



LIVE IN OUR CITY



Why residential for Atrium Ljungberg?



# Urbanization

**1900** | 2 out of every 10 people lived in an urban area



**1990** | 4 out of every 10 people lived in an urban area



**2010** | 5 out of every 10 people lived in an urban area



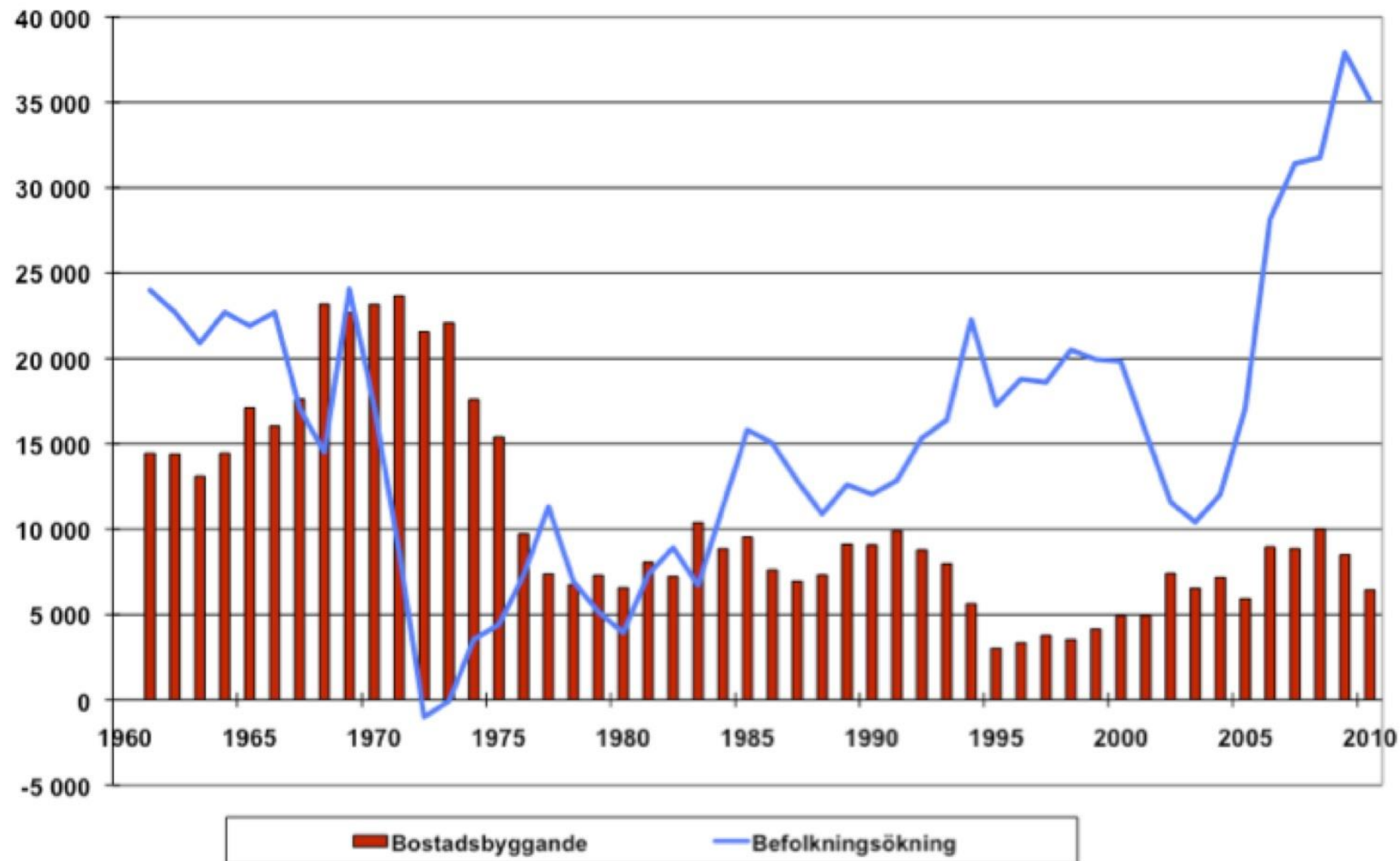
**2030** | 6 out of every 10 people will live in an urban area



**2050** | 7 out of every 10 people will live in an urban area



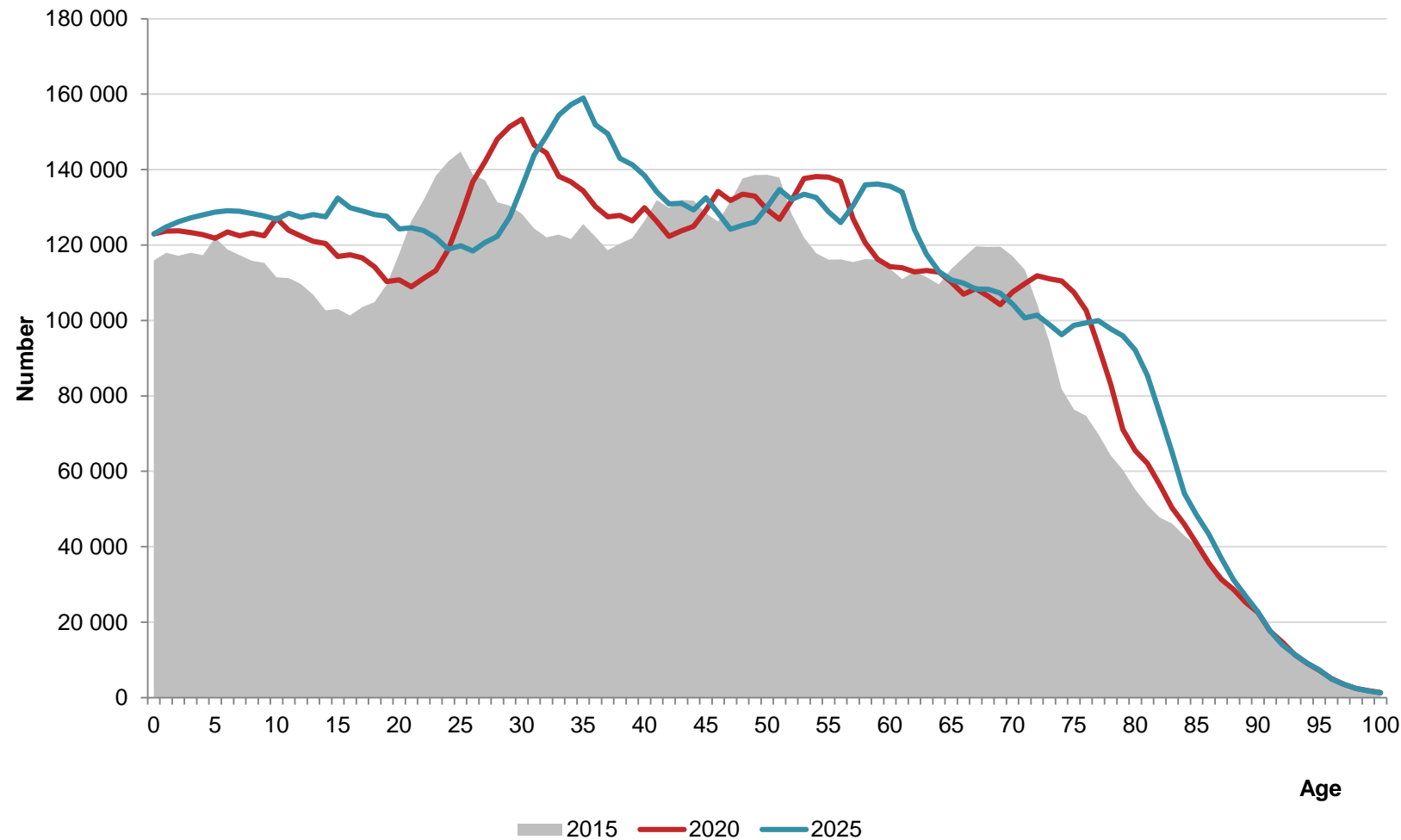
# Population growth/production of residential in Stockholm





# 90's kids reaching age of building a family

Population by age in Sweden





# ATTRACTIVE RESIDENTIAL LOCATIONS IN FULL-SERVICE ENVIRONMENTS



ATRIUM LJUNGBERG



WE WILL BUILD THE BEST RESIDENTIALS  
FOR PEOPLE SEEKING A FULL-SERVICE  
ENVIRONMENT...





ARKSTADEN

BAR &

AL

ATRIUM LJUNGBERG



LIVE IN OUR CITY – “Always one more thought”





CONCERN

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THOUGHT OF HAPPINESS

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REFLECTION

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WE DEVELOP BOTH RENTAL AND TENANT-  
OWNED DWELLINGS





# RENTAL AND TENANT-OWNED DWELLINGS

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WE ARE CONTINUING TO BUILD ON THE  
STRONG IDENTITY OF OUR AREAS





IDENTITY



THE INITIATIVE IS BEING DRIVEN BY OUR  
GOOD MARKET INSIGHT





MARKET INSIGHT

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OUR MEETING PLACES GENERATE ADDED  
VALUE





URBAN

LVERKSTADEN

BAR &

MATSAL

MEETING PLACES

AL

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GROUND FLOORS GENERATE LONG-TERM  
VALUE





GROUND FLOORS

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OPPORTUNITY OF LOCAL PARTNERSHIPS  
MAKES US UNIQUE





LOCAL PARTNERSHIPS



THE BEST RESIDENTIALS FOR  
RESIDENTIAL CUSTOMERS SEEKING A  
FULL-SERVICE ENVIRONMENT...





THE BEST RESIDENTIALS



LIVE IN OUR CITY – “Always one more thought”



AS OF 2019, WE WILL START CONSTRUCTION OF  
300 APARTMENTS/YEAR





# GRÄNBYSTADEN



ATRIUM LJUNGBERG





# GRÄNBYSTADEN





Svinderviksskolan  
Möjlig projektyta

Värmdö

Kyrkviken  
Möjlig projektyta

Sickla 1898  
Möjlig projektyta

Sickla station  
Möjlig projektyta

Bostäder Gillevägen  
Möjlig projektyta

Stockholm city, 5 km  
(Slussen, 3 km)

Tapetfabriken  
Möjlig projektyta

Sickla Front II

Nobelberget  
Möjlig projektyta

SICKLA

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# NOBELBERGET



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NOBELBERGET

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# KYRKVIKEN



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MOBILIA

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ATRIUM LJUNGBERG



BAS  
BARKARBY

# BAS BARKARBY

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# Ongoing and planned projects



**Gränby  
Entré**



**Gränby  
Park**

**SICKLA**

**Nobelberget**

**SICKLA**

**Gillevägen**

**SICKLA**

**Infill**

**SICKLA**

**Kyrkviken**

**mobilia**

**Mobilia**

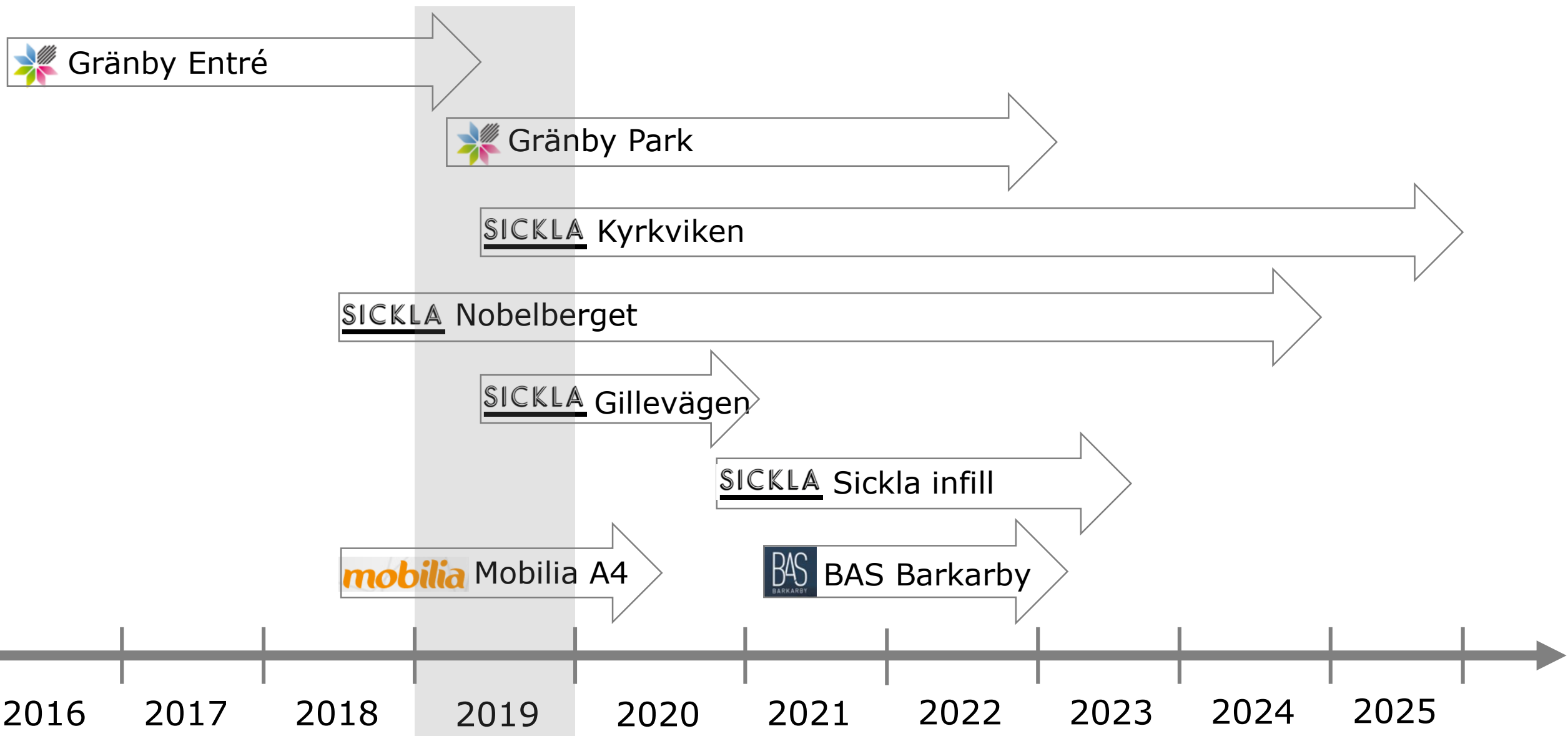


**BAS**

	Gränby Entré	Gränby Park	Nobelberget	Gillevägen	Infill	Kyrkviken	Mobilia	BAS	Total approx. 2,000
<b>RESIDENTIALS</b>	200	250	450-550	60	150	700	65	100	
<b>AREA</b>	Uppsala	Uppsala	Stockholm	Stockholm	Stockholm	Stockholm	Malmö	Stockholm	
<b>FORM OF LEASE</b>	Rental dwellings	Tenant-owners' association	Tenant-owners' association/Rental dwellings	Tenant-owners' association	Rental dwellings	Tenant-owners' association	Rental dwellings	Rental dwellings/tenant-owners' association	
<b>STATUS</b>	Started	Parallel assignment	Detailed development plan ongoing	Detailed development plan ongoing	Detailed development plan starts	Programme complete Detailed development plan work starts	Detailed development plan complete Investigation ongoing	Detailed development plan ongoing	
<b>PLANNED SALES START</b>	-	2018	2018	2019	-	2019	-	-	
<b>FIRST CONSTRUCTION START</b>	Started	2019	2018	2019	2020	2019	2018	2021	
<b>FIRST POSSESSION</b>	Q4 2017	2021	2020	2021	2022	2021	2020	2023	



# Preliminary schedule construction starts







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# MARKET ACTIVITIES ON SITE AND IN DIGITAL CHANNELS

[www.al.se/bostad](http://www.al.se/bostad)



THE ORGANISATION STRENGTHENED WITH  
SPECIALIST EXPERTISE RESIDENTIALS



THE JOURNEY HAS STARTED



# LAND IN ATTRACTIVE GROWTH MARKETS



ATRIUM LJUNGBERG





Drives the value of existing and further developed holdings

**CITY DISTRICTS & URBAN LIFE DRIVE PROPERTY VALUE**





# ABILITY







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The background of the image is a dark blue night sky filled with numerous out-of-focus, colorful bokeh lights in shades of yellow, orange, red, and blue, suggesting a city skyline at night.

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