

Press release, 9 February 2021

Year-end Report 2020

“Attractive places and financial stability provide security in troubled times” says Annica Ånäs, CEO of Atrium Ljungberg.

- **Net sales** increased to SEK 2,839 million (SEK 2,811 m), of which rental income amounted to SEK 2,344 million (SEK 2,577 m). Rental income in like-for-like portfolios, excluding rebates related to Covid-19, decreased by 0.2 per cent.
- **The letting rate** was 91 per cent (93%), including project properties.
- **Net letting** amounted to SEK -16 million (SEK -82m), of which SEK 27 million (SEK -46 m) referred to project properties.
- **The operating surplus** from property management amounted to SEK 1,565 million (SEK 1,767 m), a decrease by 11.4 per cent. In like-for-like portfolio, excluding rebates related to Covid-19, the operating surplus from property management increased by 0.5 percent. The surplus ratio amounted to 67 per cent (69%).
- **The profit** before changes in value amounted to SEK 1,124 million (SEK 1,234 m).
- **The unrealised changes** in the value of investment properties amounted to SEK -119 million (SEK 2,283 m). Unrealised changes in the value of derivatives amounted to SEK -252 million (SEK -90 m).
- **The net profit for the period** totalled to SEK 867 million (SEK 2,807 m), corresponding to SEK 6.69 per share (SEK 21.59 per share).
- **Investments in Atrium Ljungberg’s own properties** increased to SEK 2,513 million (SEK 1,810 m).
- **Property acquisitions** amounted to SEK 410 million (SEK 1,174 m).
- **Sales of properties** amounted to SEK 3,979 million (SEK 1,031 m).
- **The Board proposes a dividend** of SEK 5.05 per share (SEK 5.00/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 1.1 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 38 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