

Press release, 19 October 2018

Interim Report 1 January - 30 September 2018

"I am both proud of and pleased with the letter of intent that Atrium Ljungberg signed with the City of Stockholm regarding Slakthusområdet. Our vision is for the area to become Stockholm's obvious meeting place for offices, homes, dining, culture and experiences." says Annica Ånäs CEO Atrium Ljungberg.

"We have stable results, a strong financial position with a low gearing ratio and a fantastically low average interest rate of 1.4 per cent. We have the muscle needed to realise our interesting project portfolio."", comments Annica Ånäs.

- **Net sales** increased to SEK 1,968 million (1,890) of which rental income increased to SEK 1,799 million (1,786). Rental income in like-for-like portfolios increased by 3.6 per cent.
- **The letting** rate amounted to 94 per cent (1/1/2018, 95), including project properties.
- **Net letting** amounted to SEK 116 million (11), of which SEK 83 million (42) referred to project properties.
- **The operating surplus** from property management increased to SEK 1,254 million (1,246). The operating surplus margin is unchanged at 70 per cent (70).
- **The profit** before changes in value increased to SEK 937 million (909).
- **The unrealised changes** in the value of investment properties amounted to SEK 1,390 million (1,688). Unrealised changes in the value of derivatives amounted to SEK 27 million (136).
- **The net profit** for the period amounted to SEK 2,151 million (2,162), corresponding to SEK 16.25/share (16.23).
- **Investments** in in Atrium Ljungberg's own properties amounted to SEK 1,176 million (1,171).
- **Acquisition** of properties amounted to SEK 167 million (1,823).
- **Sales** of properties amounted to SEK 127 million (-).
- **The 2018 profit forecast** before changes in value and tax is considered to amount to SEK 2,390 million, corresponding to SEK 18.09/share.

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Atrium Ljungberg AB (publ)

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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 43 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