

Press release, 23 October 2015

Interim Report 1 January - 30 September 2015

- Net sales increased to SEK 1,830 million (SEK 1,714 m), of which rental income increased to SEK 1,571 million (SEK 1,481 m).
- The letting rate increased to 94 per cent (93% as of 31/12/2014), including project properties
- The operating surplus from property management increased to SEK 1,084 million (SEK 1,020 m), which corresponds to an operating surplus margin of 69 per cent (69%). The increase in operating surplus can mainly be attributed to property acquisitions and completed projects.
- The profit before changes in value increased to SEK 718.1 million (SEK 652.4 m).
- Unrealised changes in value of properties amounted to SEK 1,400.1 million (SEK 426.1 m) mainly due to the market's lower yield requirements as well as higher rental levels due to renegotiations and new leases. Unrealised changes in the value of derivatives amounted to SEK 39.3 million (SEK -622.8 m) as a result of a slight increase in market interest rates on the terms covered by the derivatives.
- The net profit for the period totalled SEK 1,683.6 million (SEK 370.3 m), corresponding to SEK 12.64/share (SEK 2.81/share). The increase is mainly attributable to increased property values, unrealised changes in value of derivatives and an increased operating surplus due to property acquisitions and completed projects.
- Investments in Atrium Ljungberg's own properties amounted to SEK 500 million (SEK 508 m).
- Properties were acquired for a total of SEK 872 million (SEK 620 m).
- The 2015 profit forecast before changes in value and tax amounts to SEK 930 million.

"The booming real estate market and the low interest rates contributed to a strong result. The operating surplus increased by just over six per cent and the profit before changes in value and tax by ten per cent. One particularly good development during the quarter was the lease of a large area to the Swedish National Courts Administration, which enabled the start of a new project in Sickla."

"All indications point to the beneficial market conditions continuing throughout the rest of the year. Thanks to our strong balance sheet and considerable experience in project development, we are facing good possibilities for implementing all of the projects we have planned for," says Atrium Ljungberg's CEO Ingall Berglund.

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Atrium Ljungberg AB (publ)

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