

Press release, 7 February 2020

Year-end Report 2019

“2019 has been an intense year. We enter 2020 with a fantastic project portfolio and an organisation that is well equipped for a long-term investment rate of SEK 2 billion per year in our own development projects. We deliver a stable result fully in line with our strategic choices.” says Annica Ånäs, CEO of Atrium Ljungberg.

- **Net sales** increased to SEK 2,811 million (SEK2,629 m), of which rental income increased to SEK 2,577 million (SEK 2,412 m). Rental income in like-for-like portfolios increased by 5.9 per cent.
- **The letting rate** was 93 per cent (95%), including project properties.
- **Net letting** amounted to SEK -82 million (SEK 144m), of which SEK -46 million (SEK 92m) referred to project properties.
- **The operating surplus** from property management increased to SEK 1,733 million (SEK 1,648 m), excluding the effects of the introduction of IFRS 16, an increase with 5.2 per cent. The surplus ratio amounted to 67 per cent (68%).
- **The profit** before changes in value increased to SEK 1,234 million (SEK 1,214 m).
- **The unrealised changes** in the value of investment properties increased to SEK 2,283 million (SEK 2,516 m). Unrealised changes in the value of derivatives amounted to SEK -90 million (SEK -70 m).
- **The net profit for the period** totalled to SEK 2,807 million (SEK 3,453 m), corresponding to SEK 21.59 per share (SEK 26.15 per share).
- **Investments in Atrium Ljungberg’s own properties** increased to SEK 1,810 million (SEK 1,758 m).
- **Property acquisitions** amounted to SEK 1,174 million (SEK 1,727 m).
- **Sales of properties** amounted to SEK 1,031 million (SEK 2,662 m).
- **The 2020 profit forecast** before changes in value is SEK 1,200 million. The profit after tax amounts to SEK 948 million, corresponding to SEK 7.29/share.

Nacka 7/02/2020

Atrium Ljungberg AB (publ)

For additional information, please contact:

Annica Ånäs, CEO, Atrium Ljungberg, Tel +46 (0) 703 41 53 37

annica.anas@al.se

Martin Lindqvist, CFO, Atrium Ljungberg Tel +46 (0) 709 27 60 09

martin.lindqvist@al.se

This information is 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 07:30 CET on 7 February 2020.

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 49 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 28 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