

2011 • INTERIM REPORT JANUARY – SEPTEMBER



“We create living meeting places for people, for the retail sector, and for businesses.”

Atrium Ljungberg

Atrium Ljungberg is one of Sweden’s largest listed property companies. Our business concept is to own, develop and manage properties, principally in the retail and office sectors.

Our ambition is to develop our areas into full service environments that are sustainable in the long-term and that remain attractive over time. We create full service environments by combining retail areas and office workplaces with residential units and various service and social functions. Our property portfolio consequently also includes housing and activities within the cultural, service and educational sectors.

The Group includes the wholly-owned subsidiary company, TL Bygg – a profitable building contractor specialising in all types of renovation, extension, new construction and building services work.

Atrium Ljungberg AB has been listed on the NASDAQ OMX Stockholm exchange since 1994.

Our business

Atrium Ljungberg adopts a long-term perspective to property ownership. We create value growth in the company by developing and improving both new and existing properties and development rights. We are planning, within the next five-year period, to invest SEK 5 billion in new construction, extension and renovation work in our own development projects.

We direct and run the whole business process – from acquisition, the creative process and concept development, through planning and construction, to leasing and management of the property. This contributes to high profitability and creates added value for our customers. Our development projects provide a long-term yield that is higher than the acquisition alternatives.

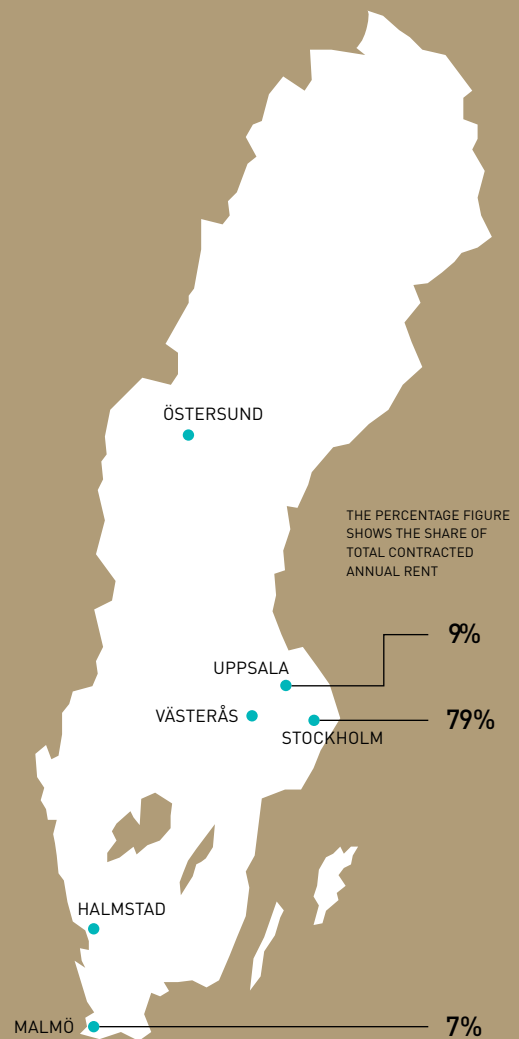
Our locations

Atrium Ljungberg is present in growth towns in Sweden, principally in Stockholm, Malmö and Uppsala. We have retail hubs in all of these regions, while our office properties are primarily concentrated on strong subsidiary markets in Stockholm. Our residential properties are integrated in the city district of Ärvinge in Kista and in the Mobilia area in Malmö.

Our property holding also includes a number of development rights and these are an important constituent part of the portfolio.

FACTS

NUMBER OF PROPERTIES	50
VALUE OF PROPERTY	20.9 BILLION
TOTAL LETTING AREA	831,000 M ²
CONTRACTED ANNUAL RENT	1,7 BILLION
LETTING RATE	94 PER CENT



INTERIM REPORT

1st January – 30th September

- *NET SALES* totalled SEK 1,494 million (SEK 1,422 m), of which rental income totalled SEK 1,256 million (SEK 1,198 m).
- *THE OPERATING SURPLUS* from property management totalled SEK 826.4 million (SEK 777.0 m).
- *THE PROFIT BEFORE CHANGES IN VALUE* totalled SEK 535.5 million (SEK 514.0).
- *UNREALISED CHANGES IN VALUE* totalled SEK 242.2 million (SEK 134.5 m).
- *THE PROFIT AFTER TAX* totalled SEK 577.3 million (SEK 517.6 m), corresponding to SEK 4.44/share (SEK 3.98).
- *INVESTMENTS* in Atrium Ljungberg's own properties totalled SEK 716 million (SEK 688 m).
- *THE LETTING RATE* was 94 per cent (2010-12-31, 94 per cent), including project properties.
- *THE PROFIT FORECAST* for 2011, before changes in value and tax, has been raised to SEK 640 million.



-WE ARE CONTINUING to see healthy demand for our office and retail premises. We have completed a successful, phased opening of Gränby Centrum during the third quarter, and agreed new lease contracts that have generated the necessary preconditions for the ongoing development of Farsta Centrum and Port73 in Haninge.

IN A MARKET in which the retail trade is transitioning from strong to weak growth, our retail hubs are holding their own extremely well. The combination of stable cash flows, 99 per cent of our rental income comprises contracted basic rents, and a strong financial position ensures our ability to continue with our high rate of investment.

Ingalill Berglund, Managing Director

This interim report has been prepared in Swedish and translated into English. In the event of any discrepancies between the Swedish and the translation, the former shall have precedence.

SALES AND NET PROFIT 1ST JANUARY – 30TH SEPTEMBER

The Group's posted net sales for the first three quarters totalled SEK 1,494 million (SEK 1,422 m). The profit before changes in value totalled SEK 535.5 million (SEK 514.0 m). Unrealised changes in the value of properties totalled SEK 242.2 million (SEK 134.5 m). The profit after tax totalled SEK 577.3 million (SEK 517.6 m), corresponding to SEK 4.44/share (SEK 3.98./share).

The Parent Company's net sales totalled SEK 184 million (SEK 200 m). The profit after tax totalled SEK 106.5 million (SEK 77.4 m).

SALES AND NET PROFIT 1ST JULY – 30TH SEPTEMBER

The Group's posted net sales for the year's third quarter totalled SEK 485 million (SEK 485 m). The profit before changes in value totalled SEK 191.2 million (SEK 199.0 m). Unrealised changes in the value of properties totalled SEK 43.0 million (SEK 0.0 m). The Q3 profit after tax totalled SEK 172.6 million (SEK 147.4 m), corresponding to SEK 1.33/share (SEK 1.13/share).

OPERATIONS

Rental levels for office premises in central Stockholm continue to be high and vacancy levels low. Demand for office premises in Atrium Ljungberg's subsidiary markets is positive, but has fallen off slightly since the summer. Several new lease contracts have been signed in all of our subsidiary markets during the period and a number of major contracts have been renegotiated to yield higher rental levels than before.

Sweden's retail sector is feeling the effects of the concerns affecting the economic climate as a whole and growth has levelled off. The retail trade in Sweden grew by 1.2 per cent during the period from January to August, measured in current prices. HUI Research estimates that the corresponding figure on a full-year basis will be 1.5 per cent. Overall, net sales by stores in Atrium Ljungberg's regional retail hubs up to and including September remained on a par with those in the corresponding period last year, despite the disruptions caused by ongoing renovation projects in a couple of the retail hubs.

Rental income for the first three quarters of 2011 totalled SEK 1,256 million (1,198 m). The operating surplus totalled SEK 826.4 million

(SEK 777.0 m). The increase is primarily attributable to completed projects.

The properties' letting rate was 94 per cent (94% as of 31st Dec. 2010), including project properties.

At Mobilia in Malmö, the project that will transform Mobilia from a retail centre into a dynamic city block is continuing. The letting situation continues to be positive and the current letting rate is about 50 per cent. As previously announced, the project has been expanded to include 28,000m² letting area with an investment cost of SEK 1 billion. The transformation work will continue until 2013 with phased openings in the autumns of 2012 and 2013. Additional investment decisions have been taken during the period and will result in the construction of housing comprising 70 or so rental apartments in Mobilia. The investment decision comprises 4,000m² letting area and an additional investment of SEK 100 million. The apartments are scheduled to be ready for occupation during the autumn of 2014.

A new shopping centre section was opened at Gränby Centrum in Uppsala at the end of August. Twenty or so stores, cafes and service facilities opened for business in a total of 9,000m² of newly built space, which is fully let. Gränby Centrum now comprises 85 stores, food and drink outlets and service facilities, and a decision has now been taken to begin the renovation and expansion of Gränby Centrum's western entrance, where four stores and a food court will open in August 2012. The investment totals SEK 50 million and construction work will begin in November 2011.

Work on transforming the Rådhuset building (old city hall) in Uppsala into a fashion department store is continuing apace. All retail space – approximately 2,000m² – is now let and Filippa K and Peak Performance will open their outlets there in late October. The rest of the department store will open in March 2012, by which time the entire renovation and extension process will have been completed.

Atrium Ljungberg is continuing with the development of Port73 in Haninge with the aim of creating a strong, regional retail hub, and the company has decided to build a further 9,000m² of new retail space, in addition to the ongoing project. Willys, who will be opening a new FMCG store here, will be amongst the tenants in the new retail space. The total expansion, which comprises



Record numbers of visitors attended the opening of Gränby Centrum's new shopping centre section. Twenty or so stores, cafes and service facilities opened for business in the new 9,000m² extension.

just over 12,000m², will be completed in two phases, with Blomsterlandet and Cervera opening in the spring of 2012 and Willys opening during the first half of 2013. Once both phases have been completed, Port73 will comprise almost 40 retail outlets in a total area of approximately 37,000m². 50 per cent of the planned new retail space has already been let. The investment in the two projects is expected to total SEK 250 million.

At Farsta Centrum, a contract has been signed with ICA Sverige AB for a new ICA Kvantum store in a new-build comprising 3,300m² letting area. Approximately 170 parking spaces will also be built. The agreement with ICA is conditional upon approval of a change to the detailed development plan, work on which has already begun and which is expected to gain legal force in the autumn of 2012. The ICA Kvantum outlet is scheduled to open at the end of 2013, and the investment, as a whole, totals SEK 100 million. The development work at Farsta Centrum is being conducted in close cooperation with the City of Stockholm, with the shared goal of strengthening Farsta's role as a hub in south eastern Stockholm.

A five-year contract has been signed with the ÖoB department store chain for 3,000m² at Rotebro Handel. The store is expected to open at the end of April 2012.

Atrium Ljungberg decided, during the spring, to invest in the first phase of NOD in Kista – a new meeting place for learning, research and trade and industry etc., at Kista Gård. The first phase comprises 15,000m² of letting area. A ten-year rental agreement for approximately 7,000m² has been signed with the University

of Stockholm, who will be moving in in July 2014. Construction work on NOD will begin in November 2011.

Work on Sickla Affärskvarter, a project aimed at bringing more office work places and service facilities to Sickla, is proceeding according to plan. Intrum Justitia's new office block is now under construction and will be completed in the fourth quarter of 2012. The renovation and extension of Block 502, which previously acted as Atlas Copco's headquarters, is also proceeding. Block 502 will be completed during the fourth quarter of 2012. Preparatory work on AkzoNobel's new operations centre has begun and the ground work will commence in January 2012.

PROPERTY VALUES

The property market continued strong during the third quarter of 2011, with high transaction volumes and considerable demand for attractive properties. Demand has also increased outside the three major urban centres, but the increase in demand notwithstanding, yield requirements are expected to remain unchanged.

Atrium Ljungberg commissioned an external valuation of 10 per cent of its property holding during the third quarter. The valuation was conducted by Forum Fastighetsekonomi. An internal valuation of the remaining 90 per cent was conducted, with assumed 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

Yield requirement per premises type, %

Premises type	Interval	Average
Office	4.9 – 8.0	5.9
Retail	4.8 – 7.5	5.9
Residential	4.5 – 4.8	4.6
Other	6.3 – 8.1	6.2
Total	4.5 – 8.1	5.8

Yield requirement per segment, %

Segment	Interval	Average
Stockholm city centre	4.8 – 7.0	5.3
Stockholm, other	4.5 – 8.1	6.0
Uppsala and Mälardalen	5.8 – 6.5	6.0
Sweden, other	5.6 – 7.3	6.3
Project properties	5.9 – 7.5	6.1
Total	4.5 – 8.1	5.8

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 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 investment. A risk surcharge is added to the yield requirement on the basis of the project's current phase. Deductions for the estimated stamp duty due in conjunction with any sale have been made from the total market value.

The average yield requirement in the valuation remains unchanged at 5.8 per cent (5.8% as of 31st Dec. 2010). The reported value of the property holding, as of 30th Sept. 2011, was SEK 20,913 million (SEK 19,940 m as of 31st Dec. 2010). Development rights and land account for SEK 225 million of the total (SEK 259 m as of 31st Dec. 2010). Investments in properties during the period totalled SEK 716 million (SEK 688 m). The unrealised changes in the value of properties totalled SEK 242.2 million (SEK 134.5 m), with the increase in value primarily due to project effects and increased market rental levels in certain subsidiary markets, as was apparent in the higher rental levels in newly agreed contracts.

PROPERTY TRANSACTIONS

The Sicklaön 115:3 property was acquired during the third quarter. The property comprises a villa directly adjacent to Sickla Köp kvarter. The purchase price was SEK 11 million.

PROJECT AND CONSTRUCTION ACTIVITIES

Net sales by the project and construction activities during the first three quarters of the year totalled SEK 237 million (SEK 223 m). TL Bygg's net sales totalled SEK 305 million (SEK 256 m), of which SEK 96 million (SEK 44 m) comprised work on behalf of Group companies.

The operating profit for the project and construction activities totalled SEK 3.0 million (SEK -0.7 m), while the operating profit for TL Bygg totalled SEK 23.8 million (SEK 19.5 m). Costs in connection with the Group's development projects that cannot be capitalised have been charged to the results of the project and construction activities.

FINANCIAL POSITION

Interest-bearing liabilities totalled SEK 9,539 million (SEK 9,110 m as of 31st Dec. 2010). The average interest payable on interest-bearing liabilities was 4.0 per cent (3.8% as of 31st Dec. 2010). The average fixed interest term was 2.7 years (2.0 yrs as of 31st Dec. 2010). The gearing ratio was 45.6 per cent (45.7% as of 31st Dec. 2010). Shareholders' equity on the closing day totalled SEK 9,252 million (SEK 9,099 m as of 31st Dec. 2010), corresponding to SEK 71.1/share (SEK 69.9/share as of 31st Dec. 2010). The equity assets ratio was 41.9 per cent (42.9% as of 31st Dec. 2010).

Property holding, 30th September 2011

Property holding by segment	Number of properties	Letting area, m ² k	Fair value, SEK m	Fair value, SEK m/m ²	Rental value, SEK m	Rental value, SEK m/m ²	Economic letting rate, %
Stockholm city centre	12	151	6,046	40,158	448	2,976	96
Stockholm, other	28	466	9,596	20,573	918	1,968	94
Uppsala and Mälardalen	3	80	2,287	28,588	203	2,538	98
Sweden, other	3	53	680	12,830	65	1,226	91
Total	46	750	18,609	24,812	1,634	2,179	95
Project properties ¹⁾	2	81	2,079	25,756	167	2,069	92
Land and development rights	2		225				
Total	50	831	20,913	25,175	1,801	2,168	94
Properties sold							
Group, total	50	831	20,913	25,175	1,801	2,168	94

¹⁾ See page 16 for definition of Project properties.

TAXES

The company has, over and above the deduction for fiscally deductible investments made in the 2010 accounts, claimed additional deductions totalling approximately SEK 280 million in its 2011 tax return. The deductions will, if approved, have a positive effect on the cash flow and reduce the current tax payable by SEK 74 million. The deductions do not affect the company's comprehensive income.

Atrium Ljungberg previously announced that it has appealed the tax ruling in which the Administrative Court essentially granted the application by the Swedish Tax Agency, under the provisions of the Swedish Tax Avoidance Act, to increase the tax assessment of a company within the Atrium Ljungberg corporate group in respect of a property transaction carried out in 2004 via a limited partnership.

The Administrative Court ruled that the company's tax assessment should be increased by SEK 326.7 million, corresponding to a tax demand for SEK 91.5 million, excluding interest. No demand for the imposition of a tax surcharge has been made. The company has made no provision for the amount in its accounts, regarding the sum as a contingent liability until further notice. Atrium Ljungberg is of the opinion that the company has complied with the legislation and praxis applicable at the time of the transaction. The company is, furthermore, of the opinion that the Swedish Tax Avoidance Act is not applicable. The Administrative Court of Appeal has issued a stay of proceedings for the case pending the hearing by the Supreme Administrative Court of an advance ruling that may be precedential. Atrium Ljungberg has been granted a respite with regard to payment of the tax.

EVENTS AFTER THE CLOSING DAY

Kristina Johnson, Business Area Manager, Retail, and a member of the company management, has announced that she is resigning her position within Atrium Ljungberg. Recruitment work on finding a successor has begun.

MARKET DEVELOPMENT, RISKS AND UNCERTAINTY FACTORS

Atrium Ljungberg's property holding, with retail, office and full service environments, is primarily located in strong subsidiary markets in growth regions. The company's financial position is strong,

with strong key ratios, 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 2010 Annual Report and the section entitled "Opportunities and Risks" on pages 69-71.


NOMINATION COMMITTEE

The Nomination Committee, as of 31st August 2011 and in accordance with a resolution by the Annual General Meeting of the company's shareholders, comprised representatives of the company's five biggest shareholders. Ulf Holmlund having waived his right to representation on the Committee, the following persons have been appointed as Members of the Nomination Committee: Gunilla Fjelde, representing the Holmström family, Eva Gottfridsdotter-Nilsson, representing Länsförsäkringar, Hans Hedström, representing Carnegie Fonder, Laszlo Kriss, representing Konsumentföreningen Stockholm (The Stockholm Consumer Cooperative Society), and Johan Ljungberg, representing the Ljungberg family. For further information, please see the company's website: www.atriumljungberg.se.

PROFIT FORECAST

The profit before changes in value and tax for 2011 has been raised to SEK 640 million. The corresponding profit for 2010, which totalled SEK 669 million, includes compensation for early vacation of premises totalling SEK 47 million and an operating surplus of SEK 13 million from properties sold. The profit after tax is expected to total SEK 650 million, corresponding to SEK 4.99/share and including changes in value as of 30th September 2011. Changes in value for the fourth quarter and any future property acquisitions and sales have not been taken into account in the forecast.

Nacka, 21st October 2011



Ingalill Berglund
Managing Director

Consolidated Statement of Comprehensive Income

Amounts in SEK m	2011	2010	2011	2010	2010	2010/2011
	1/1–30/9	1/1–30/9	1/7–30/9	1/7–30/9	1/1–31/12	1/10–30/9
Rental income	1,256.2	1,198.1	423.3	405.2	1,613.5	1,671.6
Project and construction work sales	237.3	223.4	61.3	79.9	322.9	336.8
Net sales	1,493.5	1,421.5	484.6	485.1	1,936.4	2,008.4
Property management costs						
Service charge-related costs	-133.4	-135.0	-38.7	-38.1	-183.4	-181.8
Other operating costs	-87.5	-93.3	-25.8	-24.5	-124.3	-118.5
Management costs	-83.0	-79.6	-24.5	-23.4	-112.3	-115.7
Repairs	-24.8	-23.5	-9.7	-7.3	-34.8	-36.1
Property tax	-74.2	-62.5	-21.3	-21.9	-92.5	-104.2
Leasehold fees	-20.9	-21.0	-6.9	-7.0	-28.0	-27.9
Non-deductible VAT	-6.0	-6.2	-1.9	-1.7	-8.7	-8.5
	-429.8	-421.1	-128.8	-123.9	-584.0	-592.7
Project and construction work costs	-226.3	-215.3	-59.8	-74.2	-313.5	-324.5
Gross profit	837.4	785.1	296.0	287.0	1,038.9	1,091.2
– of which, gross profit, property management (operating surplus)	826.4	777.0	294.5	281.3	1,029.5	1,078.9
– of which, gross profit, project and construction work	11.0	8.1	1.5	5.7	9.4	12.3
Central administration, property management	-27.5	-27.1	-8.4	-7.5	-45.4	-45.8
Central administration, project and construction work	-8.0	-8.8	-2.1	-2.1	-11.9	-11.1
	-35.5	-35.9	-10.5	-9.6	-57.3	-56.9
Financial income	8.0	5.1	2.4	1.7	7.7	10.6
Financial expenses	-274.4	-240.3	-96.7	-80.1	-320.6	-354.7
	-266.4	-235.2	-94.3	-78.4	-313.0	-344.2
Profit before changes in value	535.5	514.0	191.2	199.0	668.6	690.1
Changes in value						
Properties, unrealised	242.2	134.5	43.0	–	525.1	632.8
Properties, realised ¹⁾	2.0	16.4	–	0.8	14.2	-0.2
Write-downs, goodwill ¹⁾	–	-16.9	–	–	-16.9	–
	244.2	134.0	43.0	0.8	522.4	632.6
Profit before tax	779.7	648.0	234.2	199.8	1,191.1	1,322.8
Current tax	-47.1	-54.1	-13.7	-28.0	-23.5	-16.5
Deferred tax	-155.3	-76.3	-47.9	-24.4	-252.1	-331.1
	-202.4	-130.4	-61.6	-52.4	-275.5	-347.5
Profit after tax	577.3	517.6	172.6	147.4	915.5	975.2
Other comprehensive income						
Cash flow hedging	-152.1	3.9	-162.6	15.0	82.4	-73.6
Tax attributable to other reported income and expenses	40.0	-1.0	42.8	-3.9	-21.5	19.5
Total other comprehensive income	-112.1	2.9	-119.8	11.1	60.9	-54.1
Total comprehensive income for the period	465.2	520.5	52.8	158.5	976.4	921.1
Earnings per share, SEK	4.44	3.98	1.33	1.13	7.03	7.49

For Notes to the Financial Statements and note references, see page 13.

Segment reporting 1/1–30/9 2011

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	Stockholm city centre	Stockholm, other	Uppsala and Mälardalen	Sweden, other	Project properties	Properties sold	Property management, total	Project and construction activities	Non-allocated items	The Group
Rental income	322.3	650.8	154.3	47.6	81.2		1,256.2			1,256.2
Project and construction work sales								237.3		237.3
Net sales	322.3	650.8	154.3	47.6	81.2		1,256.2	237.3		1,493.5
Property management costs	-104.3	-226.8	-50.1	-18.7	-29.9		-429.8			-429.8
Production costs								-226.3		-226.3
Gross profit	218.0	424.0	104.2	28.9	51.3		826.4	11.0		837.4
– of which, gross profit, property management	218.0	424.0	104.2	28.9	51.3		826.4			826.4
– of which, gross profit, project and construction work								11.0		11.0
Central administration, property management							-27.5			-27.5
Central administration, project and construction work								-8.0		-8.0
Financial income									8.0	8.0
Financial expenses									-274.4	-274.4
Profit before changes in value	218.0	424.0	104.2	28.9	51.3		798.9	3.0	-266.4	535.5
Unrealised changes in value	162.6	131.3	29.5	-0.9	-80.3		242.2			242.2
Realised changes in value						2.0	2.0			2.0
Write-downs, goodwill										-
	162.6	131.3	29.5	-0.9	-80.3	2.0	244.2			244.2
Current tax									-47.1	-47.1
Deferred tax									-155.3	-155.3
Profit after tax	380.6	555.3	133.7	28.0	-29.0	2.0	1,043.1	3.0	-468.8	577.3
Investments per business segment										
Investment properties	35.5	137.3	34.9	10.7	497.3		715.7			715.7
Project and construction work								2.0		2.0
	35.5	137.3	34.9	10.7	497.3		715.7	2.0		717.7
Assets per business segment										
Investment properties	6,045.6	9,596.1	2,287.4	679.8	2,303.8		20,912.7			20,912.7
Project and construction work								83.5		83.5
Non-allocated assets in common									1,083.4	1,083.4
Total assets	6,045.6	9,596.1	2,287.4	679.8	2,303.8		20,912.7	83.5	1,083.4	22,079.6

Segment reporting 1/1–30/9 2010

Amounts in SEK	Stockholm city centre	Stockholm, other	Uppsala and Mälardalen	Sweden, other	Project properties	Properties sold	Property management, total	Project and construction activities	Non-allocated items	The Group
Rental income	308.2	566.5	110.3	97.7	94.7	20.7	1,198.1			1,198.1
Project and construction work sales								223.4		223.4
Net sales	308.2	566.5	110.3	97.7	94.7	20.7	1,198.1	223.4		1,421.5
Property management costs	-93.5	-198.4	-38.0	-32.6	-51.0	-7.6	-421.1			-421.1
Production costs								-215.3		-215.3
Gross profit	214.7	368.1	72.3	65.1	43.7	13.1	777.0	8.1		785.1
<i>– of which, gross profit, property management</i>	<i>214.7</i>	<i>368.1</i>	<i>72.3</i>	<i>65.1</i>	<i>43.7</i>	<i>13.1</i>	<i>777.0</i>			<i>777.0</i>
<i>– of which, gross profit, project and construction work</i>								8.1		8.1
Central administration, property management							-27.1			-27.1
Central administration, project and construction work								-8.8		-8.8
Financial income									5.1	5.1
Financial expenses									-240.3	-240.3
Profit before changes in value	214.7	368.1	72.3	65.1	43.7	13.1	777.0	-0.7	-262.3	514.0
Unrealised changes in value	89.3	24.8	-23.1	5.9	37.6		134.5			134.5
Realised changes in value						16.4	16.4			16.4
Write-downs, goodwill						-16.9	-16.9			-16.9
	89.3	24.8	-23.1	5.9	37.6	-0.5	134.0			134.0
Current tax									-54.1	-54.1
Deferred tax									-76.3	-76.3
Profit after tax	304.0	392.9	49.2	71.0	81.3	12.6	911.0	-0.7	-392.7	517.6
Investments per business segment										
Investment properties	35.1	54.4	12.3	38.9	543.6	4.0	688.3			688.3
Project and construction work								2.5		2.5
	35.1	54.4	12.3	38.9	543.6	4.0	688.3	2.5		690.8
Assets per business segment										
Investment properties	5,659.9	7,820.5	1,728.2	1,413.8	2,568.0		19,190.4			19,190.4
Project and construction work								86.9		86.9
Non-allocated assets in common									1,110.4	1,110.4
Total assets	5,659.9	7,820.5	1,728.2	1,413.8	2,568.0		19,190.4	86.9	1,110.4	20,387.7

Consolidated Balance Sheets, Summary

Amounts in SEK m	30-09-2011	30-09-2010	30-06-2011	30-06-2010	31-12-2010
ASSETS					
Investment properties	20,912.7	19,190.4	20,629.0	18,933.5	19,939.7
Tangible fixed assets	20.1	9.9	18.9	10.6	10.3
Goodwill	389.8	389.8	389.8	389.8	389.8
Other fixed assets	0.9	143.1	155.4	143.1	155.0
Total fixed assets	21,323.5	19,733.2	21,193.1	19,477.0	20,494.8
Current assets	466.3	267.1	323.9	620.7	275.5
Liquid assets	289.8	387.4	341.8	150.4	439.3
Total current assets	756.1	654.5	665.7	771.1	714.8
Total assets	22,079.6	20,387.7	21,858.8	20,248.1	21,209.6
SHAREHOLDERS' EQUITY AND LIABILITIES					
Shareholders' equity	9,252.0	8,643.2	9,199.2	8,484.7	9,099.2
Deferred tax liability	2,435.7	2,124.2	2,430.5	2,095.8	2,320.4
Long-term liability to credit institution	6,899.5	7,568.6	7,294.9	7,114.4	7,373.6
Other long-term liabilities	188.6	115.6	39.3	127.5	49.8
Total long-term liabilities	9,523.8	9,808.4	9,764.7	9,337.7	9,743.8
Current liability to credit institution	2,639.7	1,272.7	2,247.5	1,765.4	1,736.9
Other current liabilities	664.1	663.4	647.3	660.3	629.8
Total current liabilities	3,303.8	1,936.1	2,894.8	2,425.7	2,366.7
Total shareholders' equity and liabilities	22,079.6	20,387.7	21,858.7	20,248.1	21,209.6

Changes in shareholders' equity, Group

Amounts in SEK m	Attributable to Parent Company shareholders					
	Share capital	Other capital contributed	Hedging reserves	Profit carried forward	Profit carried forward incl. comprehensive income	Total shareholders' equity
Opening balance on 1st Jan. 2010	333.0	3,959.8	-73.8	4,196.6	4,122.8	8,415.6
Change in shareholders' equity, 2010						
Total comprehensive income for the period, 1 st Jan.-30 th Sep.			2.9	517.6	520.5	520.5
Dividend				-292.9	-292.9	-292.9
Closing balance on 30th Sep. 2010	333.0	3,959.8	-70.9	4,421.3	4,350.4	8,643.2
Total comprehensive income for the period, 1 st Oct.-31 st Dec.			58.0	398.0	456.0	456.0
Closing balance on 31st Dec. 2010	333.0	3,959.8	-12.9	4,819.3	4,806.4	9,099.2
Change in shareholders' equity, 2011						
Total comprehensive income for the period, 1 st Jan.-30 th Sept			-112.1	577.3	465.2	465.2
Dividend				-312.4	-312.4	-312.4
Closing balance on 30th Sep. 2011	333.0	3,959.8	-125.0	5,084.2	4,959.2	9,252.0

There are a total of 133,220,736 (133,220,736) shares, 4,000,000 (4,000,000) of which are class A shares and 129,220,736 (129,220,736) of which are class B shares. One class A share grants entitlement to ten votes and one class B share grants entitlement to 1 vote. At the period end, there were a total of 130,156,988 (130,156,988) outstanding shares. The company holds 3,063,748 (3,063,748) of its own class B shares.

Consolidated Cash Flow Statements

Amounts in SEK m	2011 1/1–30/9	2010 1/1–30/9	2011 1/7–30/9	2010 1/7–30/9	2010 1/1–31/12	2010/2011 1/10–30/9
OPERATING ACTIVITIES						
Profit before tax	779.7	648.0	234.2	199.8	1,191.1	1,322.8
Reversal of depreciation and write-downs	2.6	19.1	1.9	0.7	19.8	3.3
Realised changes in value, investment properties	-2.0	-16.4	-	-0.8	-14.2	0.2
Unrealised changes in value, investment properties	-242.2	-134.5	-43.0	-	-525.1	-632.8
Tax paid	-64.0	-18.0	-2.8	-	-38.7	-84.7
Cash flow from operating activities before changes in working capital	474.1	498.2	190.3	199.7	632.9	608.8
Net change in working capital	4.7	32.6	-4.5	-13.5	38.2	10.3
Cash flow from operating activities	478.8	530.8	185.8	186.2	671.1	619.1
INVESTMENT ACTIVITIES						
Change in other receivables	-	-	-	-	-12.0	-12.0
Acquisition of properties ²⁾	-15.1	-34.6	-10.7	-34.6	-34.6	-15.1
Renovation and new construction of properties	-715.7	-698.6	-229.8	-174.7	-1,047.0	-1,064.1
Sale of properties ¹⁾	-	303.5	-	303.5	303.5	0.0
Acquisition/sale of equipment	-12.4	-3.0	-3.2	-4.9	-4.1	-13.5
Cash flow from investment activities	-743.2	-432.7	-243.7	89.3	-794.2	-1,104.7
FINANCING ACTIVITIES						
Change in other long-term liabilities	-0.6	-	9.2	-	4.1	3.5
Dividend paid	-312.4	-292.9	-	-	-292.9	-312.4
Loans raised	450.0	700.0	-	-	972.4	722.4
Amortisation of liabilities	-22.1	-350.4	-3.3	-38.5	-353.8	-25.5
Cash flow from financing activities	114.9	56.7	5.9	-38.5	329.8	388.0
Cash flow for the period	-149.5	154.8	-52.0	237.0	206.7	-97.6
Liquid assets at the beginning of the period	439.3	232.6	341.8	150.4	232.6	387.4
Liquid assets at the end of the period	289.8	387.4	289.8	387.4	439.3	289.8

NOTES TO THE FINANCIAL STATEMENTS AND NOTE REFERENCES

Accounting principles – The Interim Report has been prepared in accordance with IAS 34, and the Swedish Annual Accounts Act. The same accounting principles have been applied as in the most recent Annual Accounts.

New accounting principles, 2011 – The Group: new and revised IFRS and interpretative statements from IFRIC applicable to the Group as of 1st January 2011 have had no effect on the Group's result or financial position.

¹⁾ The Rincken 2 property was sold in the second quarter of 2010. Possession was taken on 30th August. Goodwill write-downs attributable to the sale totalled SEK 16.9 million.

²⁾ The Sicklaön 115:4 property was acquired during the second quarter of 2011 and Sicklaön 115:3 property was acquired during the third quarter of 2011. The Sicklaön 117:1 and 117:2 properties were acquired in the third quarter of 2010.

Income Statements, Parent Company

Amounts in SEK m	2011 1/1-30/9	2010 1/1-30/9	2010 1/1-31/12
Net sales	183.9	200.1	264.8
Management and production costs	-92.1	-80.1	-123.7
Gross profit/loss	91.8	120.0	141.1
Central administration and marketing	-25.6	-26.8	-45.1
Operating profit/loss	66.2	93.2	96.0
Profit on participations in Group companies	132.1	141.4	137.1
Interest income and similar profit/loss items	168.0	0.2	214.0
Interest expenses and similar profit/loss items	-221.8	-128.9	-299.8
	78.3	12.7	51.3
Profit after financial items	144.5	105.9	147.3
Appropriations	0.5	-0.5	-1.2
Current tax	-23.6	-10.1	-15.1
Deferred tax	-14.9	-17.9	-24.1
	-38.5	-28.0	-39.2
Profit after tax	106.5	77.4	106.9

Other comprehensive income, Parent Company

Amounts in SEK m	2011 1/1-30/9	2010 1/1-30/9	2010 1/1-31/12
Profit after tax	106.5	77.4	106.9
Group contributions	-	-	37.2
Tax attributable to Group contributions	-	-	-9.8
Cash flow hedging	-152.1	3.9	82.4
Tax attributable to cash flow hedging	40.0	-1.0	-21.5
Total other comprehensive income	-112.1	2.9	88.3
Total comprehensive income for the period	-5.6	80.3	195.3

Summary Balance Sheets, Parent Company

Amounts in SEK m	30-09-2011	30-09-2010	31-12-2010
ASSETS			
Tangible fixed assets	1,801.1	1,747.7	1,749.9
Financial fixed assets	5,981.0	5,853.1	5,848.8
Current receivables	2,819.2	2,927.1	3,758.1
Liquid assets	235.6	338.3	382.8
Total assets	10,836.9	10,866.2	11,739.6
SHAREHOLDERS' EQUITY AND LIABILITIES			
Shareholders' equity	5,677.9	5,880.9	5,995.9
Untaxed reserves	28.5	28.4	29.1
Provisions	209.3	207.7	234.4
Liabilities to credit institution	4,553.1	4,524.5	4,573.8
Other liabilities	368.1	224.7	906.4
Total shareholders' equity and liabilities	10,836.9	10,866.2	11,739.6

Changes in shareholders' equity, Parent Company

Amounts in SEK m	Attributable to Parent Company shareholders						
	Share capital	Statutory reserve	Fair value reserve	Share premium reserve	Profits carried forward	Profits carried forward incl. comprehensive income	Total shareholders' equity
Opening balance on 1st Jan. 2010	333,0	265,4	-73,8	3 948,4	1 620,5	1 546,7	6,093.5
Change in shareholders' equity, 2010							
Total comprehensive income for the period, 1 st Jan. – 30 th Sep.			2,9		77,4	80,3	80.3
Dividend					-292,9	-292,9	-292.9
Closing balance on 30th Sep. 2010	333,0	265,4	-70,9	3 948,4	1 405,0	1 334,1	5,880.9
Total comprehensive income for the period, 1 st Oct. – 31 st Dec.			58,0		57,0	115,0	115.0
Closing balance on 31st Dec. 2010	333,0	265,4	-12,9	3 948,4	1 462,0	1 449,1	5,995.9
Change in shareholders' equity 2011							
Total comprehensive income for the period, 1 st Jan. – 30 th Sep.			-112,1		106,5	-5,6	-5.6
Dividend					-312,4	-312,4	-312.4
Closing balance on 30th Sep. 2011	333,0	265,4	-125,0	3 948,4	1 256,1	1 131,0	5,677.9

There are a total of 133,220,736 shares (133,220,736), 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. The company holds 3,063,748 (3,063,748) of its own class B shares.

AUDITOR'S REVIEW REPORT ON CONDENSED INTERIM FINANCIAL STATEMENTS PREPARED IN ACCORDANCE WITH IAS 34 AND CHAPTER 9 OF THE SWEDISH ANNUAL ACCOUNTS ACT (SFS 1995:1554)

To the Board of Directors of Atrium Ljungberg AB org.nr. 556175-7047

Introduction

We have performed a review of the condensed interim financial statements for Atrium Ljungberg AB at 30 September 2011 and the nine-month period then ended. The Board of Directors and the Managing Director are responsible for the preparation and presentation of these Interim financial statements in accordance with IAS 34 and the Swedish Annual Accounts Act. Our responsibility is to express a conclusion on the condensed interim financial statements based on our review.

Scope of Review

We have conducted our review in accordance with the Standard on Review Engagements, SÖG 2410, "Review of Interim Financial Statements Performed by the Independent Auditor of the Entity", issued by the Swedish Federation of Authorized Public Accountants. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review has a different purpose and a substantially less scope than an audit conducted in

accordance with International Standards on Auditing, ISA, and other generally accepted auditing practices. The procedures performed in a review do not enable us to obtain such a level of assurance that would make us aware of all significant matters that might be identified in an audit. Accordingly, an opinion based on a review does not constitute the same level of assurance as an opinion based on an audit.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim financial statements are not prepared, in all material aspects, for the group in accordance with IAS 34 and the Swedish Annual Accounts Act and for the parent company in accordance with the Swedish Annual Accounts Act.

Stockholm October 21st 2011
Ernst & Young AB



Jonas Svensson
Authorised Public Accountant



Ingemar Rindstig
Authorised Public Accountant

Complementary tables

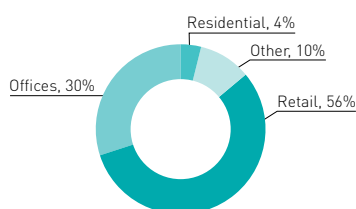
FIXED INTEREST

Fixed interest term	Amount in SEK m	Percentage, %	Average interest, %
Variable	2,357	25	3.5
2011	331	3	3.9
2012	2,090	22	4.0
2013	1,400	15	4.8
2014	640	7	4.2
2015	846	9	4.4
2016 and later	1,875	20	4.0
Total	9,539	100	4.0

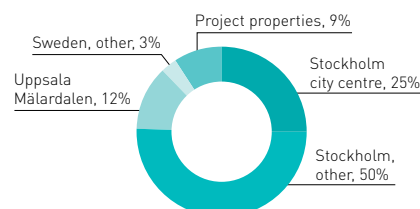
CAPITAL COMMITMENT

Fixed term	Amount in SEK m	Percentage, %
2011	1,069	11
2012	1,975	21
2013	2,634	28
2014	2,194	23
2015	1,667	17
Total	9,539	100

CONTRACTED ANNUAL RENT PER TYPE OF PREMISES



CONTRACTED ANNUAL RENT PER SEGMENT



RENTAL INCOME TREND

	2010 Result ¹⁾	2011 Q1 ²⁾	2011 Q2 ²⁾	2011 Q3 ²⁾	2011 Q4 ³⁾
Stockholm city centre	418	441	421	426	430
Stockholm, other	851	864	849	866	858
Uppsala and Mälardalen	175	202	205	210	199
Sweden, other	59	66	64	63	59
Project properties ³⁾	91	95	121	119	155
Properties sold	20				
Total	1,614	1,668	1,660	1,684	1,701

LETTING RATE ⁴⁾

	Rental value, SEK m	Rental contracts, SEK m ¹⁾	Letting rate, %
Stockholm city centre	448	430	96
Stockholm, other	918	858	94
Uppsala and Mälardalen	203	199	98
Sweden, other	65	59	91
	1,634	1,547	95
Project properties ³⁾	167	155	92
Total	1,801	1,701	94

PROJECT PROPERTIES ⁵⁾

Project/Property	Location	Renovation	New construction	Premises type	Project area m ² , LOA	Investment, SEK m	Completion date	Letting rate, %
Mobilia, Phase 2, Bohus 8 ⁶⁾	Malmö		x	Retail/Parking	2,100	200	Q1 2011	100
HK Atlas Copco, Sicklaön 83:22	Nacka		x	Offices/Parking	15,100	350	Q2 2011	97
Gränby Centrum, Phase 2, Gränby 21:4	Uppsala		x	Retail	9,000	250	Q3 2011	100
Rådhuset, Dragarbrunn 19:1	Uppsala	x	x	Retail	3,100	150	Q2 2012	89
Port73, Phase 2, Söderby Huvudgård 2:43	Haninge		x	Retail	3,300	50	Q2 2012	75
Gränby Centrum, Phase 3, Gränby 21:4	Uppsala	x	x	Retail	1,500	50	Q3 2012	60
HK Intrum Justitia, Sicklaön 83:22	Nacka		x	Offices	7,500	150	Q4 2012	86
Block 502, Sicklaön 83:22	Nacka	x	x	Offices	5,600	150	Q4 2012	0
Port73, Phase 3, Söderby Huvudgård 2:43	Haninge	x	x	Retail	9,000	200	Q2 2013	41
Mobilia, Phase 3, Bohus 8 ⁷⁾	Malmö	x	x	Retail/Parking	28,000	1,000	Q4 2013	51
Farsta Centrum, ICA Kvantum ⁸⁾	Stockholm		x	Retail/Parking	3,300	100	Q4 2013	100
HK Akzo Nobel, Sicklaön 83:32	Nacka		x	Offices	10,300	300	Q1 2014	84
Kvarteret NOD, Phase 1, Kista Gård	Stockholm		x	Offices/other	15,000	500	Q3 2014	49
Mobilia, Rental apartments	Malmö		x	Housing	4 000	100	Q4 2014	0
Total					116,800	3,550		

¹⁾ The 2010 result has been recalculated in accordance with the property holding classification as of Q3 2011.

²⁾ Q1-Q3 refers to the result, recalculated at a yearly rate.

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

⁴⁾ The reported letting rate is based on the impending quarter.

⁵⁾ The term, project property, refers to a property or clearly delineated section of a property that has been vacated in order to enable the conversion and refurbishment 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 unexploited development rights. Reclassification from project property to completed property is effected on 1st January of the year after completions.

⁶⁾ Gross area of 2,100 m² of retail and 375 parking spaces in a parking garage.

⁷⁾ Gross area of 28,000 m² of retail and service facilities and 650 parking spaces in a parking garage. The project is being completed in phases in connection with, amongst things, letting.

⁸⁾ The agreement with ICA is conditional upon approval of a change to the detailed development plan, work on which has already begun.

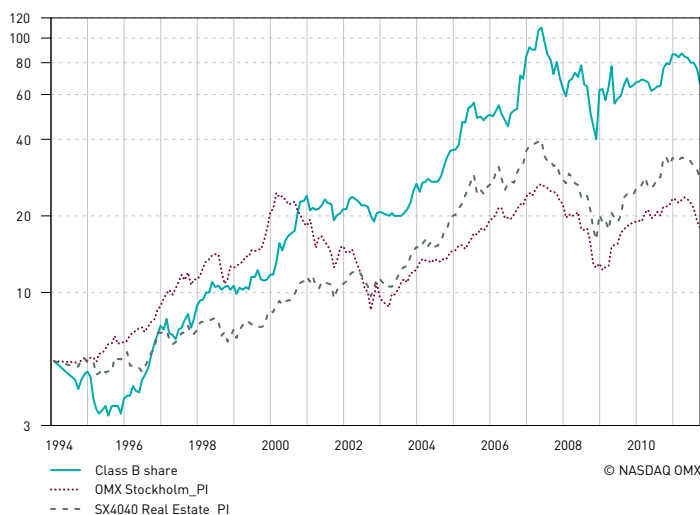
Key ratios

	2011 1/1-30/9	2010 1/1-30/9	2011 1/7-30/9	2010 1/7-30/9	2010 1/1-31/12	2010/2011 1/10-30/9
Letting rate, %	94	94	94	94	94	94
Operating surplus margin, %	66	65	70	69	64	65
Equity/assets ratio, %	41.9	42.4	41.9	42.4	42.9	41.9
Debt/equity ratio, multiple	1.0	1.0	1.0	1.0	1.0	1.0
Gearing ratio, %	45.6	46.1	45.6	46.1	45.7	45.6
Interest coverage ratio, multiple	3.0	3.1	3.0	3.5	3.1	2.9
Return on shareholders' equity, %	8.4	8.1	7.5	6.9	10.5	10.9
Return on shareholders' equity, %, excluding changes in value	5.8	5.8	6.1	6.9	5.6	5.8
Return on total capital employed, %	6.5	5.9	6.0	5.5	7.4	7.9
Return on total capital, %, excluding changes in value	5.0	4.9	5.2	5.5	4.8	5.0
Average number of employees	260	247	260	247	251	253
Average interest on interest-bearing liabilities (at end of period), %	4.0	3.7	4.0	3.7	3.8	4.1

Data per share

Amounts in SEK	2011 1/1-30/9	2010 1/1-30/9	2011 1/7-30/9	2010 1/7-30/9	2010 1/1-31/12	2010/2011 1/10-30/9
Profit/loss after tax	4.44	3.98	1.33	1.13	7.03	7.49
Profit/loss before changes in value less applicable nominal tax	3.03	2.91	1.08	1.13	3.79	3.91
Cash flow	3.68	4.08	1.43	1.43	5.16	4.76
Shareholders' equity	71.08	66.41	70.68	65.19	69.91	71.08
Market value	66.00	76.00	66.00	76.00	86.50	66.00
Average number of outstanding shares, thousand	130,157	130,157	130,157	130,157	130,157	130,157
Number of outstanding shares at end of period, thousand	130,157	130,157	130,157	130,157	130,157	130,157

THE ATRIUM LJUNGBERG SHARE



Five-year overview

Amounts in SEK m	2010	2009	2008	2007	2006
INCOME STATEMENTS					
Rental income	1,613.5	1,655.7	1,499.6	1,512.8	669.5
Project and construction work sales	322.9	323.9	355.1	337.6	309.7
Net sales	1,936.4	1,979.6	1,854.7	1,850.4	979.1
Property management costs	-584.0	-603.7	-564.6	-571.4	-236.4
Project and construction work costs	-313.5	-316.5	-343.8	-329.0	-284.8
Gross profit/loss	1,038.9	1,059.4	946.3	950.0	457.9
– of which, gross profit/loss, property management	1,029.5	1,052.0	934.9	941.4	433.1
– of which, operating profit/loss, project and construction work	9.4	7.4	11.3	8.6	24.8
Central administration, property management	-45.4	-49.2	-47.7	-41.0	-45.5
Central administration, project and construction work	-11.9	-10.7	-14.2	-11.8	-13.8
Result from participations in Group companies	–	–	–	2.6	-1.1
Financial income	7.7	6.6	21.2	14.7	5.5
Financial expenses	-320.6	-338.7	-368.3	-306.0	-128.9
	-313.0	-332.1	-347.1	-288.7	-124.4
Profit/loss before changes in value	668.6	667.4	537.2	608.5	274.1
Unrealised changes in value	525.1	-523.0	-1,202.1	1,286.7	1,881.0
Realised changes in value	14.2	0.1	-21.6	176.2	–
Write-down of goodwill	-16.9	-51.7	-26.2	-37.0	–
	522.4	-574.6	-1,249.9	1,425.9	1,881.0
Profit/loss before tax	1,191.1	92.8	-712.7	2,034.4	2,155.1
Tax on profit/loss for the year	-275.5	94.1	310.3	-398.5	-598.3
Profit/loss after tax	915.5	186.9	-402.4	1,635.9	1,556.8
KEY RATIOS					
Letting rate, %	94	93	94	92	94
Operating surplus margin, %	64	64	62	62	65
Equity/assets ratio, %	42.9	42.4	42.2	45.5	43.3
Debt/equity ratio, multiple	1.0	1.0	1.0	0.8	0.7
Gearing ratio, %	45.7	45.6	43.8	39.8	33.4
Interest coverage ratio, multiple	3.1	3.0	2.5	3.0	3.1
Return on shareholders' equity, %	10.5	2.2	-4.5	19.2	31.3
Return on shareholders' equity, %, excl. changes in value	5.6	5.7	4.3	5.6	4.7
Return on total capital employed, %	7.4	2.2	-1.7	12.4	19.6
Return on total capital employed, %, excluding changes in value	4.8	5.0	4.3	4.9	5.6
Average number of employees	251	242	233	228	172
Average interest on interest-bearing liabilities (at end of period), %	3.8	3.8	4.7	4.6	4.6
DATA PER SHARE					
Profit/loss for the year	7.03	1.44	-3.09	12.55	21.16
Profit/loss before changes in value, less applicable nominal tax	3.79	3.78	2.97	3.36	1.52
Dividend	2.40	2.25	2.00	2.00	1.62
Dividend share, %	63.4	59.5	67.3	59.5	106.9
The share's dividend yield, %	2.8	3.4	3.2	3.1	1.9
Cash flow	5.16	4.67	4.55	3.64	4.58
Shareholders' equity	69.91	64.66	65.27	71.14	59.97
Market value, 31 st Dec.	86.50	67.00	62.50	63.75	84.37
Number of outstanding shares, thousand	130,157	130,157	130,157	130,157	130,157
Average number of outstanding shares after dilution, thousand ¹⁾	130,157	130,157	130,157	130,295	73,571

¹⁾ All stock option programmes expired on 31st Dec. 2009.

Definitions

The share's dividend yield

Share dividend as a percentage of the market value at the end of the year.

Number of outstanding shares

The number of shares registered, less shares bought back, which do not grant entitlement to voting rights or to receive a dividend.

Number of outstanding shares after dilution

The number of outstanding shares after dilution, calculated in accordance with IAS 33. Dilution occurs in conjunction with stock option programmes when the redemption price is lower than the then current market value.

Return on shareholders' equity

The profit/loss for the year as a percentage of the average shareholders' equity.

Return on total capital employed

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

Rounding off

Amounts have been rounded off to the nearest SEK 1 million and the tables do not, therefore, always tally.

Gearing ratio

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

Shareholders' equity per share

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

Rental value

Contracted annual rents and estimated market rent for vacant premises in current condition.

Cash flow per share

Cash flow from the operating activities divided by the number of outstanding shares at the end of the period.

Profit/loss before change in value per share

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

Interest coverage ratio

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

Debt/equity ratio

Interest-bearing liabilities divided by reported shareholders' equity.

Equity/assets ratio

Reported shareholders' equity as a percentage of the Balance Sheet total at the end of the period.

Dividend share

Dividend payment per share as a percentage of the earnings per share before change in value, less applicable nominal tax.

Letting rate

Contracted annual rents as a percentage of the rental value when fully let. Figures reported are based on the impending quarter.

Profit/loss per share for the year

The profit/loss for the year divided by the average number of outstanding shares after dilution.

Operating surplus margin

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

INFORMATION FROM ATRIUM LJUNGBERG

The information released 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 name.

As a listed company, Atrium Ljungberg is subject to the rules of the listing agreement with NASDAQ OMX Stockholm.

Significant events, interim reports and preliminary financial statements are published immediately via press releases. 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 operations, changes and current events.

Upon request, a printed version of annual reports and interim reports is distributed to all shareholders by post. These are also available as downloadable PDF files from our website. Interim reports and preliminary financial statements are translated into English.

Interested parties can subscribe to both financial reports and press releases via our website. The site also provides information on our operations, our properties and projects, key financial ratios, share information and much more besides.

PUBLICATION OF FINANCIAL INFORMATION

Preliminary Financial Statement, 2011	20-02-2012
Annual Report 2011	week 10 2012
Annual General Meeting	29-03-2012
Interim Report Jan.–March 2012	19-04-2012
Interim Report Jan.–June 2012	10-07-2012
Interim Report Jan.–Sep. 2012	18-10-2012



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