

Press release, 9 July 2019

Interim report 1 January - 30 June 2019

“We have taken major strategic steps with the future in mind and have an amazing project portfolio with opportunities to invest an additional SEK 24 billion in our own properties and land allocations”, says Annica Ånäs, CEO Atrium Ljungberg.

- **Net sales** increased to SEK 1,358 million (SEK 1,311 m), of which rental income increased to SEK 1,280 million (SEK 1,198 m). Rental income in like-for-like portfolios increased by 6.5 per cent.
- **The letting rate** was 93 per cent (94%), including project properties.
- **Net letting** amounted to SEK -14 million (SEK 40 m), of which SEK 23 million (SEK 12 m) referred to project properties.
- **The operating surplus** from property management increased to SEK 879 million (SEK 831 m). Excluding the effects of the introduction of IFRS 16 the operating surplus from property management increased to SEK 864 million (SEK 831 m). The surplus ratio amounted to 67 per cent (69%).
- **The profit** before changes in value Increased to SEK 626 million (SEK 621 m).
- **The unrealised changes** in the value of investment properties Increased to SEK 1,314 million (SEK 1,216 m). Unrealised changes in the value of derivatives amounted to SEK -374 million (SEK -72 m).
- **The net profit for the period** totalled to SEK 1,227 million (SEK 1,733 m), corresponding to SEK 9.42 per share (SEK 13.06 per share).
- **Investments in Atrium Ljungberg’s own properties** increased to SEK 815 million (SEK 775 m).
- **Property acquisitions** increased to SEK 1,160 million (SEK 167 m).
- **No sales of properties** were carried out during the period (SEK 127 m).
- **The 2019 profit forecast** before changes in value is unchanged SEK 1,200 million. The profit after tax amounts to SEK 1,700 million, corresponding to SEK 13.08/share.

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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 1.2 million square metres, distributed among around seventy properties and valued at SEK 47 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 24 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