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Atrium Ljungberg acquires office property in Sundbyberg

Property company Atrium Ljungberg has signed an agreement to acquire the office property Eken 14 in Sundbyberg today. The property totals more than 8,000 m² letting area and was acquired at an underlying property value of SEK 295 million.

Eken 14 is right next to Eken 6, which is also called 'Chokladfabriken' (Chocolate Factory), a property that Atrium Ljungberg acquired in 2016. Eken 14 will supplement the range of premises available at Chokladfabriken, enabling Atrium to manage both properties together in an effective way. Eken 14 forms part of the planning programme for Sundbyberg's new city core. The property has the potential to be developed within the existing buildings and by obtaining new development rights.

"The acquisition of Eken 14 enhances our position and our opportunities to be involved in developing the centre of Sundbyberg, one of the most interesting areas in the Stockholm region that is experiencing major growth in both companies and residential properties. We want to create the right conditions for different activities to strengthen each other," says Johanna Jonsson, Head of Transactions at Atrium Ljungberg.

Eken 14 comprises 8,000 m² letting area. The transaction will be conducted through a company transaction, where the underlying property value is SEK 295 million before deductions for latent tax. The property is almost fully let and has a rental value of SEK 16 million. The seller is Wäsö Fastigheter. Atrium Ljungberg will take possession of the property on 3 June 2020.

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Atrium Ljungberg AB (publ)

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Photo: Eken 14
Photographer: Jeanette Hägglund

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 1.2 million square metres, distributed across around seventy properties and valued at SEK 48 billion. Our retail hubs draw almost 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 32 billion in the future. Atrium Ljungberg is listed as ATRLJ-B.ST on the NASDAQ Stockholm Large Cap list. Find out more at www.al.se