

Press release, 19 February 2016

Preliminary financial statement 2015

- 2015 was eventful and we have attained a record-breaking profit. We have established ourselves in Gothenburg and are now located in all the four largest cities in Sweden. We have further concentrated the portfolio to prioritised markets through the sale of four properties. At the same time we continued work on creating city districts of the future within the framework of our projects and started a long-term investment in residential. We are now accelerating the pace on the project front, which will provide new cash flows in the long-term, says Annica Änäs, Acting CEO, Atrium Ljungberg.

- Net sales increased to SEK 2,468 million (SEK 2,311 m), of which rental income increased to SEK 2,122 million (SEK 1,981 m).
- The letting rate amounted to 94 per cent (93%), including project properties.
- The operating surplus from property management increased to SEK 1,450 million (SEK 1,345 m), an increase by 7.9 per cent. The operating surplus margin amounted to 68 per cent (68%). The increase in operating surplus is mainly attributable to property acquisitions and completed projects.
- The profit changes in value increased to 945.4 million (SEK 843.5 m), an increase by 12.1 per cent.
- Unrealised changes in value of properties increased to SEK 2,328.3 million (SEK 860.6 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 200.6 million (SEK -894.0 m) as a result of an increase in market interest rates on the terms covered by the derivatives.
- The net profit for the period totalled SEK 2,783.5 million (SEK 645.2m), corresponding to SEK 20.89/share (SEK 4.89/share). The increase is mainly attributable to increased property values, unrealized changes in value of derivatives and an increased operating surplus due to property acquisitions and completed projects.
- Investments in own properties amounted to SEK 768 million (SEK 707 m).
- Properties were acquired for a total of SEK 872 million (SEK 1,673 m).
- Sale of properties amounted to SEK 1,291 (94).
- The Board proposes a dividend of SEK 3.55/share (SEK 3.30/share).
- The 2016 profit forecast before changes in value and tax amounts to SEK 900 million.

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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