

Press release 25/05/2026

## **Atrium Ljungberg leases 58,000 sqm to Ericsson as company decides to move its Stockholm operations, including headquarters, to Hagastaden**

Ericsson will establish parts of its Stockholm-based operations in Atrium Ljungberg's buildings in Hagastaden under three lease agreements between the parties. Ericsson's relocation is a new anchor in Hagastaden's development as a knowledge-intensive city district and underscores Stockholm's continued role as a global hub of innovation and industrial competitiveness. Atrium Ljungberg's 15-year lease agreements represent the largest single-tenant office lease ever announced in Sweden and rank among Europe's most sizeable in the past decade.

In addition to the agreements with Atrium Ljungberg, Ericsson's planned office establishment also includes other properties. It is designed so that urban density, short walking distances and closeness to nature become part of the work environment. Here, Ericsson can bring together employees, customers and partners in an environment built for collaboration, development and cross-boundary meetings. Ericsson's high-performing, programmable networks connect billions of people every day. For 150 years, the company has been a technology pioneer in communications and today offers mobile connectivity and connection solutions to service providers and enterprises.

*"Hagastaden is an excellent place for Ericsson, situated in the heart of Stockholm's network for technological collaboration and innovation. In these new premises, we will create modern, attractive office spaces that are designed for collaboration and innovation. They will also aid us in attracting the talents who will continue to drive our technological leadership in the future,"* says Per Narvinger, Deputy CEO of Ericsson and head of the Networks business area.

Atrium Ljungberg's part of the project comprises the construction of three prominent buildings with a lettable area of 59,000 sqm, of which 58,000 sqm are covered by Ericsson's lease agreements. The total rental value, including surcharges, amounts to SEK 360 million per year at 2026 rent levels. The estimated economic occupancy rate is thereby 96%. Ericsson has an option to lease an additional 800 sqm as well as the right to vacate 1,300 sqm. All agreements have a term of 15 years. Atrium Ljungberg will invest SEK 6.2bn. Move-in is planned to take place in phases between 2031 and 2033. The agreements are conditional upon land allocation and development agreements being signed before the end of 2027. Net letting will be reported once these conditions have been fulfilled.

*"Stockholm and Sweden need environments in which globally leading companies can continue to grow, attract talent and bring the world closer. It's a fantastic feeling to contribute to this, while also enabling three important projects to commence, and securing the rental income of all our current projects in Hagastaden. I look forward to welcoming Ericsson's employees to their new workplaces in the vibrant city environment that Hagastaden is known for,"* says Annica Ånäs, CEO of Atrium Ljungberg.

**Europe's largest known office leasing deal in 2026 – and top ten since 2016**

The announcement places Stockholm among Europe's largest office lettings, for which cities such as Paris, London and Frankfurt otherwise dominate the top positions. It is the largest known office letting disclosed in Europe to date in 2026<sup>2</sup> – and the seventh largest lease since 2016 measured in lettable area<sup>3</sup> (for more details, see appendix published in connection with this press release).<sup>4</sup>

### **Three buildings for Ericsson's next-generation headquarters: Wave, Trinity and Ekeblad**

Ericsson's establishment with Atrium Ljungberg comprises three large, new properties in Hagastaden: Wave, Trinity and Corner of Ekeblad (also known as Ekeblad). They will be developed as parts of a cohesive office environment, with short distances, varied work environments, everyday services and meeting places in an urban setting.

- **Wave** will have an especially prominent role, situated where Hagastaden meets the Royal National City Park, right next to Hagaparken and the Brunnsviken waterfront. With its strong architectural identity, the building is designed to create close contact between the workplace, nature and water. The building's design creates an exterior walkway that leads people from the city towards the park, with warm, natural and robust materials that age beautifully with time.
- **Ekeblad** plays the role of an urban entryway and a link to Norra Stationsparken, with meeting places, rooftop terraces and a design that opens the campus to the city district.
- **Trinity** will be a living destination in the meeting of city and park, where the pulse of Stockholm meets the quiet of the Royal National City Park. The building will have a clear urban frontage towards the city, while stepping down towards the park in terraced volumes that bring in greenery and daylight.

All three buildings are designed to achieve BREEAM Excellent certification, reflecting high standards for climate impact, resource efficiency, indoor environment and wellbeing.

### **Hagastaden: a global meeting place for research, business, healthcare and urban life**

In a short time, the emerging city district has grown to be an extension of Stockholm's city centre, linking together Stockholm and Solna. It is bordered by the Brunnsviken waterfront and the Royal National City Park. Hagastaden is already a vibrant mixed-use district with five hotels, eight art galleries, and a wide range of restaurants, cafés and bars. In 2030, the area is expected to include 50,000 workplaces, many of them highly specialised, making it one of Europe's most relevant places for global knowledge companies. Within a three-kilometre radius, there are four highly regarded universities and colleges with a total of about 63,000 students and researchers: KTH Royal Institute of Technology, Karolinska Institutet, Stockholm University and the Stockholm School of Economics. The area is also well-known for Karolinska University Hospital, ranked first in Europe.

The establishment is also a result of the long-term development of Hagastaden that has taken place with the City of Stockholm, Solna Municipality, Region Stockholm and the region's academic and commercial actors.

*"We are very excited that Ericsson has chosen to continue developing its operations and investing for the long term in Stockholm. This demonstrates the strength of the city's innovative capacity and its international attractiveness. It also reaffirms Stockholm's position as one of the world's most innovative cities for knowledge-intensive companies,"* says Karin Wanngård, Mayor of Stockholm.

Together, Hagastaden, Sickla, Slakthusområdet and Slussen show how Atrium Ljungberg is developing Stockholm's new hubs along Stockholm's expanding metro network. The Swedish urban developer was awarded one of the World's Most Innovative Companies by Fast Company in 2024.

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**Footnotes**

<sup>1</sup> Based on Atrium Ljungberg's review of publicly announced single-tenant office lettings of 30,000 sqm and above in EU27, the United Kingdom, Switzerland, Norway and Iceland from 1 January 2016 to the cut-off date on 22 May 2026 (the last full working day before publication). Sale-leaseback transactions are excluded. See appendix for full methodology and ranking. Including sale-leaseback transactions, Atrium Ljungberg/Ericsson Hagastaden ranks ninth in the benchmark.

<sup>2</sup> Area figures are stated as disclosed in the relevant source, including NIA in the United Kingdom, Mietfläche in Germany and LOA in Sweden. Lettable or occupational office area has been used in preference to gross area. The figures have not been normalised across national measurement standards and should be read accordingly.

<sup>3</sup> The comparison is based on Atrium Ljungberg's analysis of publicly available information, conducted in accordance with the methodology set out in the appendix. It may not capture all transactions of comparable size.

This information is such information that Atrium Ljungberg AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact person set out above, at 09.00 a.m. CEST on 25 May 2026.

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**Atrium Ljungberg** is one of Sweden's largest listed property companies. We own, develop and manage properties in growth areas of Stockholm, Uppsala, Gothenburg and Malmö. Our focus is on developing attractive urban environments for offices and retail, supplemented with residential, culture, services and education. The total letting area is approximately 1 million sqm, distributed across around 90 properties and valued at SEK 60 billion. Our project portfolio enables us to invest just over SEK 40 billion in future development. Atrium Ljungberg is listed as ATRLJ-B.ST on the Nasdaq Stockholm Large Cap list. The company was awarded one of the World's Most Innovative Companies by Fast Company in 2024. Find out more at [www.al.se](http://www.al.se).