transactions and Market, which will be tasked with identifying suitable acquisitions and working strategically and proactively in relation to larger potential clients.

The outlook for 2013 remains stable and with a stronger management group in place by the autumn, we will be taking on future opportunities and challenges with energy and enthusiasm. Our profit forecast for 2013 remains unchanged at SEK 790 million before changes in value and tax.

Ingalill Berglund, Managing Director

"I'm delighted to be able to summarise the first half of the year for Atrium Ljungberg as good."

THE MARKET AND MANAGEMENT

The primary driving force within the Swedish economy at present is household consumption due to the euro zone weighing heavy on both Swedish exports and corporate investments. The growth in demand is not expected to reach sufficiently strong levels to enable the start of a recovery in the Swedish economy until the autumn. Households are still strong, however, and households' real income in 2013 and 2014 are expected to increase by ca. 3 per cent due to rising wages and low inflation. Households' net assets have been strengthened by the stock market recovery and rising house prices. Households' saving levels are also high, suggesting that the scope exists for increased consumption.

The National Institute for Economic Research (NIER) anticipates a rise of 1.5 per cent in GNP in 2013, which is slightly higher than the growth rate in 2012. Inflation is expected to settle at around 0.1 per cent, in contrast to the 2012 level of 0.9 per cent. HUI Research is forecasting a cautiously positive growth of ca. 2 per cent in the Swedish retail sector in 2013, which corresponds to growth levels in this sector in 2012.

The Swedish retail sector grew by 1.1 per cent during the period from January–May, measured in rolling prices and in comparison with the corresponding period in 2012.

Atrium Ljungberg's major retail hubs – Sickla Köp kvarter, Farsta Centrum, Port73, Gränby Centrum and Mobilia – collectively reported a positive net sales trend in January–

May, growing by 2.3 per cent in comparison with the corresponding period last year.

We are noticing a continued cost-awareness on the part of retail chains and a longer decision-making process when it comes to signing new lease contracts. Rental levels for Atrium Ljungberg's retail premises remain stable, however.

The current economic climate has resulted in a levelling off in demand for new premises in the office rental market in Stockholm over the last six months. Demand in Stockholm is, however, higher than in the rest of Sweden, thanks to a stable labour market, high employment levels, high levels of inward movement to the capital city, and a positive growth in the services sector. Increased cost-awareness on the part of companies has resulted in demand for premises in areas outside the city centre continuing to increase.

Levels of interest in premises in Atrium Ljungberg's subsidiary office markets have continued high during the first two quarters of 2013. Our office premises in Hagastaden, Farsta Centrum and on Södermalm are virtually fully let and we are also seeing relatively good demand in both Sickla and Kista. Rental levels in our office property portfolio are stable.

Our net letting, i.e. newly agreed contracted annual rents during the period, less annual rents terminated due to clients vacating the premises, totalled SEK 13 million and was primarily affected by the new lets in our Mobilia and Port73 retail projects.

As previously announced, the detailed development plan for New Slussen was annulled by the Land and Environment Court at the end of 2012. In March, the City of Stockholm appealed the ruling to the Land and Environment Court of Appeal. Atrium Ljungberg simultaneously submitted its consent to the City of Stockholm's proposal that the new detailed development plan be approved, after having reached an agreement with the City of Stockholm. The import of the agreement is that Atrium Ljungberg's ground rent is lowered and the company receives a land allocation for the planned buildings on Stadsgårdsleden in front of Glashuset, together with exclusive rights to negotiate acquisitions with the local authority over a two-year period. The courts are expected to resolve the New Slussen detailed development plan issue during the latter half of 2013.

PROJECTS

Atrium Ljungberg has invested a total of SEK 613 million in its own development projects during the first two quarters of 2013.

The third expansion phase comprising 10,500m² of new retail and services space at Port73 in Haninge will soon be completed and the new space is now fully let. Four restaurants, three FMCG concepts – including a large Willys outlet – and Stockholm's first outlet for the Lager 157 fashion company, will open there on 28 August. The gym and fitness company, Nordic Wellness, will also open a

PROJECT, PROPERTIES ¹⁾

Project/Property/Location	Reconstruction, letting,area,m ²	New,build, letting area,m ²	Premises type	Inv., SEK m	Of which remaining	Com- pleted	Rental value ³⁾ excl. surcharge, SEK,m	Letting rate,%
Port73, Phase 3, Söderby Huvudgård 2:43, Haninge		10,500	Retail	250	90	Q3 2013	16	97
Mobilia, Phase 3, Bohus 8, Malmö ²⁾		29,000	Retail /Parking	1,050	220	Q4 2013	72	82
HQ AkzoNobel, Sicklaön 83:32, Nacka		10,800	Offices	300	130	Q1 2014	25	72
Mobilia, rental apartments Bohus 8, Malmö		4,100	Residential	100	40	Q1 2014	7	45
Farsta Centrum, ICA Kvantum, Storö 24, Stockholm	400	3,500	Retail /Parking	150	100	Q2 2014	N/A ⁴⁾	85
Kvarteret NOD, Kista Gård, Borgarnäs 1, Stockholm		27,000	Offices/Other	800	450	Q3 2014	62	47
Total	400	84,900		2,650	1,030		N/A⁴⁾	

¹⁾ The term, project properties, refers to individual properties or clearly delimited parts of an individual property that have been vacated in order to permit the reconstruction and upgrading of the property, irrespective of whether construction work has begun. The term, project properties, also refers to buildings under construction and to undeveloped land and development rights. Properties are reclassified from project properties to finished properties on 1 January of the year after completion.

²⁾ 29,000m² letting area for retail and service facilities and 650 parking spaces in a garage. The project will be completed in phases linked to letting etc.

³⁾ Excl. any net sales result.

⁴⁾ Rental value is not, with regard to individual business transactions, reported as a subsidiary amount and the total amount hence cannot be reported.

facility in Port73 at the turn of the year. Atrium Ljungberg's ambition since construction began in 2009 has been to develop Port73 into its fifth major regional retail hub. Once the new section has opened in the autumn, Port73 will house forty or so different businesses in a total of approximately 37,000m².

Atrium Ljungberg plans to continue the phased development of Port73, adding additional retail outlets together with some cultural facilities and, potentially, residential accommodation.

Ground was broken at the end of April for the first outlet at Gränby Köpstad in eastern Uppsala – a McDonald's restaurant. The ambition for Gränby Köpstad is, by means of phased development, to create an homogeneous retail area for a total of ca. 50,000m² rational bulk retail space that complements the already extant Gränby Centrum. McDonald's will open its new restaurant in September 2013.

The massive transformation project at Mobilia in Malmö that began in 2011 will soon be completed. The grand opening of the new Mobilia – an historic part of Malmö that has been transformed from a traditional retail centre into a city district and an inspirational meeting place with retail, service, health, culture and residential space – will take place on 26 September. The entire transformation project comprises the new build of a total of 29,000m² letting area, a garage with ca. 650 parking spaces, and two residential blocks with seventy or so new rental apartments. Forty or so new stores and restaurants will open for business in conjunction with the grand opening in September,

with large, well-known operators such as Willys, Clas Ohlson and Åhléns mingling with numerous smaller, local brands. The former textile factory's machine room, which has long stood unused, forms the heart of the restaurant outlet area that will be home to, amongst others, Malmö's famous restaurateur, Vendel, who will run a family restaurant, bakery and deli there. The residential apartments in Mobilia will be ready for occupation from the end of 2013.

The new operations centre for AkzoNobel's Swedish headquarters and laboratory is taking shape alongside the off-ramp to Sickla, between Sickla Köp kvarter and Hammarby Sjöstad. AkzoNobel is renting 7,800m² of the total letting area of 10,800m². The remaining area is being built to house additional office and service operations. AkzoNobel will move in in early 2014.

In Kista, work is continuing on the expansion of Kvarteret NOD in line with the vision of creating Sweden's leading meeting place for innovation and creativity in the information and communication technology (ICT) sector. NOD's design has now become a visible reality, thanks to the completion of the carcass and façade work. NOD will have a total letting area of 27,000m² and the plans for the project include a digital centre for new technology, creativity and innovation, together with restaurant, conference and café environments. NOD will also house office environments for both established and newly launched ICT companies. The University of Stockholm, which is renting 8,700m² for its Department of Computer and Systems Sciences (DSV), is the biggest tenant. Other

contracted tenants include the Stockholm School of Innovation & Science (SSIS) – a newly founded upper secondary school specialising in entrepreneurship – and Eatry, who will operate a restaurant, café and seminar concept in NOD. A contract was also signed during the second quarter with the education company, Cornerstone, who are Sweden's biggest IT technician training providers. Occupation will begin at the end of June 2014.

Construction of the new ICA Kvantum store in Farsta Centrum is proceeding according to plan. The store is being built on Karlandaplan, a part of Farsta Centrum currently being used for outdoor parking. The new building, which will comprise ca. 3,500m², will be linked to the existing stores in the retail centre. A garage with ca. 160 parking spaces will also be built underneath ICA Kvantum, in addition to the retail space. The ICA Kvantum store is scheduled to open in June 2014.

BREEAM CERTIFICATION OF NEW BUILDS

Atrium Ljungberg's goal, as part of its sustainability work, is to environmentally certify all of our major new builds. We have elected to certify in accordance with the BREEAM eco-classification system. Our first BREEAM project, Intrum Justitia's headquarters in Sickla, will complete the certification process and receive its final eco-classification in September. BREEAM certification work is also in progress for a further three major new build projects, namely AkzoNobel's headquarters in Sickla, the Phase 3 transformation project at Mobilia, and Kvarteret NOD.

PROPERTY PORTFOLIO, 30 JUNE 2013

Property portfolio by segment	Letting area, m ² k	Fair value, SEK m	Fair value, SEK/m ²	Rental value, SEK m ¹¹	Rental value, SEK/m ²	Economic letting rate, %
Stockholm city center	195	7,705	39,440	565	2,897	99
Stockholm, other	521	11,179	21,455	1,037	1,990	94
Uppsala and Mälardalen	93	3,016	32,466	253	2,720	97
Sweden, other	82	1,628	19,829	138	1,683	96
Total	891	23,528	26,395	1,993	2,237	96
Project properties	12	1,512	N/A ²¹	17	1,417	71
Land and development rights		292				
Total	903	25,331	N/A ²¹	2,010	2,226	95

¹¹ Reported rental value is based on the immediately subsequent quarter.

²¹ Letting area for new production is not reported until the project is completed and the figures hence do not accurately represent the actual situation.

PROPERTY PORTFOLIO AND TRANSACTIONS

The transaction volume in the Swedish property market has been low in 2013. The figures for May and June were, however, stronger than for the corresponding months in 2012. The transaction volume for the first six months of 2013 totalled SEK 45 million, while the volume for the corresponding period in 2012 totalled SEK 52 million. Interest in high-yield commercial properties has increased in response to the improvement in the state of the financial market and the fact that financing acquisitions has become easier. The market is, however, still dominated by institutions and private property companies with strong financial positions and healthy lines of credit.

OUR PROPERTY PORTFOLIO

Atrium Ljungberg's portfolio comprises 51 properties located primarily in Stockholm, Uppsala and Malmö. Our property portfolio, which mainly comprises retail and office properties, is made up of modern and attractive properties with a total letting area of 903,000m².

CHANGE IN THE PROPERTY PORTFOLIO

	SEK m	Number
Property portfolio, 1 Jan 2013	24,576	57
Acquisitions	–	–
New builds, reconstructions and extensions	613	–
Sales	–	–
Reallotments	–	–6
Unrealised changes in value	142	–
Property portfolio, 30 June 2013	25,331	51

PROPERTY VALUES

Atrium Ljungberg has commissioned an external valuation of 20 per cent of the property portfolio during the second quarter of the year. The valuation was conducted by Forum Fastighetsekonomi and Savills. The remainder of the portfolio was subject to an internal valuation with market rents, costs, vacancies and yield requirements quality assured 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 earnings 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 and land have been valued on the basis of an estimated market value per m² and include only those development rights that are confirmed in accordance with approved detailed development plans. 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 project's current phase.

The reported value of the property portfolio on 30 June 2013 totalled SEK 25,331 million (SEK 24,576 m as of 31 Dec. 2012). The average yield requirement in the valuation is 5.7 per cent (5.7% as of 31 Dec. 2012). Investments in Atrium Ljungberg's own properties during the period totalled SEK 613 million (SEK 700 m). The unrealised change in value totalled SEK 142 million (SEK 245 m). The change in values is primarily

due to higher rental levels and reduced yield requirements for some of the properties.

UNREALISED CHANGES IN VALUE

	SEK m
Change in yield requirement	82
Change in rental levels	99
Changes to project investments	–39
Total	142

YIELD REQUIREMENT PER PREMISES TYPE, %

Premises type	Interval	Average
Offices	4.8–8.5	5.9
Retail	4.8–8.5	5.8
Residential	4.0–4.8	4.3
Other	4.8–8.5	6.1
Total	4.0–8.5	5.7

YIELD REQUIREMENT PER SEGMENT, %

Segment	Interval	Average
Stockholm city centre	4.8–6.7	5.3
Stockholm, other	4.0–8.5	5.9
Uppsala and Mälardalen	5.8–6.4	6.0
Sweden, other	5.5–7.3	6.0
Project properties	5.5–6.8	6.2
Total	4.0–8.5	5.7

SALES AND NET PROFIT, 1 JANUARY – 30 JUNE

The Group's posted net sales for the first half of the year totalled SEK 1,172 million (SEK 1,030 m). The profit before changes in value totalled SEK 395.0 million (SEK 356.3 m). Unrealised changes in the value of properties totalled SEK 141.5 million (SEK 244.5 m). Unrealised changes in the value of financial instruments totalled SEK 312.9 million (SEK 21.3 m). The net profit for the period totalled SEK 664.7 million (SEK 365.8 m), corresponding to SEK 5.11/share (SEK 2.81/share).

CONTRACTED ANNUAL RENT TREND, SEK M

	2012 result ¹⁾	2013 Q1 ²⁾	2013 Q2 ²⁾	2013 Q3 ³⁾	2013 Q4 ³⁾
Stockholm city center	512	558	559	557	557
Stockholm, other	928	960	961	971	971
Uppsala and Mälardalen	238	253	242	246	245
Sweden, other	135	139	131	132	133
Project properties	5	14	16	12	78
Properties sold	7				
Total	1,825	1,925	1,909	1,918	1,984

LETTING RATE ⁴⁾

	Letting rate, SEK m	Rental contracts, SEK m	Letting rate, %
Stockholm city center	565	557	99
Stockholm, other	1,037	971	94
Uppsala and Mälardalen	253	246	97
Sweden, other	138	132	96
	1,993	1,906	96
Project properties	17	12	71
Totalt	2,010	1,918	95

¹⁾ The 2012 result has been recalculated in accordance with the classification of the property portfolio as of Q2 2013.

²⁾ Q1–Q2 refers to results recalculated on a per annum basis.

³⁾ Rental levels for Q3–Q4 include known contract changes in the respective quarters.

⁴⁾ The reported letting level is based on the quarter immediately following the closing day.

The Parent Company's net sales totalled SEK 85 million (SEK 95 m). The net profit for the period totalled SEK 44.4 million (SEK 228.3 m).

The Group's contracted annual rent, based on the third quarter of 2013, totalled SEK 1,918 million (SEK 1,834 m). The rental value was SEK 2,010 million (SEK 1,922 m). The economic letting rate was 95 per cent (95% as of 31 Dec. 2012), including project properties.

SALES AND NET PROFIT, 1 APRIL - 30 JUNE

The Group's posted net sales for the second quarter of the year totalled SEK 594 million (SEK 512 m). The profit before changes in value totalled SEK 206.3 million (SEK 178.2 m). Unrealised changes in the value of properties totalled SEK 141.5 million (SEK 244.5 m). Unrealised changes in the value of financial instruments totalled SEK 191.4 million (SEK -85.3 m). Net profit for the period totalled SEK 422.9 million (SEK 152.9 m).

PROJECT AND CONSTRUCTION WORK

Net sales by the project and construction work for the first half of the year totalled SEK 202 million (SEK 121 m). The gross profit for the first half of the year was SEK 3.9 million (SEK 4.2 m). Ongoing project development costs have been charged to the profit.

TL Bygg's net sales during the period totalled SEK 250 million (SEK 176 m), SEK 61 million (SEK 65 m) of which comprised work on behalf of Group companies. The pre-tax profit totalled SEK 17.7 million (SEK 12.9 m).

FINANCING

Atrium Ljungberg meets its financing requirements through five Nordic banks and the capital market. The banks are Atrium Ljungberg's biggest financiers, and bank loans account for

88 per cent of the total loan volume. Outstanding commercial papers totalled SEK 1,500 million at the end of June. The programme's framework amount totals SEK 2,000 million. The company has secured lines of credit totalling SEK 1,750 million as security for the programme after obtaining additional credit guarantees for SEK 750 million in April. Interest-bearing liabilities totalled SEK 12,347 million at the period end, with an average interest rate at that time of 3.6 per cent (3.9% as of 31 Dec. 2012). The average fixed interest term was 4.7 years (4.9 years as of 31 Dec. 2012) and the capital commitment term was 3.4 years (3.1 years as of 31 Dec. 2012).

The derivatives portfolio comprised SEK 7,461 million in interest swaps at the period end. These interest swaps are valued at market rate in conjunction with every year-end closing and the change in value is reported via the Income Statement. The unrealised change in the value of financial instruments totalled SEK 312.9 million (SEK 21.3 m), as interest rates had risen on the terms of the derivatives taken out in relation to those at the turn of the year. The deficit book value of the derivatives portfolio on 30 June totalled SEK 32 million.

FIXED INTEREST ¹⁾

Fixed interest term	Amount, SEK m	Per- cent- age, %	Average interest rate, %
Variable + 3 month Stibor	1,401	11	2.7
2013	1,542	12	2.5
2014	1,037	8	3.1
2015	400	3	4.6
2016	1,585	13	3.8
2017	830	7	3.7
2018 and later	5,551	45	4.1
Total	12,347	100	3.6

¹⁾ Average credit margins for the variable interest rates are reported in the time segment during which the derivative matures.

CAPITAL COMMITMENT

Fixed term	Amount, SEK m	Percentage, %
2013	0	0
2014	2,172	18
2015	3,056	25
2016	3 385	27
2017	1,423	12
2018 and later	2,311	19
Total	12,347	100

FINANCIAL KEY RATIOS

	30-06-2013	31-12-2012
Interest-bearing liabilities, SEK m	12,347	11,613
Gearing ratio, %	48.7	47.3
Average fixed interest term, yrs.	4.7	4.9
Average capital commitment term, yrs.	3.4	3.1
Average interest rate for interest-bearing liabilities, %	3.6	3.9
Shareholders' equity, SEK m	10,564	10,255
Equity/assets ratio, %	40.2	40.3

TAXES

As previously announced, Atrium Ljungberg has appealed a ruling by the Swedish Administrative Court on a tax case. The case concerns the taxation of a property transaction carried out in 2004 via a limited partnership. The ruling by the Swedish Administrative Court entails an increase in the tax assessment of SEK 326.7 million, which equates to a tax demand for SEK 91.5 million and SEK 15.1 million in estimated interest. Provision was made for the tax demand in the company's accounts for 2012. The Administrative Court if appeal is expected to rule on the case in the fourth quarter of 2013. Atrium Ljungberg has conducted an analysis of the Group's property transactions

TAX CALCULATION, 30 JUNE 2013

SEK m	Current tax	Deferred tax
Reported profit/loss before tax	851.4	
Fiscally deductible		
depreciation	-207.6	207.6
investments	-53.2	53.2
Non-taxable/non-deductible		
changes in the value of properties, unrealised	-141.5	141.5
changes in the value of properties, realised	-2.0	-
changes in the value of financial instruments, unrealised	-312.9	312.9
consolidated capitalisation of borrowing costs	-27.0	27.0
Other fiscal adjustments	-3.0	4.4
Fiscal profit/loss before loss carry-forwards	104.3	746.7
Loss carry-forwards, opening balance	-16.3	16.3
Fiscally deductible investments, adjustment of previous tax assessments	-9.4	9.4
Other adjustments of loss carry-forwards from previous tax assessments	-2.0	-
Loss carry-forwards, closing balance	-	-
Taxable profit/loss	76.6	772.4
Of which 22% current/deferred tax	-16.8	-169.9

for the years from 2004 onwards. No other similar transaction has been identified.

The current tax for the period totalled SEK -16.8 million (SEK -103.0 m) and has been affected by, amongst other things, fiscally deductible depreciation and investments, and by loss carry-forwards from the previous year's tax assessment.

ORGANISATION

Linus Kjellberg, formerly a Business Development Officer at Atrium Ljungberg, has been employed as the Director of Business Development. Angela Berg will succeed Magnus Alteskog as the Project Director, effective as of 1 July. Angela Berg has previously worked as a Project Manager within the company.

Atrium Ljungberg has changed its organisational structure and established a new Business Area, namely Transactions and Market, in order to meet the company's growth objectives and to generate new business opportunities. The new Business Area will be headed by Micael Averborg, formerly the Director of Business Area Offices. Jonas Törnell has been employed as the Director of Business Area Offices. Jonas, who joins us from the role of Business Manager at Newsec, will take up his new position at the latest by the turn of the year.

Atrium Ljungberg's company management team in the wake of the organisational change

comprises: Ingall Berglund, Managing Director; Annica Ånäs, CFO; Helena Martini, Director, HR; Micael Averborg, Director, Business Area Transaction and Market; Mattias Celinder, Director, Business Area Retail; Linus Kjellberg, Director, Business Development; Angela Berg Project Manager and Jonas Törnell Director, Business Area Offices.

MARKET DEVELOPMENT, RISKS AND UNCERTAINTY FACTORS

Atrium Ljungberg's property portfolio, with retail office and full-service environments, is primarily located in strong subsidiary markets in the growth regions of Stockholm, Uppsala and Malmö.

The primary prioritised risk management areas, in the light of both their complexity and the size of the amounts involved, are property valuation, the project activities, and financing. The company has good routines for managing these risks. The company also has a strong financial position with solid key ratios such as a low gearing ratio and a high interest coverage ratio.

For further information on risks and uncertainty factors in general, please see Atrium Ljungberg's 2012 Annual Report and the section entitled "Opportunities and Risks" on pages 84-87.

EVENTS AFTER THE CLOSING DAY

On 2 July, Atrium Ljungberg concluded an agreement to sell the Torgvågen 7 property on Hötorget in central Stockholm, better known as the PUB department store. The purchaser is AxFast AB.

The sale has been effected by means of the disposal of shares, and the purchase price is based on a property value of SEK 980 million before deductions for deferred tax. The transaction will yield a profit after tax of ca. SEK 75 million within the Group and will be reported in the accounts for the third quarter of 2013.

PUB comprises a total of 16,800 m² of letting area, half of which comprises retail and restaurant space and half, hotel facilities.

Possession will be taken upon formation of a company – a process that is scheduled for completion during the first quarter of 2014.

PROFIT FORECAST

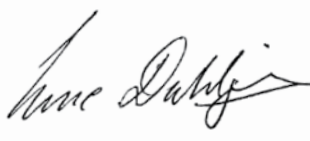
A profit of SEK 790 million before changes in value and taxes is forecast for 2013. The forecast profit after tax is SEK 1,050 million, corresponding to SEK 8.07/share and including changes in value as of 30 June 2013 and the profit on the sale of Torgvågen 7. Future changes in value and any future acquisitions and sales of properties have not been taken into account in the forecast.

The Board of Directors and the Managing Director hereby attest that the Q2 Interim Report provides an accurate overview of the operations, position and results of the Parent Company and the Group and that it describes significant risks and uncertainty factors faced by the company and the companies that make up the corporate Group.

Nacka, 9 July 2013



Dag Klackenborg
Chairman of the Board



Sune Dahlqvist
Member of the Board



Thomas Evers
Member of the Board



Anna Hallberg
Member of the Board



Johan Ljungberg
Member of the Board



Anders Nylander
Member of the Board



Ingall Berglund
Managing Director



Port73 in Haninge will inaugurate the third expansion phase that is scheduled for completion any day now. The new section will house, amongst other firms, the fashion company, Lager 157, and the FCMG chain, Willys.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Amounts in SEK m	2013 1/1–30/6	2012 1/1–30/6	2013 1/4–30/6	2012 1/4–30/6	2012 1/1–31/12	2012/2013 1/7–30/6
Rental income	970.0	908.9	481.7	453.7	1,824.8	1,885.9
Net sales, project and construction work	202.3	121.2	112.1	58.3	252.9	334.0
Net sales	1,172.3	1,030.1	593.8	512.0	2,077.7	2,219.9
Property management costs						
Service charge-related costs	–91.9	–87.3	–35.4	–33.9	–167.1	–171.7
Other operating costs	–82.5	–65.1	–38.9	–31.4	–137.0	–154.4
Management costs	–65.2	–62.3	–32.4	–32.0	–124.9	–127.8
Repairs	–17.5	–18.2	–9.1	–8.4	–41.8	–41.1
Property tax	–65.1	–55.5	–33.1	–27.8	–97.8	–107.4
Leasehold fees	–13.3	–11.3	–6.6	–4.7	–23.5	–25.5
Non-deductible VAT	–5.5	–4.4	–2.5	–2.1	–8.7	–9.8
Project and construction work costs	–341.0	–304.1	–158.0	–140.3	–600.9	–637.7
Gross profit	632.9	608.9	324.0	314.0	1,234.8	1,258.9
– of which gross profit property management (operating surplus)	629.0	604.8	323.7	313.4	1,224.0	1,248.2
– of which gross profit project and construction work	3.9	4.2	0.3	0.6	10.9	10.7
Central administration, property management	–19.5	–19.1	–11.1	–9.4	–41.7	–42.1
Central administration, project and construction work	–5.6	–7.2	–3.0	–4.5	–16.6	–15.0
	–25.1	–26.3	–14.1	–13.9	–58.2	–57.1
Financial income	0.8	10.3	0.6	2.4	13.9	4.4
Financial expenses ¹⁾	–213.6	–236.6	–104.2	–124.3	–451.3	–428.3
Profit before changes in value	395.0	356.3	206.3	178.2	739.2	777.9
Changes in value						
Properties, unrealised	141.5	244.5	141.5	244.5	367.8	264.8
Properties, realised	2.0	–	2.0	–	32.7	34.7
Financial instruments, unrealised ²⁾	312.9	21.3	191.4	–85.3	–182.5	109.1
Write-downs, goodwill	–	–	–	–	–82.2	–82.2
Profit before tax	851.4	622.1	541.2	337.4	875.0	1,104.3
Current tax ¹⁾	–16.8	–103.0	–11.9	–103.0	–89.8	–3.6
Deferred tax	–169.9	–153.3	–106.4	–81.5	245.6	229.0
Net profit for the period	664.7	365.8	422.9	152.9	1,030.8	1,329.7
Other comprehensive income						
<i>Items that will be reclassified to net profit for the period</i>						
Cash flow hedging ²⁾	18.7	20.9	8.7	10.0	40.9	38.7
Tax attributable to other reported income and expenses	–4.1	–5.5	–1.9	–2.6	–18.5	–17.1
Total other comprehensive income	14.6	15.4	6.8	7.4	22.4	21.6
Total comprehensive income for the period	679.3	381.2	429.7	160.3	1,053.2	1,351.3
Earnings per share, SEK	5.11	2.81	3.25	1.17	7.92	10.22

For note references, see page 17.

SEGMENT REPORTING 1/1–30/6 2013

Atrium Ljungberg's segmentation is based on two business areas: property management and project and construction activities. The property management is broken down by geographic market and project properties.

Amounts in SEK m	Stockholm, city centre	Stockholm, other	Uppsala and Mälardalen	Sweden, other	Project properties	Properties sold	Property management, total	Project and construction activities	Unallocated joint assets	The Group
Rental income	281.7	483.7	124.8	72.3	7.6		970.0			970.0
Net sales, project and construction work								202.3		202.3
Net sales	281.7	483.7	124.8	72.3	7.6		970.0	202.3		1,172.3
Property management costs	-87.3	-176.1	-38.5	-33.6	-5.5		-341.0			-341.0
Project and construction work costs								-198.4		-198.4
Gross profit	194.4	307.5	86.3	38.7	2.1		629.0	3.9		632.9
– of which gross profit/loss from property management	194.4	307.5	86.3	38.7	2.1		629.0			629.0
– of which gross profit/loss from project and construction work								3.9		3.9
Central administration, property management							-19.5			-19.5
Central administration, project and construction work								-5.6		-5.6
Financial income									0.8	0.8
Financial expenses									-213.6	-213.6
Profit/loss before changes in value	194.4	307.5	86.3	38.7	2.1		609.5	-1.7	-212.8	395.0
Unrealised changes in value, properties	48.1	74.3	43.1	4.3	-28.3		141.5			141.5
Realised changes in value, properties						2.0	2.0			2.0
Unrealised changes in value, financial instruments									312.9	312.9
	48.1	74.3	43.1	4.3	-28.3	2.0	143.5		312.9	456.4
Current tax									-16.8	-16.8
Deferred tax									-169.9	-169.9
Net profit/loss for the period	242.5	381.8	129.4	43.0	-26.2	2.0	753.0	-1.7	-86.6	664.7
Investments, acquisitions, disposals per business segment										
Investments, investment properties	46.3	63.4	3.9	12.7	486.7		613.0			613.0
Investments, project and construction work										
Acquisitions, investment properties	46.3	63.4	3.9	12.7	486.7		613.0			613.0
Assets per business segment, period end										
Investment properties	7,705.0	11,178.5	3,016.0	1,628.0	1,803.2		25,330.7			25,330.7
Project and construction work								83.4		83.4
Unallocated joint assets									841.4	841.4
Total assets	7,705.0	11,178.5	3,016.0	1,628.0	1,803.2		25,330.7	83.4	841.4	26,255.5

SEGMENT REPORTING 1/1–30/6 2012

Amounts in SEK m	Stockholm, city centre	Stockholm, other	Uppsala and Mälardalen	Sweden, other	Project properties	Properties sold	Property management, total	Project and construction activities	Unallocated joint assets	The Group
Rental income	249.4	464.0	117.0	74.1	4.4		908.9			908.9
Net sales, project and construction work								121.2		121.2
Net sales	249.4	464.0	117.0	74.1	4.4		908.9	121.2		1,030.1
Property management costs	-80.7	-158.5	-33.5	-29.4	-2.0		-304.1			-304.1
Project and construction work costs								-117.1		-117.1
Gross profit	168.7	305.5	83.5	44.7	2.4		604.8	4.2		608.9
– of which gross profit/loss from property management	168.7	305.5	83.5	44.7	2.4		604.8			604.8
– of which gross profit/loss from project and construction work								4.2		4.2
Central administration, property management							-19.1			-19.1
Central administration, project and construction work								-7.2		-7.2
Financial income									10.3	10.3
Financial expenses									-236.6	-236.6
Profit/loss before changes in value	168.7	305.5	83.5	44.7	2.4		585.7	-3.1	-226.3	356.3
Unrealised changes in value, properties	157.9	63.0	-5.1	17.4	11.3		244.5			244.5
Realised changes in value, properties										
Unrealised changes in value, financial instruments									21.3	21.3
	157.9	63.0	-5.1	17.4	11.3		244.5		21.3	265.8
Current tax									-103.0	-103.0
Deferred tax									-153.3	-153.3
Net profit/loss for the period	326.6	368.5	78.4	62.1	13.7		830.2	-3.1	-461.3	365.8
Investments, acquisitions, disposals per business segment										
Investments, investment properties	25.9	92.6	38.1	14.5	528.7		699.8			699.8
Investments, project and construction work										
Acquisitions, investment properties	630.0						630.0			630.0
	655.9	92.6	38.1	14.5	528.7		1,329.8			1,329.8
Assets per business segment, period end										
Investment properties	7,295.0	10,473.2	2,681.0	1,771.0	1,251.0		23,471.2			23,471.2
Project and construction work								74.9		74.9
Unallocated joint assets									959.3	959.3
Total assets	7,295.0	10,473.2	2,681.0	1,771.0	1,251.0		23,471.2	74.9	959.3	24,505.4

CONSOLIDATED BALANCE SHEETS SUMMARY

Amounts in SEK m	2013-06-30	2012-06-30	2013-03-31	2012-03-31	2012-12-31
ASSETS					
Investment properties	25,330.7	23,471.2	24,896.5	22,841.2	24,576.2
Tangible fixed assets	17.6	21.6	19.1	21.7	19.6
Goodwill	307.6	389.8	307.6	389.8	307.6
Deferred tax receivable	–	–	–	7.5	3.6
Other fixed assets	0.3	0.6	0.4	0.8	0.5
Total fixed assets	25,656.2	23,883.2	25,223.6	23,261.0	24,907.5
Current assets	349.5	429.1	346.3	536.1	370.9
Liquid assets	249.8	193.1	228.8	509.3	188.5
Total current assets	599.3	622.2	575.1	1,045.4	559.4
Total assets	26,255.5	24,505.4	25,798.7	24,306.4	25,466.9
SHAREHOLDERS' EQUITY AND LIABILITIES					
Shareholders' equity	10,563.7	9,583.3	10,504.9	9,761.4	10,255.3
Deferred tax liability	2,534.9	2,746.9	2,426.7	2,670.3	2,364.5
Long-term interest-bearing liabilities ³⁾	10,711.5	8,270.7	9,372.0	8,646.5	8,810.9
Derivatives	32.0	175.9	231.9	100.4	361.8
Other long-term liabilities	23.5	22.4	23.1	24.9	22.7
Total long-term liabilities	13,301.9	11,215.9	12,053.7	11,442.1	11,559.9
Current provisions ¹⁾	106.5	105.1	106.2	–	105.9
Current interest-bearing liabilities ³⁾	1,615.7	2,998.8	2,424.9	2,526.2	2,802.4
Derivatives	–	4.0	0.2	4.2	1.9
Other current liabilities	667.7	598.3	708.8	572.5	741.5
Total current liabilities	2,389.9	3,706.2	3,240.1	3,102.9	3,651.7
Total shareholders' equity and liabilities	26,255.5	24,505.4	25,798.7	24,306.4	25,466.9

CONSOLIDATED CHANGES IN SHAREHOLDER'S EQUITY

Amounts in SEK m	Attributable to the Parent Company shareholders				
	Share capital	Other capital contributed	Hedging provisions	Profits brought forward	Total shareholders' equity
Opening balance, as per 1 January 2012	333.0	3,959.8	–163.7	5,411.4	9,540.5
Change in shareholders' equity, 2012					
Total comprehensive income for the period, 1 January – 30 June			15.4	365.8	381.2
Dividend, SEK 2.60/share				–338.4	–338.4
Closing balance as per 30 June 2012	333.0	3,959.8	–148.3	5,438.8	9,583.3
Total comprehensive income for the period, 1 July – 31 December			7.0	665.0	672.0
Closing balance as per 31 December 2012	333.0	3,959.8	–141.3	6,103.8	10,255.3
Change in shareholders' equity, 2013					
Total comprehensive income for the period, 1 January – 30 June			14.6	664.7	679.3
Dividend, SEK 2.85/share				–370.9	–370.9
Closing balance as per 30 June 2013	333.0	3,959.8	–126.7	6,397.6	10,563.7

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 period end, there were a total of 130,156,988 (130,156,988) outstanding shares, which corresponds to the average number of outstanding shares. The company holds 3,063,748 (3,063,748) of its own class B shares.

CONSOLIDATED STATEMENTS OF CASH FLOW

Amounts in SEK m	2013 1/1–30/6	2012 1/1–30/6	2013 1/4–30/6	2012 1/4–30/6	2012 1/1–31/12	2012/2013 1/7–30/6
OPERATING ACTIVITIES						
Profit before tax	851.4	622.1	541.2	337.4	875.0	1,104.3
Reversal of depreciation and write-downs	3.0	3.1	1.5	1.6	6.1	6.0
Realised changes in value, investment properties	–2.0	–	–2.0	–	–37.4	–39.4
Unrealised changes in value, investment properties	–141.5	–244.5	–141.5	–244.5	–367.8	–264.8
Unrealised changes in value, financial instruments	–312.9	–21.3	–191.4	85.3	182.5	–109.1
Other items not included in the cash flow	7.8	–5.7	6.0	–	82.2	95.7
Tax paid	–29.2	79.0	–33.1	–30.3	51.6	–56.6
Cash flow from operating activities before changes in working capital	376.6	432.7	180.7	149.5	792.2	736.1
Net change in working capital	–48.5	–56.3	–27.5	166.0	39.7	47.5
Cash flow from operating activities	328.1	376.4	153.2	315.5	831.9	783.6
INVESTMENT ACTIVITIES						
Change in other receivables	–	–	–	–	142.5	142.5
Acquisition of properties	–	–972.6	–	–0.5	–1,236.4	–263.8
Reconstruction and new construction of properties	–613.0	–699.8	–292.7	–385.6	–1,511.8	–1,425.0
Sale of properties	–	–	–	–	130.0	130.0
Acquisition/sale of equipment	–1.0	5.1	–	–1.5	4.1	–2.0
Cash flow from investment activities	–614.0	–1,667.3	–292.7	–387.6	–2,471.6	–1,418.3
FINANCING ACTIVITIES						
Change in other long-term receivables	0.8	–0.4	0.4	–2.6	0.0	1.2
Loans raised	1,921.3	1,599.5	1,131.9	100.0	1,999.5	2,321.3
Amortisation of debts	–1,204.0	–50.9	–600.9	–3.2	–107.1	–1,260.2
Dividend paid	–370.9	–338.4	–370.9	–338.4	–338.4	–370.9
Cash flow from financing activities	347.2	1,209.8	160.5	–244.2	1,554.0	691.4
Cash flow for the period	61.3	–81.1	21.0	–316.3	–85.7	56.7
Liquid assets at the beginning of the period	188.5	274.2	228.8	509.3	274.2	193.1
Liquid assets at the end of the period	249.8	193.1	249.8	193.1	188.5	249.8

INCOME STATEMENTS PARENT COMPANY

Amounts in SEK m	2013 1/1–30/6	2012 1/1–30/6	2012 1/1–31/12
Net sales	85.4	95.1	181.0
Management and production costs	–51.4	–51.4	–98.4
Gross profit	34.0	43.7	82.6
Profit/loss on property sales	–	–168.7	–168.8
Central administration and marketing	–19.4	–19.0	–41.5
Operating profit/loss	14.6	–144.0	–127.7
Result of participations in Group companies	84.1	376.7	1,775.5
Interest income and similar profit/loss items	176.3	153.3	320.8
Interest expenses and similar profit/loss items	–218.2	–191.2	–413.8
	42.2	338.8	1,682.5
Profit/loss after financial items	56.8	194.8	1,554.8
Appropriations	0.4	11.7	11.6
Current tax	–4.2	–11.5	0.7
Deferred tax	–8.6	33.3	50.1
	–12.8	21.8	50.8
Net profit/loss for the period	44.4	228.3	1,617.2

SUMMARY BALANCE SHEETS PARENT COMPANY

Amounts in SEK m	2013-06-30	2012-06-30	2012-12-31
ASSETS			
Tangible fixed assets	1,386.3	1,264.5	1,326.9
Financial fixed assets	2,184.0	6,121.0	6,219.8
Current assets	12,284.2	4,361.5	7,172.1
Total assets	15,854.5	11,747.0	14,718.8
SHAREHOLDERS' EQUITY AND LIABILITIES			
Shareholders' equity	6,707.1	5,644.7	7,033.6
Untaxed reserves	9.4	9.7	9.8
Provisions	217.8	225.9	209.2
Long-term liabilities	6,338.2	4,505.9	4,647.7
Current liabilities	2,582.0	1,360.8	2,818.5
Total shareholders' equity and liabilities	15,854.5	11,747.0	14,718.8

CHANGES IN SHAREHOLDERS' EQUITY

PARENT COMPANY

Amounts in SEK m	Attributable to the Parent Company shareholders				
	Share capital	Statutory reserve	Share premium reserve	Profits carried forward	Total shareholders' equity
Opening balance as per 1 January 2012	333.0	265.4	3,948.4	1,208.0	5,754.8
Change in shareholders' equity, 2012					
Net profit/loss for the period, 1 January – 30 June				228.3	228.3
Dividend, SEK 2.60/share				-338.4	-338.4
Closing balance, as per 30 June 2012	333.0	265.4	3,948.4	1,097.9	5,644.7
Net profit/loss for the period, 1 July – 31 December				1,388.9	1,338.9
Closing balance, as per 31 December 2012	333.0	265.4	3,948.4	2,486.8	7,033.6
Change in shareholders' equity, 2013					
Net profit/loss for the period, 1 January – 30 June				44.4	44.4
Dividend, SEK 2.85/share				-370.9	-370.9
Closing balance, as per 30 June 2013	333.0	265.4	3,948.4	2,160.3	6,707.1

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 period end, there were a total of 130,156,988 (130,156,988) outstanding shares, which corresponds to the average number of outstanding shares. The company holds 3,063,748 (3,063,748) of its own class B shares.

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 correspond to those described in the 2012 Annual Report, with the addition of the supplementary disclosures regarding financial instruments required in accordance with IFRS 13 Fair Value Measurement.

Valuation method for financial instruments

Derivatives (interest swap agreements) are valued at fair value in the Balance Sheet and the fair value of derivatives has, in accordance with the IFRS valuation hierarchy, been valued in accordance with level 2. This level means that the valuation is based on input data other than the listed prices used in level 1, 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. Other financial instruments are not affected by the fair value hierarchy in that they are reported at the accrued acquisition value in the Balance Sheet.

New and revised standards from IFRS and interpretations from IFRIC to be applied by the Group as of 1 January 2013 have had no effect on the Group's results or financial position.

NOTE REFERENCES FOR THE FINANCIAL REPORTS

1) In 2012, the company made a provision for a tax dispute. This provision was charged to current tax in the sum of SEK 91.5 million, while the estimated interest of SEK 14.4 million was charged to financial expenses.

2) Atrium Ljungberg has ceased, as of 1 January 2012, to apply hedge accounting to the interest swaps that hedge the interest flows on external loans. The hedging reserve, which totalled SEK -163.7 million on 31 December 2011, is being reversed linearly to Other comprehensive income over the terms of the respective derivatives. The remaining amount to be redeemed as of 30 June 2013 totals SEK -126.7 million.

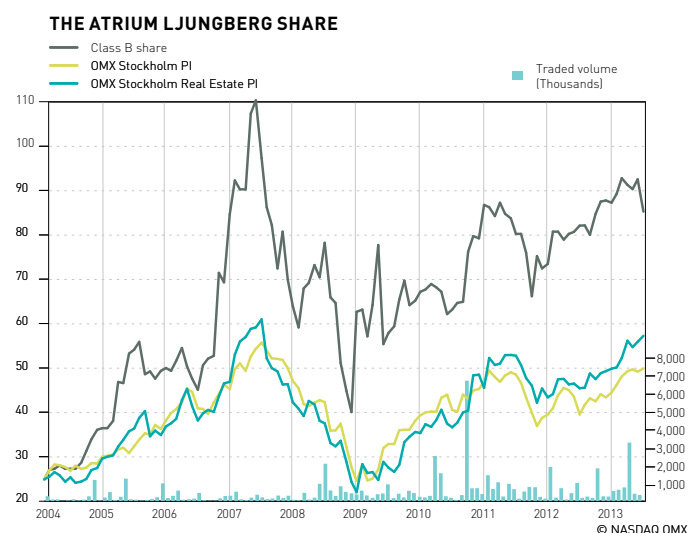
3) The Group's reported interest-bearing liabilities total SEK 12,327 million (SEK 11,613 m as of 31st Dec. 2012) and their fair value totals SEK 12,469 million (SEK 11,729 m as of 31st Dec. 2012). The fair value calculation is based on discounted estimated future cash flows. The discounting is effected on the basis of current market rates plus the relevant borrowing margin. 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.

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

KEY RATIOS

	2013 1/1–30/6	2012 1/1–30/6	2013 1/4–30/6	2012 1/4–30/6	2012 1/1–31/12	2012/2013 1/7–30/6
PROPERTY-RELATED KEY RATIOS						
Letting rate, %	95	95	95	95	95	95
Operating surplus margin, %	65	67	67	69	67	66
Letting area, '000 m ²	903	888	903	888	903	903
Investments in properties, SEK m	613	700	293	386	1,512	1,425
Number of properties	51	54	51	54	57	51
FINANCIAL KEY RATIOS						
Equity/assets ratio, %	40.2	39.1	40.2	39.1	40.3	40.2
Debt/equity ratio, multiple	1.2	1.2	1.2	1.2	1.1	1.2
Gearing ratio, %	48.7	48.0	48.7	48.0	47.3	48.7
Interest coverage margin, multiple	2.8	2.5	3.0	2.4	2.6	2.8
Average rate of interest on interest-bearing liabilities (at period end), %	3.6	4.1	3.6	4.1	3.9	3.6
Return on shareholders' equity, %	12.8	7.7	16.1	6.3	10.4	13.2
Return on shareholders' equity, excluding changes in value, %	6.0	5.5	6.2	5.4	5.6	6.2
Return on total assets, %	8.2	7.2	9.9	7.6	5.5	6.0
Return on total assets excluding changes in value, %	4.7	5.0	4.8	5.0	4.9	4.8
DATA PER SHARE						
Earnings per share, SEK	5.11	2.81	3.25	1.17	7.92	10.22
Profit before changes in value less applicable nominal tax, SEK	2.37	2.02	1.24	1.01	4.19	4.66
Cash flow, SEK	2.52	2.89	1.18	2.42	6.39	6.02
Shareholders' equity, SEK	81.16	73.63	81.16	73.63	78.79	81.16
Net worth, 10% deferred tax, SEK	89.45	83.94	89.45	83.94	86.67	89.45
Share price, SEK	85.00	81.85	85.00	81.85	87.00	85.00
Average number of outstanding shares, '000 ¹⁾	130,157	130,157	130,157	130,157	130,157	130,157
Number of outstanding shares at end of period, '000 ¹⁾	130,157	130,157	130,157	130,157	130,157	130,157
EMPLOYEES						
Average number of employees	282	258	282	258	265	282

¹⁾ Registered number of shares less 3,063,748 class B shares bought back.



THREE REASONS TO OWN SHARES IN ATRIUM LJUNGBERG

A stable return – The dividend yield over the last five years was 3 per cent. The dividends paid by the company since its flotation in 1994 have never fallen in SEK per share. On the contrary, the trend has been towards an increased dividend in SEK per share.

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 margin.

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.

QUARTERLY SUMMARY

INCOME STATEMENTS

	2013 Q2	2013 Q1	2012 Q4	2012 Q3	2012 Q2	2012 Q1	2011 Q4	2011 Q3
Amounts in SEK m								
Rental income	481.7	488.3	457.0	458.9	453.7	455.2	430.1	423.3
Net sales, project and construction work	112.1	90.2	66.0	65.7	58.3	62.9	94.5	61.3
Net sales	593.8	578.5	523.0	524.6	512.0	518.1	524.6	484.6
Property management costs	-158.0	-183.0	-164.8	-132.0	-140.3	-163.8	-161.5	-128.8
Project and construction work costs	-111.8	-86.6	-61.7	-63.2	-57.7	-59.4	-90.7	-59.8
Gross profit	324.0	308.9	296.5	329.4	314.0	294.9	272.4	296.0
– of which gross profit from property management	323.7	305.3	292.2	326.9	313.4	291.4	268.6	294.5
– of which gross profit from project and construction work	0.3	3.6	4.3	2.5	0.6	3.5	3.8	1.5
Central administration, property management	-11.1	-8.4	-13.1	-9.5	-9.4	-9.7	-16.6	-8.4
Central administration, project and construction work	-3.0	-2.6	-4.5	-4.9	-4.5	-2.7	-4.2	-2.1
	-14.1	-11.0	-17.5	-14.4	-13.9	-12.4	-20.8	-10.5
Financial income	0.6	0.2	2.5	1.1	2.4	7.9	2.6	2.4
Financial expenses	-104.2	-109.4	-108.5	-106.2	-124.3	-112.3	-95.3	-96.7
	-103.6	-109.2	-106.0	-105.1	-121.9	-104.4	-92.7	-94.3
Profit before changes in value	206.3	188.7	173.0	209.9	178.2	178.1	158.9	191.2
Unrealised changes in value, properties	141.5	–	123.3	–	244.5	–	286.1	43.0
Realised changes in value, properties	2.0	–	-0.1	32.8	–	–	–	–
Unrealised changes in value, financial instruments	191.4	121.5	-55.9	-147.9	-85.3	106.6	–	–
Goodwill write-downs	–	–	-74.9	-7.3	–	–	–	–
	334.9	121.5	-7.6	-122.4	159.2	106.6	286.1	43.0
Profit before tax	541.2	310.2	165.4	87.5	337.4	284.7	445.0	234.2
Tax	-118.3	-68.4	410.9	1.2	-184.5	-71.8	-117.8	-61.6
Net profit for the period	422.9	241.8	576.3	88.7	152.9	212.9	327.2	172.6
KEY RATIOS								
Property-related key ratios	2013 Q2	2013 Q1	2012 Q4	2012 Q3	2012 Q2	2012 Q1	2011 Q4	2011 Q3
Letting rate, %	95	95	95	95	95	95	94	94
Operating surplus margin, %	67	63	64	71	69	64	62	70
Letting area, '000 m ²	903	903	903	887	888	888	871	831
Investments in properties, SEK m	293	320	465	347	386	314	334	230
Number of properties	51	57	57	54	54	54	54	50
Financial key ratios								
Equity/assets ratio, %	40.2	40.7	40.3	39.2	39.1	40.2	41.2	41.9
Debt/equity ratio, multiple	1.2	1.1	1.1	1.2	1.2	1.1	1.0	1.0
Gearing ratio, %	48.7	47.4	47.3	47.3	48.0	48.9	44.4	45.6
Interest coverage margin, multiple	3.0	2.7	2.6	3.0	2.4	2.6	2.7	3.0
Average rate of interest on interest-bearing liabilities (at period end), %	3.6	3.7	3.9	4.1	4.1	4.1	4.2	4.0
Return on shareholders' equity, %	16.1	9.3	23.1	3.7	6.3	8.8	13.9	7.5
Return on shareholders' equity, excluding changes in value, %	6.2	5.7	5.2	6.2	5.4	5.5	5.0	6.1
Return on total assets, %	9.9	6.5	4.4	3.1	7.6	6.7	9.6	6.0
Return on total assets excluding changes in value, %	4.8	4.7	4.5	5.0	5.0	4.9	4.5	5.2
Data per share								
Earnings per share, SEK	3.25	1.86	4.43	0.68	1.17	1.64	2.51	1.33
Profit before changes in value less applicable nominal tax, SEK	1.24	1.13	0.98	1.19	1.01	1.01	0.90	1.08
Cash flow, SEK	1.18	1.34	1.83	1.67	2.42	0.47	1.24	1.43
Shareholders' equity, SEK	81.16	80.71	78.79	74.37	73.63	75.00	73.30	70.68
Net worth, 10% deferred tax, SEK	89.45	88.73	86.67	84.80	83.94	84.84	83.03	79.90
Share price, SEK	85.00	91.00	87.00	84.50	81.85	78.70	73.25	66.00
Average number of outstanding shares, '000 ¹⁾	130,157	130,157	130,157	130,157	130,157	130,157	130,157	130,157
Number of outstanding shares at end of period, '000 ¹⁾	130,157	130,157	130,157	130,157	130,157	130,157	130,157	130,157

¹⁾ Registered number of shares less 3,063,748 class B shares bought back.

DEFINITIONS

FINANCIAL DEFINITIONS

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 number of outstanding shares at the period end.

Debt/equity ratio, multiple

Interest-bearing liabilities divided by reported shareholders' equity.

Earnings per share, SEK

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

Equity/assets ratio, %

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

Equity per share, SEK

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

Gearing ratio, %

Interest-bearing liabilities as a percentage of properties' reported.

Interest coverage ratio, multiple

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

Net worth per share, 10% deferred tax, SEK

Equity per share calculated using a deferred tax rate of 10 per cent for investment properties.

Number of outstanding shares

Number of registered shares at end of period less shares bought back, which do not give entitlement to dividends.

Profit before changes in value per share, SEK

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

Return on total assets, %

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

Return on shareholders' equity, %

Net profit/loss for the period as a percentage of average shareholders' equity.

Rounding off

As the figures have been rounded off to the nearest SEK million, the tables do not always add up.

PROPERTY-RELATED DEFINITIONS

BREEAM

Is an environmental certification system for built environments in Europe. BREEAM takes a big picture approach to a building's environmental performance. Areas addressed by BREEAM are divided into energy and water consumption, health, transport, materials, waste, land usage, ecology and management.

GFA, m²

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

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.

Net letting

The sum of agreed contracted annual rents for new lets for the period less annual rents terminated for vacation of the premises.

Operating surplus

Rental income less property management costs.

Operating surplus margin, %

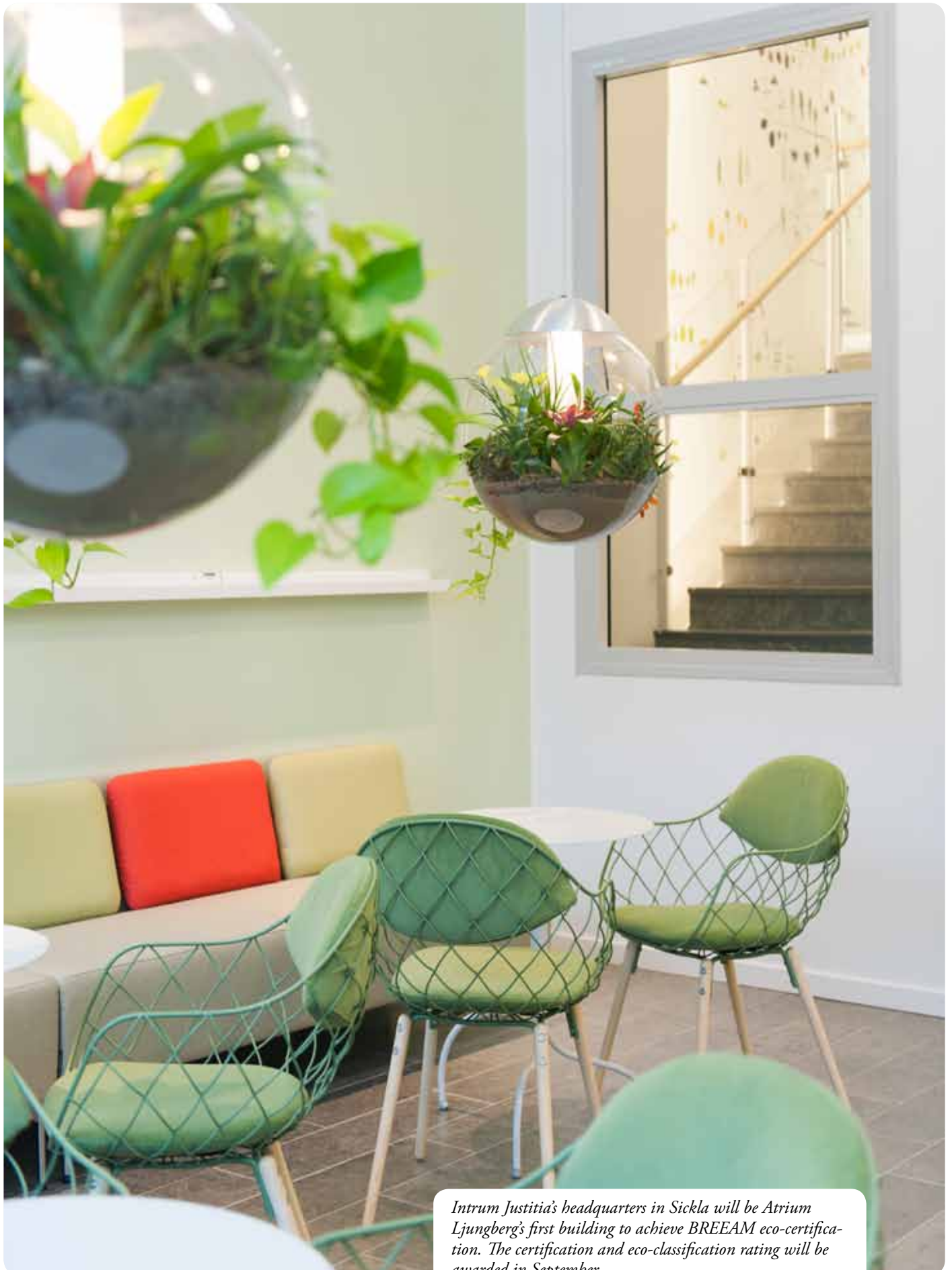
Gross profit/loss from property management as a percentage of the reported rental income.

Project property

The term, project property, refers to 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, irrespective of whether construction work has begun. 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 in 1st January of the year after completion.

Rental value

Contracted yearly rents including rent surcharges (e.g. for property tax and electricity) and estimated market rents for vacant space as found.



Intrum Justitia's headquarters in Sickla will be Atrium Ljungberg's first building to achieve BREEAM eco-certification. The certification and eco-classification rating will be awarded in September.

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 OMX 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.atriumljungberg.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.

OUR ANNUAL REPORT and our Interim Reports are available on our website and are also distributed in printed format by post to shareholders who have actively requested them. Interim Reports and preliminary financial statements are translated into English and both language versions are made available simultaneously on the website. The Annual Report is 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.atriumljungberg.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 our website is also available in English.

PUBLICATION OF FINANCIAL INFORMATION

Interim Report, Jan – Sept. 2013	18 October 2013
Preliminary Financial Statement, 2013	February 2014
2013 Annual Report	March 2014



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