

Press release 2 February 2023

Year-End Report 2022

We have worked hard to adapt our operations quickly, making the necessary adjustments and preparing ourselves for some tough years ahead, says Annica Änäs, CEO of Atrium Ljungberg.

- **Rental income** amounted to SEK 2,550 million (SEK 2,292 m), with an increase in comparable portfolios of 4.4% (2.5%).
- **The operating surplus** amounted to SEK 1,707 million (SEK 1,560 m), of which comparable portfolios increased by 1.7% (4.0%).
- **Net sales for project and construction work** amounted to SEK 585 million (SEK 792 m) while gross profit totalled SEK 25 million (SEK 107 m).
- **Profit before changes in value** amounted to SEK 1,178 million (SEK 1,249 m), corresponding to SEK 9.34/share (SEK 9.86/share).
- **Unrealised changes in the value of properties** amounted to SEK 2,671 million (SEK 3,040 m) which included project returns of SEK 1,416 million (SEK 974 m).
- **Profit for the year** amounted to SEK 4,288 million (SEK 3,757 m), corresponding to SEK 33.97/share (SEK 29.65).
- **Net letting** for the year amounted to SEK 115 million (SEK 40 m) of which the company itself terminated SEK -69 million (SEK -31 m) to pave the way for future projects.
- **Investment for the year** amounted to SEK 6,072 million (SEK 2,304 m) of which SEK 3,724 million (SEK 25 m) was for acquisitions.
- **The net asset value** amounted to SEK 270.60/share, which is an increase of 12%, adjusted for the dividend, compared with the start of the year.
- **The Board proposes** a dividend of SEK 5.30 /share (SEK 5.20/share) to be distributed on two occasions and in equal amount of SEK 2.65/share.

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Atrium Ljungberg AB (publ)

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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, Uppsala, Gothenburg and Malmö. Our focus is on developing attractive urban environments for offices and retail, supplemented with residentials, culture, service and education. The total letting area is approximately 1 million m² valued at SEK 60 billion. 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 40 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