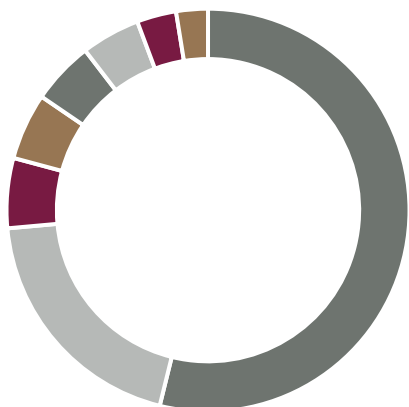




ATRIUM LJUNGBERG IN BRIEF

Property value	SEK 46 billion
Contracted annual rent	SEK 2.2 billion
Lettable area	1,078,000 m ²
Letting rate	92 %
Gearing ratio	40.5 %

Contracted annual rent per premises type



- Offices 54 %, SEK 1 208 m
- Retail 20 %, SEK 442 m
- Culture / education 6 %, SEK 126 m
- FMGC 5 %, SEK 120 m
- Restaurants 5 %, SEK 113 m
- Healthcare 5 %, SEK 106 m
- Other 3 %, SEK 71 m
- Residential 3 %, SEK 57 m

GÖTEBORG

7%

MALMÖ

10%

15%

UPPSALA

68%

STOCKHOLM



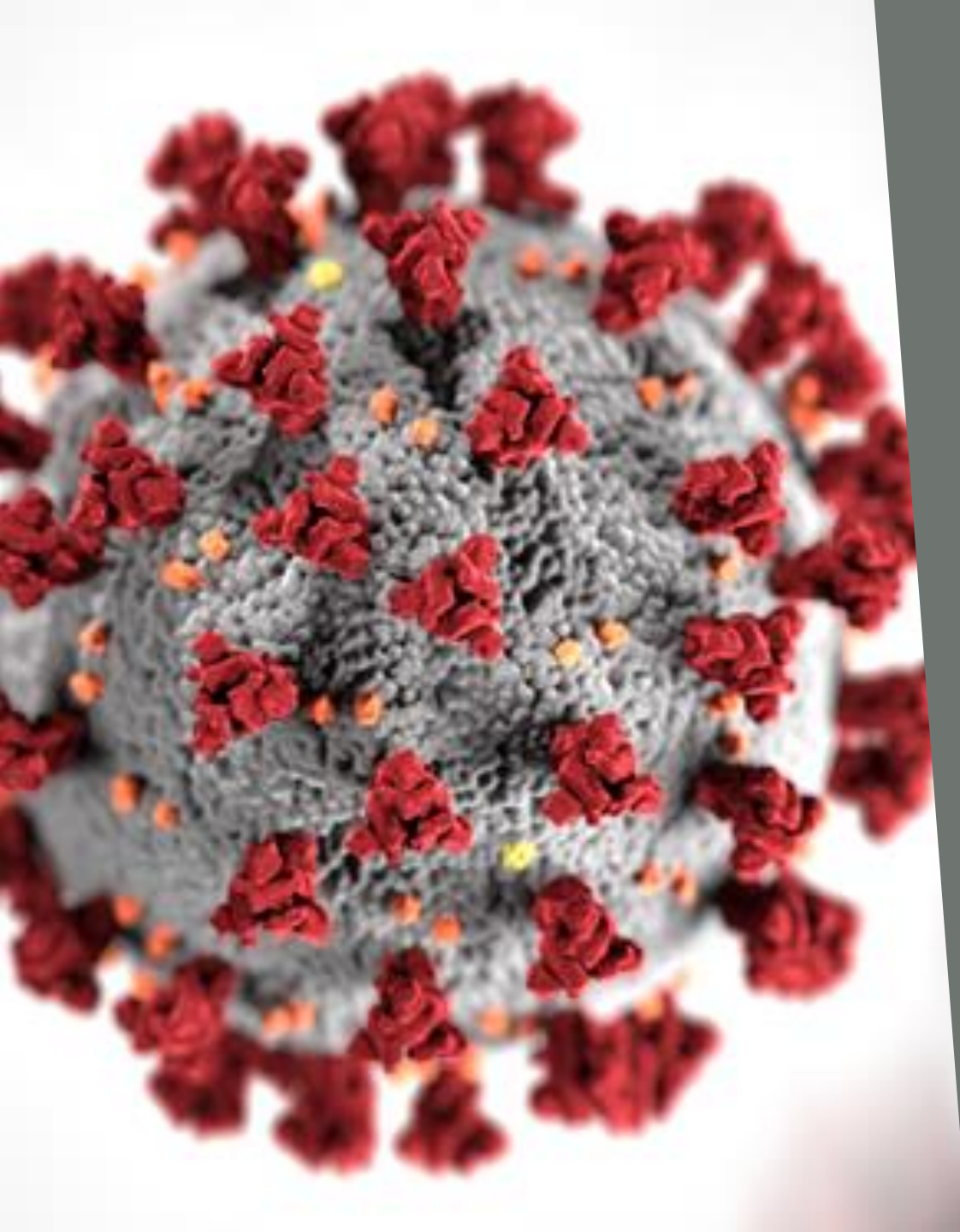
EVENTS THIRD QUARTER 2020

- The project portfolio increased by SEK 5 billion
- Sales for the second tenant-owned residential block started in Nobelberget, Sickla
- Opening of the new Torghuset in Mobilia in Malmö



MARKET SITUATION

- **Office:** Stable market rents. Estimated decline in market yield requirements during the third quarter.
- **Retail:** Continued recovery in visitor figures. Great deal of variation between the segments. Stable market yield requirements during the third quarter.
- **Residential:** A broad increase in prices for privately-owned housing in all major city areas. Lease agreements had been signed for 93 per cent of the number of apartments in block 1. 30 per cent of the apartments in block two had a signed booking contract.
- **Financing:** The capital market recovered in the third quarter and demand has been strong at the start of the autumn. Prices on the bond market almost at the same levels as at the start of the year.



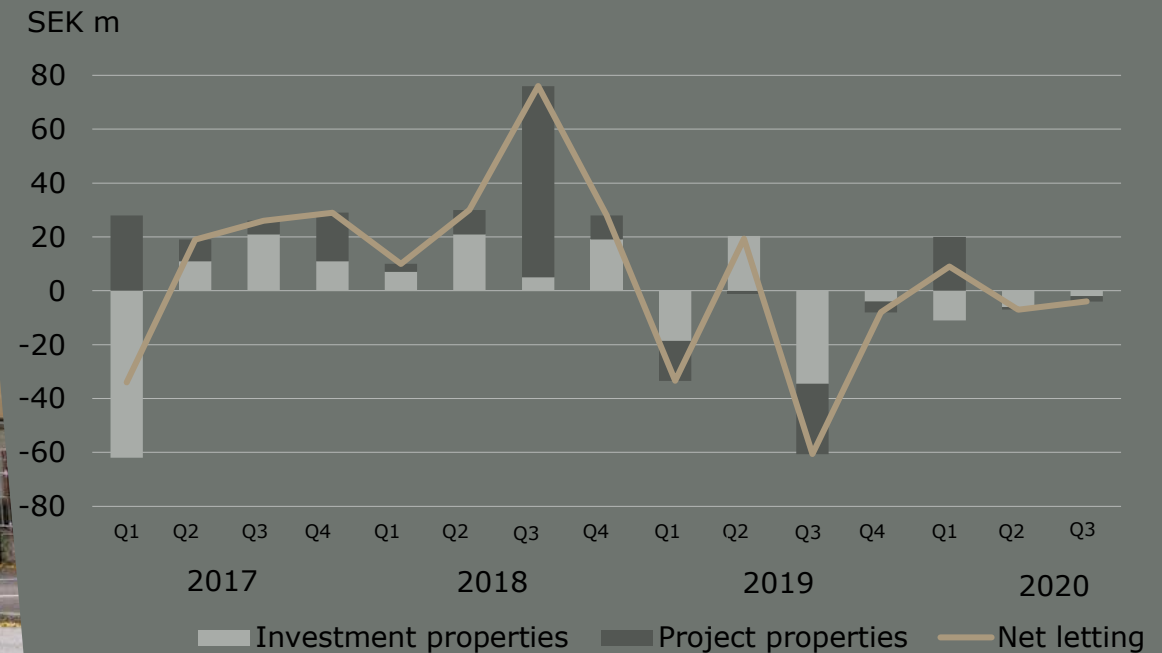
COVID-19

- People work from home to a greater extent today, but offices will continue to play a central role in the future.
- From January to September, total sales at our three largest regional retail hubs decreased by an overall 1.4 per cent in like-for-like portfolios. Sales fell by a total of 4.0 per cent.
- In the third quarter additional rebates related to the Covid-19 pandemic were given totalling SEK 1 million.
- 97 per cent of rent receivables related to the third quarter have been paid in full.
- Continued uncertainty related to the Covid-19 pandemic, but the situation felt much brighter.
- SEK 11 million of the SEK 33 million that was booked as a receivable against the government in the second quarter has so far been granted.



NET LETTING

- Net letting during Jan-Sep SEK -2 million (-75 m) of which SEK 17 million (-42 m) in project properties.



CONSOLIDATED INCOME STATEMENT

SEK m	2020 Jan-Sep	2019 Jan-Sep	Δ
Rental income	1,789	1,933	- 7.4 %
Property costs	-585	-594	- 1.5 %
Operating surplus	1,205	1,339	- 10.0 %
Central administration (property management)	-53	-57	
Project- and construction work	-24	-42	
Net financial items	-285	-296	
Profit/loss before changes in value	842	945	- 10.9 %
Change in the value of properties, unrealised	-742	1,597	
Change in the value of properties, realised	-84	59	
Change in the value of financial instruments	-285	-554	
Profit/loss before tax	-268	2,046	
Tax	445	-284	
Profit for the period	177	1,762	

RENTAL INCOME AND PROPERTY COST

- Like-for-like portfolio
 - Rental income increased by 0.6 %
 - Property costs decreased by 1.3 %
- EPRA vacancy rate 8 %
- Lower property costs in the like-for-like portfolio resulting from a mild winter
- Bad debt provisions

Rental income trend (SEK m)

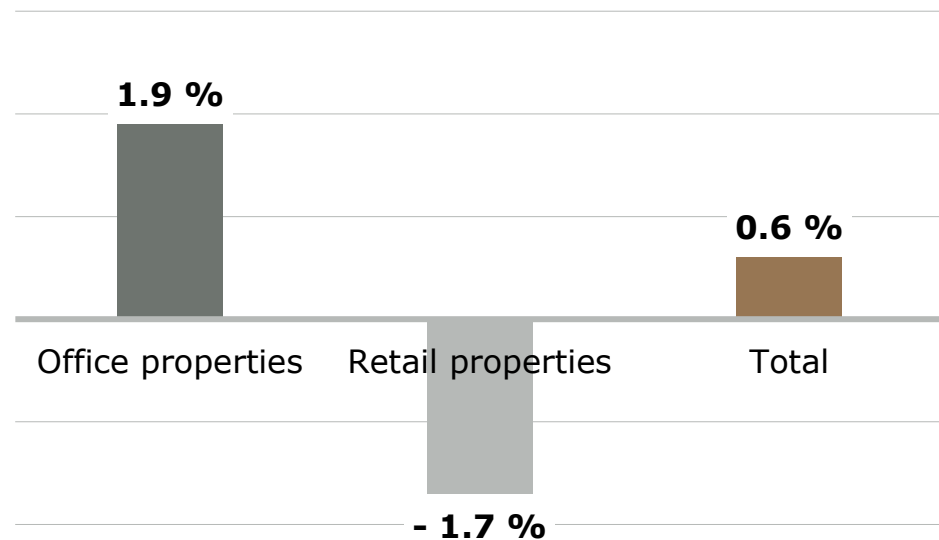
	2020 1/1-30/9	2019 1/1-30/9	Δ
Like-for-like portfolio, excl. Corona rebates	1,526	1,517	0.6 %
Non-recurring renum. Incl. Corona rebates	-36	3	
Project properties	168	154	
Acquisitions	4	0	
Sold properties	127	259	
Rental income	1,789	1,933	-7.4 %

Property cost trend (SEK m)

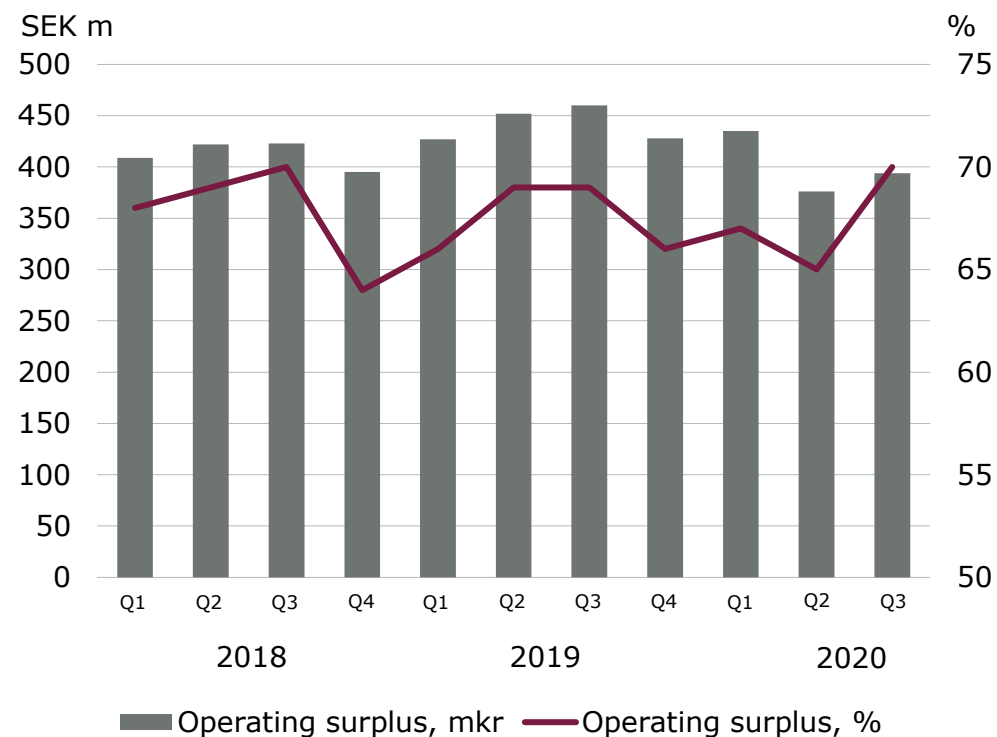
	2020 1/1-30/6	2019 1/1-30/6	Δ
Like-for-like portfolio	-463	-469	1.3 %
Project properties	-67	-42	
Acquisitions	0	0	
Sold properties	-54	-84	
Property cost	-585	-594	-1.5 %

INCOME GROWTH AND SURPLUS MARGIN

Like-for-like rental income growth

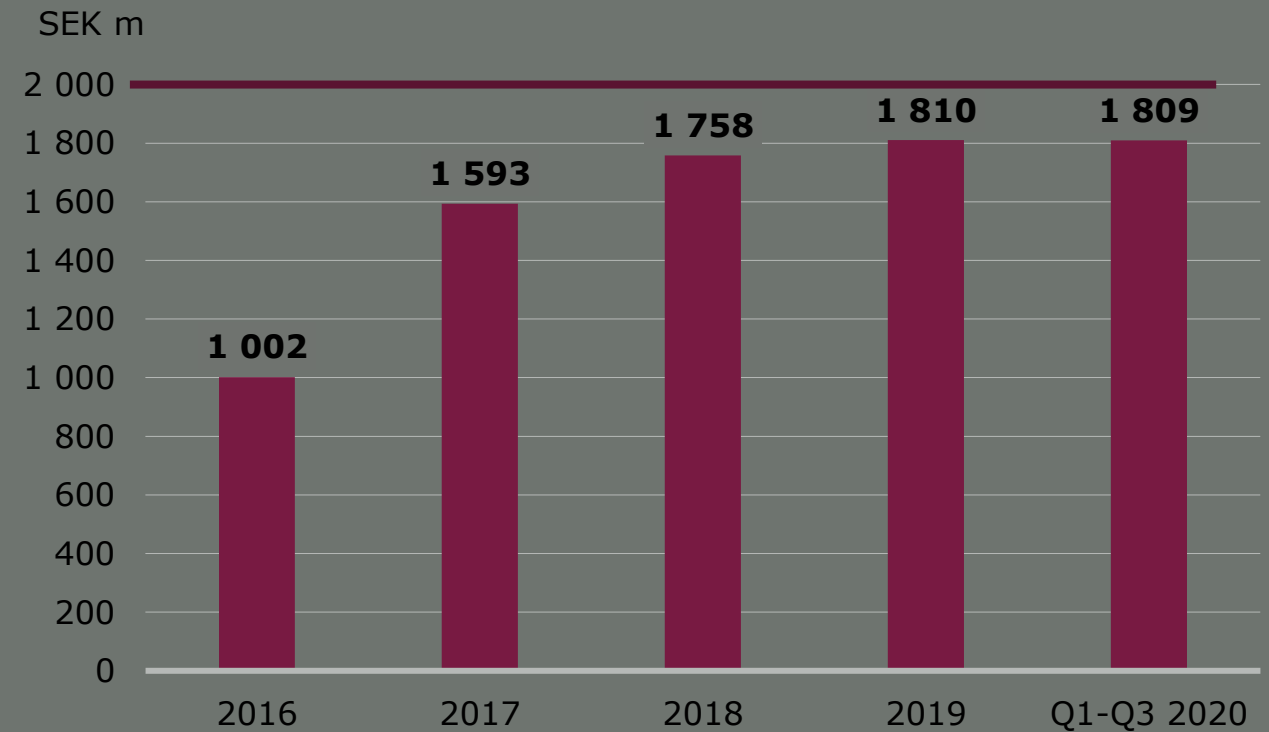


Operating surplus and operating surplus margin





INVESTMENTS OF SEK 1,809 MILLION IN HELD PROPERTIES





CHANGE IN PROPERTY VALUE

Unrealised changes in value, properties (SEK m)

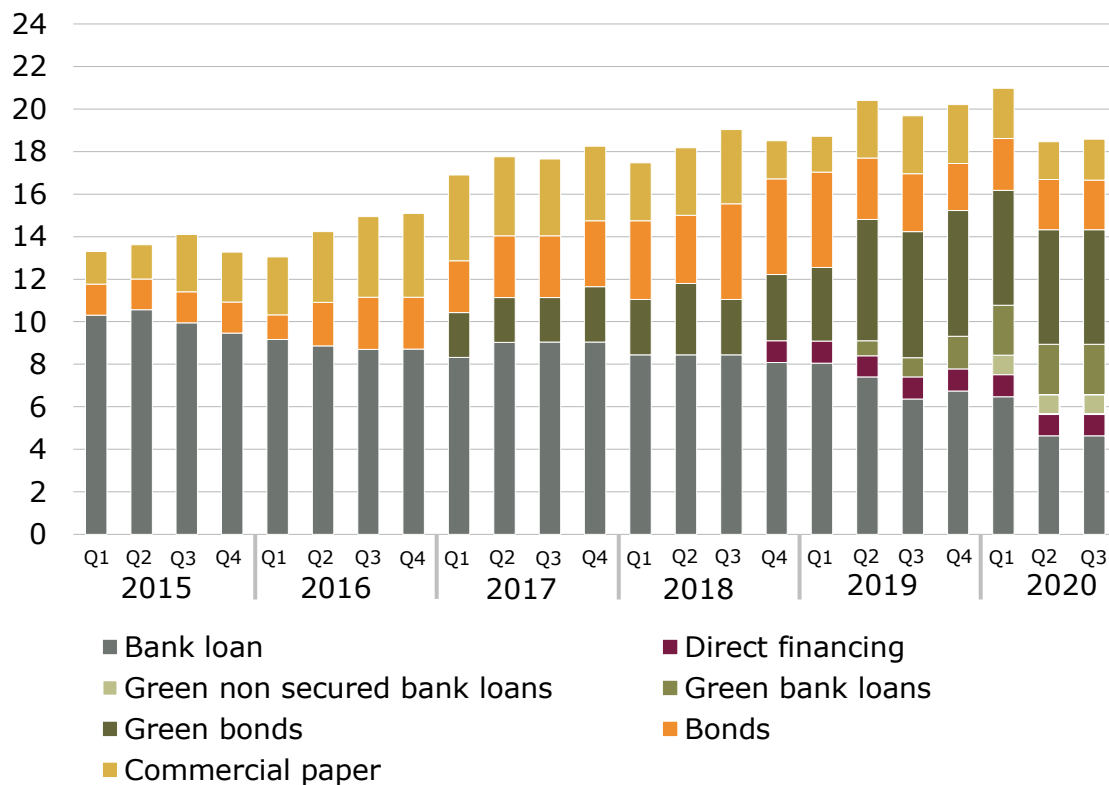
	2020 Jul-Sep	2019 Jul-Sep	2020 Jan-Sep	2019 Jan-Sep
Change in yield requirements	286	283	-251	722
Change in operating net etc.	181	0	-491	875
Total	467	283	-742	1,597

CONSOLIDATED ASSETS

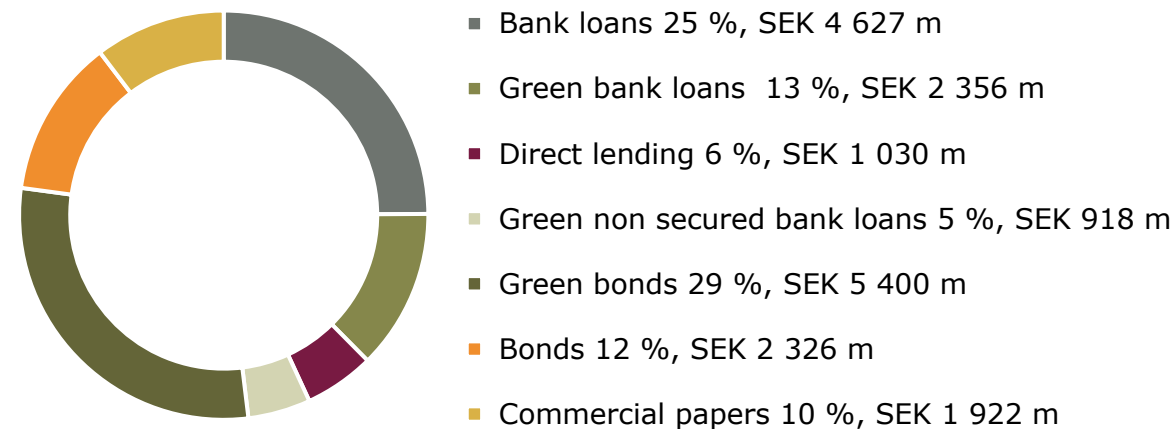
(SEK m)	2020 30/9	2019 30/9
Investment properties	44,668	46,199
Leasehold	981	1,305
Goodwill	165	225
Other fixed assets	119	54
Total fixed assets	45,933	47,784
Development properties	1,196	951
Current assets	629	385
Liquid assets	651	498
Total current assets	2,475	1,834
Total assets	48,408	49,618

DIVERSIFICATION OF FINANCING SOURCES

Development, financing sources 2015-2020, SEK million



Interest-bearing liabilities

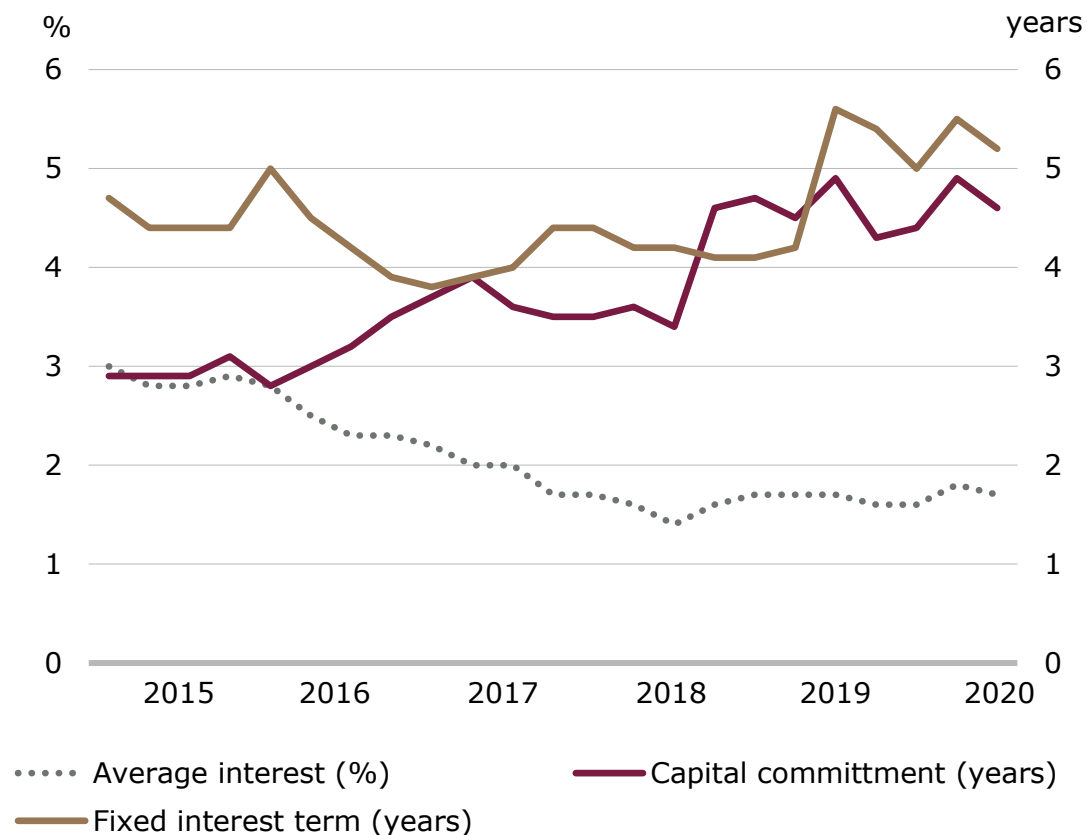


Secured loans correspond to 17% of total assets

Green financing represents 47% of liabilities

LOW FINANCIAL RISK AND STRONG KEY RATIOS

- Interest-bearing liabilities of SEK 18.6 billion
- Gearing ratio 40.5 %
- Average interest rate 1.7 %
- Fixed interest term 5.2 years
- Capital commitment 4.6 years
- Loan agreements with five Nordic banks, capital market, Nordiska investeringsbanken, European Investment Bank and direct financing
- Commercial paper backed by secured credit lines
- Baa2 credit rating by Moody's



CENTER SICKLA

**LARGER
DEVELOPMENT AREA**

Area 150,500 m²
7,000 workplaces
500 new apartments
Investment SEK 5,000 m

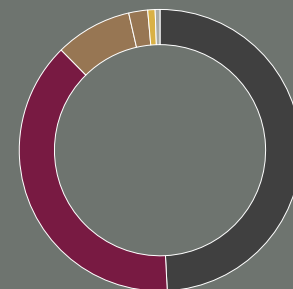


EXTENSIVE PROJECT PORTFOLIO

Remaining investment (SEK m)

Ongoing projects	2,830
Potential projects (ca)	33,500
Total (ca)	36,000

Potential project after premissis type



- Offices 49 %
- Residentials 38 %
- Retail 9 %
- Culture/restaurants 2 %
- Education 1 %
- Hotel 1 %

CURANTEN

DECIDED
PROJECT

Area 11,500 m²
Investment SEK 550 m
Completed by the end of 2020
Care and Healthcare

TAPETFABRIKEN

**DECIDED
PROJECT**

Area 10,500 m²

Investment SEK 440 m

Completed spring 2021

Tenant Nordic Choice Hotels, fully let

CLARION COLLECTION HOTEL TAPETFABRIKEN

BRF SICKLASTRÅKET NOBELBERGET KVARTER 1

DECIDED
PROJECT

68 tenant owned dwellings + garage
Investment SEK 370 m
Completed end 2020
Start of move-in week 41

BRF KONSTHARTS NOBELBERGET KVARTER 2

DECIDED
PROJECT

56 tenant owned dwellings
Investment SEK 280 m
Completed in summer 2022
30 % signed booking contracts

GRÄNBYSTADEN PARKHUSEN, PHASE 1

DECIDED
PROJECT

Area 2,800 sqm, 44 rental apartments
Investment SEK 120 m
Completed during Q2 2021

MOBILIA TORGHUSET IN MALMÖ

DECIDED
PROJECT



Area 13,100 m²

Investment SEK 550 m

Completed autumn 2020

Residential, movie theatre, retail, children's culture

LIFE CITY IN HAGASTADEN, STOCKHOLM

**DECIDED
PROJECT**

Area 27,500 m²

Investment SEK 1,700 m

Completed spring 2022

Academic Work signed for 17,000 sqm

BAS BARKARBY

**DECIDED
PROJECT**

Area 24,200 m²

Investment SEK 840 m

Completed summer 2022

Education, culture, sports and business

KATARINAHUSET

**DECIDED
PROJECT**

Area 25,100 m²

Investment SEK 980 m

Completed summer 2023

Offices and restaurants with a unique view



CONTACT

Annica Ånäs
CEO

annica.anas@al.se

Martin Lindqvist
CFO

martin.lindqvist@al.se

Atrium Ljungberg AB
Box 4200
SE- 131 04 Nacka
Sweden
Visit: Smedjegatan 2C

