

Press release 10/10/2025

## Interim Report January – September 2025

*We continue to deliver strong results in the third quarter, clearly demonstrating the quality and resilience of our property portfolio. From January to September, we achieved a 2.6 percent growth in net operating income in the comparable portfolio, and 4.3 percent for the quarter – our strongest quarterly performance this year. Our property costs are decreasing, which is a direct result of our focus on cost control, optimized operations, and efficient property management, says Annica Änäs, CEO of Atrium Ljungberg.*

- **Rental income** amounted to SEK 2,197 million (SEK 2,249 m) – of which comparable portfolios increased by 2.2% (4.3%).
- **Net operating income** amounted to SEK 1,594 million (SEK 1,634 m) – of which a comparable portfolio increased by 2.6% (5.3%).
- **Net sales for project and construction work** amounted to SEK 294 million (SEK 366 m), while gross profit totalled SEK 5 million (SEK 2 m).
- **Income from property management** amounted to SEK 997 million (SEK 1,110 m), corresponding to SEK 1.58 per share (SEK 1.76 per share).
- **Unrealised changes in the value of properties** amounted to SEK 280 million (SEK 29 m), which included project returns of SEK 105 million (SEK 0 m). Unrealised changes in the value of derivatives amounted to SEK -223 million (SEK -477 m).
- **Net profit/loss for the period** amounted to SEK 840 million (SEK 614 m), corresponding to SEK 1.33 per share (SEK 0.97 per share).
- **Net lettings** for the period amounted to SEK 16 million (SEK 118 m) of which the company terminated SEK -7 million (SEK -25 m) to pave the way for future projects.
- **Investments for the period** amounted to SEK 2,077 million (SEK 1,559 m) of which SEK 86 million (SEK 0 m) was for acquisitions. Property sales amounted to SEK 0 million (SEK 2,148 m).
- **A 5:1 share split** was completed during the second quarter. Comparative figures affected by the number of shares have been adjusted retroactively.

Nacka, 10/10/2025

**Atrium Ljungberg AB (publ)**

### For further information, please contact:

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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 residential, culture, service and education. The total letting area is approximately 1 million m<sup>2</sup>, distributed across around 80 properties and valued at SEK 61 billion. Our retail hubs draw almost 30 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 just over 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](http://www.al.se)