

Press release, 15 February 2019

Preliminary financial statement 2018

“2018 was an intensive year; we have never closed so many major deals before. The profit is the best in Atrium Ljungberg's history”, says Annica Ånäs, CEO Atrium Ljungberg.

“We have a large project portfolio that enables future investments of SEK 17 billion and therefore secures good continued growth in the company”, concludes Annica Ånäs.

- **Net sales** increased to SEK 2,629 million (SEK 2,263 m), of which rental income increased to SEK 2,412 million (SEK 2,389 m). Rental income in like-for-like portfolios increased by 2.9 per cent.
- **The letting rate** was 95 per cent (95%), including project properties.
- **Net letting** amounted to SEK 144 million (SEK 40 m), of which SEK 92 million (SEK 59 m) referred to project properties.
- **The operating surplus** from property management increased to SEK 1,648 million (SEK 1,647 m). The surplus ratio increased to 68 per cent (69%).
- **The profit** before changes in value increased to SEK 1,214 million (SEK 1 180 m).
- **The unrealised changes** in the value of investment properties amounted to SEK 2,516 million (SEK 1,817 m). Unrealised changes in the value of derivatives amounted to SEK -70 million (SEK 121 m).
- **The net profit for the period** totalled SEK 3,453 million (SEK 2,559 m), corresponding to SEK 26.15 per share (SEK 19.21 per share).
- **Investments in Atrium Ljungberg's own properties** increased to SEK 1,758 million (SEK 1,593 m).
- **Acquisition of properties** amounted to SEK 1,727 million (SEK 2,265 m).
- **Sale of properties** amounted to SEK 2,662 million (SEK 868).
- **The Board proposes** a dividend of SEK 4.85/share (SEK 4.50/share)
- **The 2019 profit forecast** before changes in value is SEK 1,200 million. The profit after tax amounts to SEK 940 million, corresponding to SEK 7.21/share.
- In February 2019 the Board of Atrium Ljungberg decided to change the company's **financial goals**.

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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 to develop attractive urban environments for offices and retail, supplemented with residential, culture, service and education. The total letting area is approximately one million square metres, distributed among around fifty properties and valued at SEK 45 billion. Our retail hubs draw nearly 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 17 billion in the future. Atrium Ljungberg is listed on the NASDAQ Stockholm Large Cap list. Find out more at www.al.se