

Press release 13/04/2016

## Atrium Ljungberg acquires office property in Kista

Today Atrium Ljungberg concluded an agreement on acquisition of the office property Borgarfjord 3 in Kista. The property totals 13,550 m<sup>2</sup> and was acquired at an underlying property value of SEK 325 million. Atrium Ljungberg is thereby expanding in the well-known ICT cluster, which is currently undergoing a vast transformation.

Borgarfjord 3 is a modern office property in north-eastern Kista, strategically located along Kistagången and Torshamnsgatan within walking distance to Kista Galleria/Kista's underground and Helenelund's commuter train station. The property totals 13,550 m<sup>2</sup> of letting area and is fully let to Ericsson.

The acquisition will take place through a share deal at an underlying property value of SEK 325 million. The seller is Areim. The date of possession is 20 April 2016.

The building was constructed in 1984 and underwent a major refurbishment and extension in 2009-2010 where the building was certified in accordance with LEED Gold. All premises in the property are let to Ericsson until 31 December 2016.

Atrium Ljungberg assesses that the property has vast opportunities to attract new tenants despite Kista's competitive office market. The property is also seen as a good supplement to the company's other property portfolio in Kista where the company owns Kvarteret NOD, among other areas.

*"Our strength is the local presence, our commitment and our close collaboration with local players. This has shown to be successful in our letting work. Kista will continue to be a hub for ICT companies and this flexible building has vast potential to develop to a clear concept which accommodates several companies within this segment,"* comments Micael Averborg, Business Area Director, Transaction and Markets, Atrium Ljungberg.

In 30 years Kista has transformed from being an industrial area to a place for world-leading research and technology development, mainly within the ICT segment. Over recent years Kista has attracted investments worth billions, with new commercial areas, hotels and a fair. Infrastructure has strengthened mainly through new road links. The area has a strong position through strong trade and industry as well as an attractive geographical location close to the city, Arlanda and Uppsala. At the same time Kista is undergoing a vast transformation.

*"Within a few years thousands of residentials will be built, Tvärbanan cross-town light rail link will be constructed and the underground will be extended past Kista. We are on the way towards Kista 4.0, a place where the urban environment will have increasingly urban qualities with life and dynamics. We also envisage a unique collaboration between players, mainly within the ICT sector, which makes Kista exciting. We want to be a part of this,"* concludes Micael Averborg.

Nacka 13/04/2016

**Atrium Ljungberg AB (publ)**

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**Facts about the property Borgarfjord 3:**

Year of construction: 1984, refurbished 2009-2010

Letting area: 13,550 m<sup>2</sup>

Number of floors: 7

Parking spaces: 50

Letting rate: 100% up to and including 31/12/2016

Number of tenants: 1

Environmental certification: LEED Gold



*Borgarfjord 3, Kista.*

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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](http://www.atriumljungberg.se)