



ATRIUM LJUNGBERGS KAPITALMARKNADSDAG VÄLKOMMEN



SATS

“Stadsmiljöer som
skapar värde”

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Strategier för värdetillväxt

- Hållbar stadsutveckling
- Starka delmarknader på tillväxtorter
- Betydande aktör med stora enheter
- Långsiktiga samarbeten med kundfokus
- Stor projektportfölj
- Egen kompetens och erfarenhet
- Medarbetare med passion och väl förankrade grundvärderingar

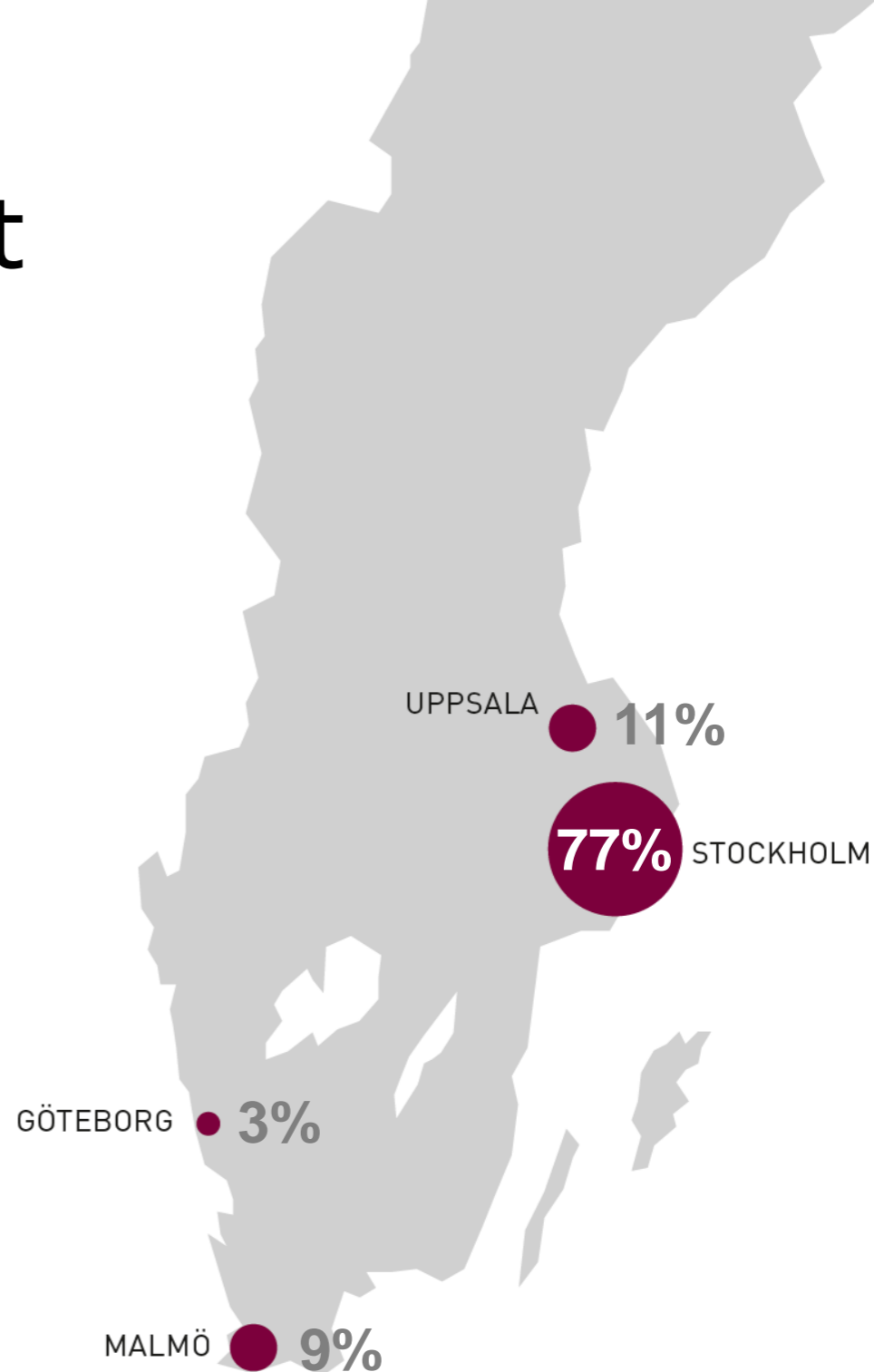
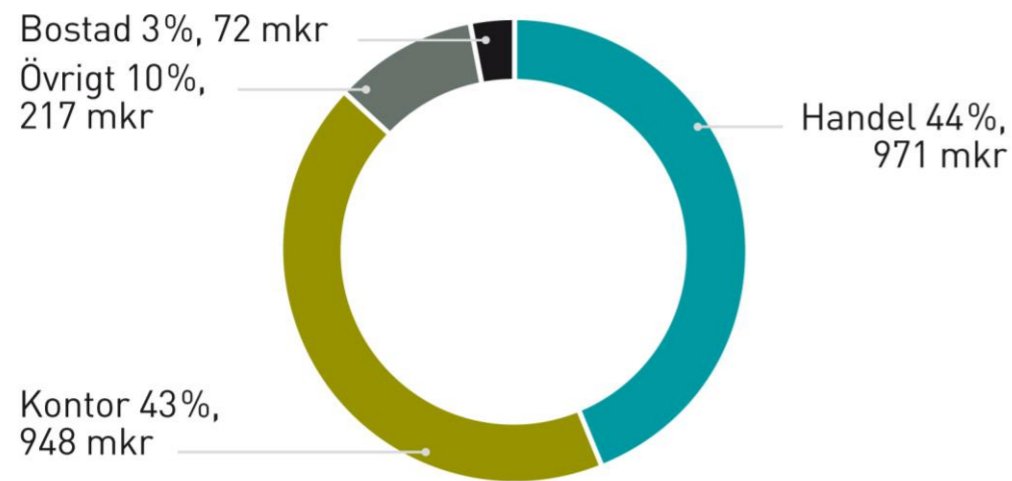


Stadsmiljöer som skapar värde



Atrium Ljungberg i korthet

- Antal fastigheter 50
- Fastighetsvärde 36 mdkr
- Kontrakterad årshyra 2,4 mdkr
- Uthyrbar yta 1 124 000 kvm
- Uthyrningsgrad 93 %
- Antal anställda 281
- Dotterbolag TL Bygg



BETYDANDE PROJEKTPORTFÖLJ

11 mdkr

BOSTÄDER – EN DEL AV VÅR STAD

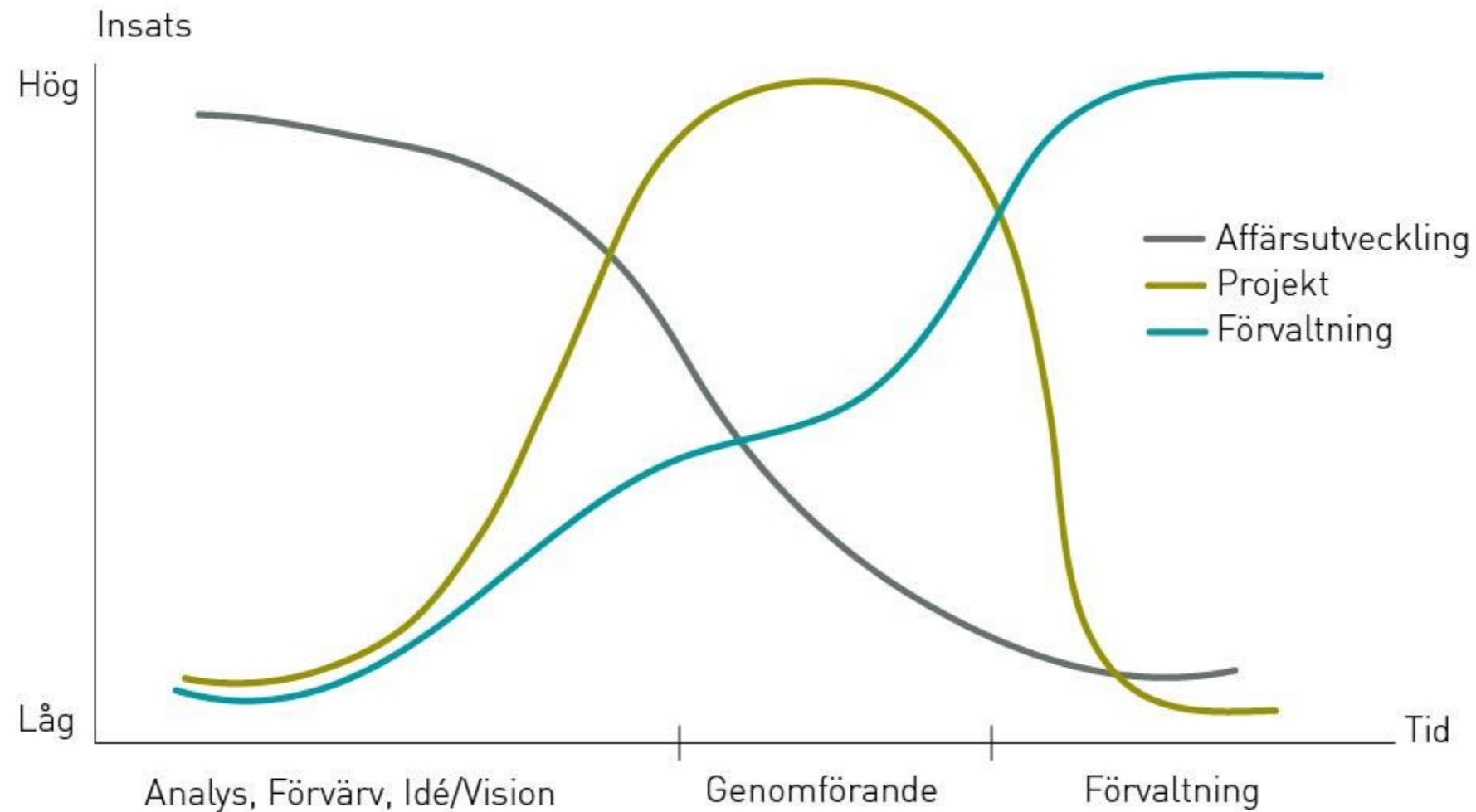


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Egen kompetens i alla led

Samverkan i affärsprocessen



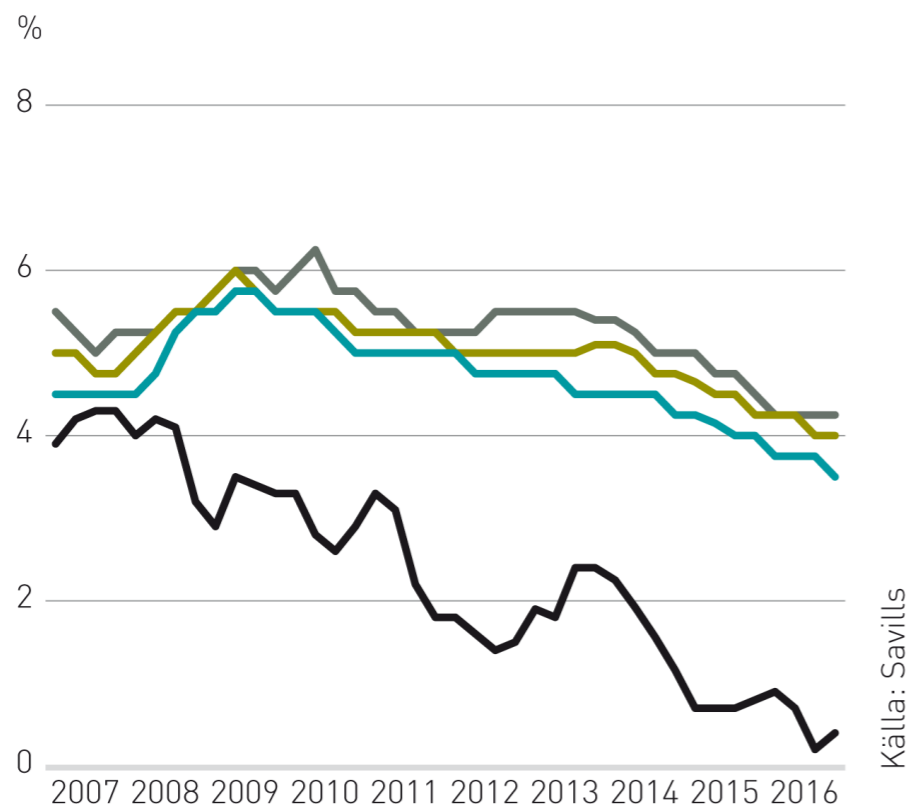


Strategiskt samarbete med TL Bygg

- Långsiktigt strategisk samarbete
 - Säkrare kalkyler i tidiga skeden
 - Systematiskt arbetssätt
 - Säkrade leveranser
 - Erfarenhetsåterföring
- Teknisk bostadsplattform

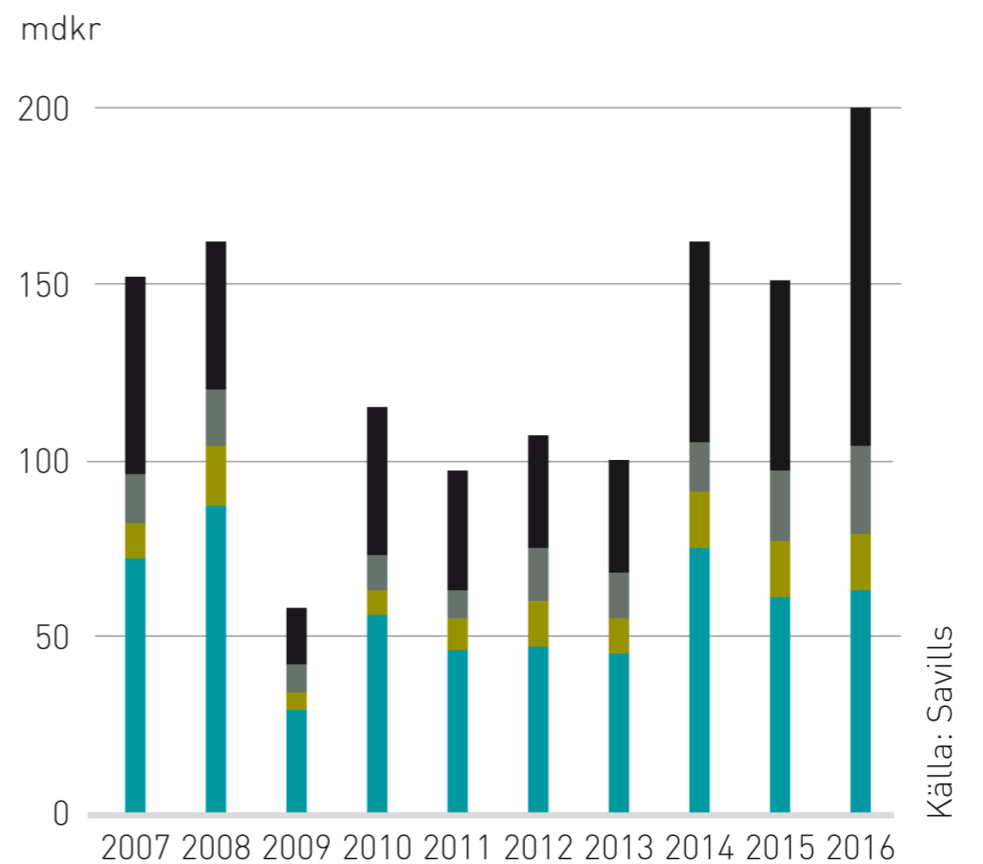
Den starka fastighetsmarknaden

Direktavkastningskrav för kontor samt 10-årig statsobligationsränta



- Direktavkastningskrav kontor, Stockholm CBD
- Direktavkastningskrav kontor, Göteborg CBD
- Direktavkastningskrav kontor, Malmö CBD
- 10-årig statsobligation (kvartalsgenomsnitt)

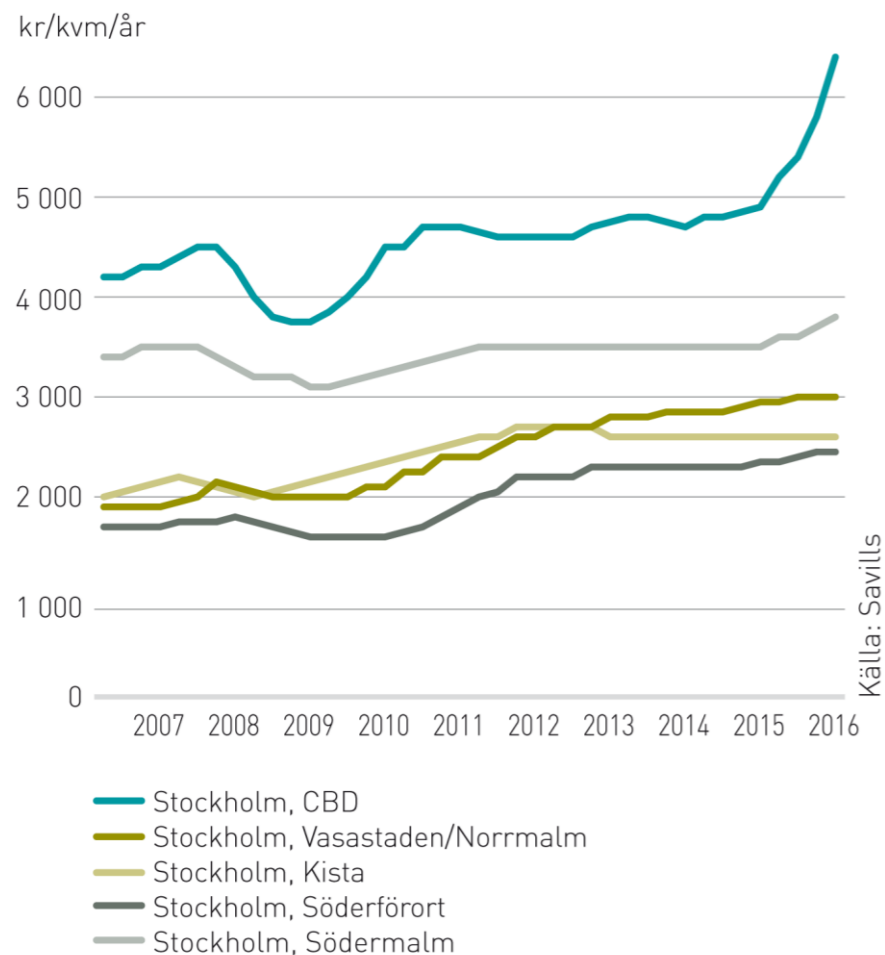
Transaktionsvolym per geografiskt område



- Stockholm
- Göteborg
- Malmö
- Övriga Sverige

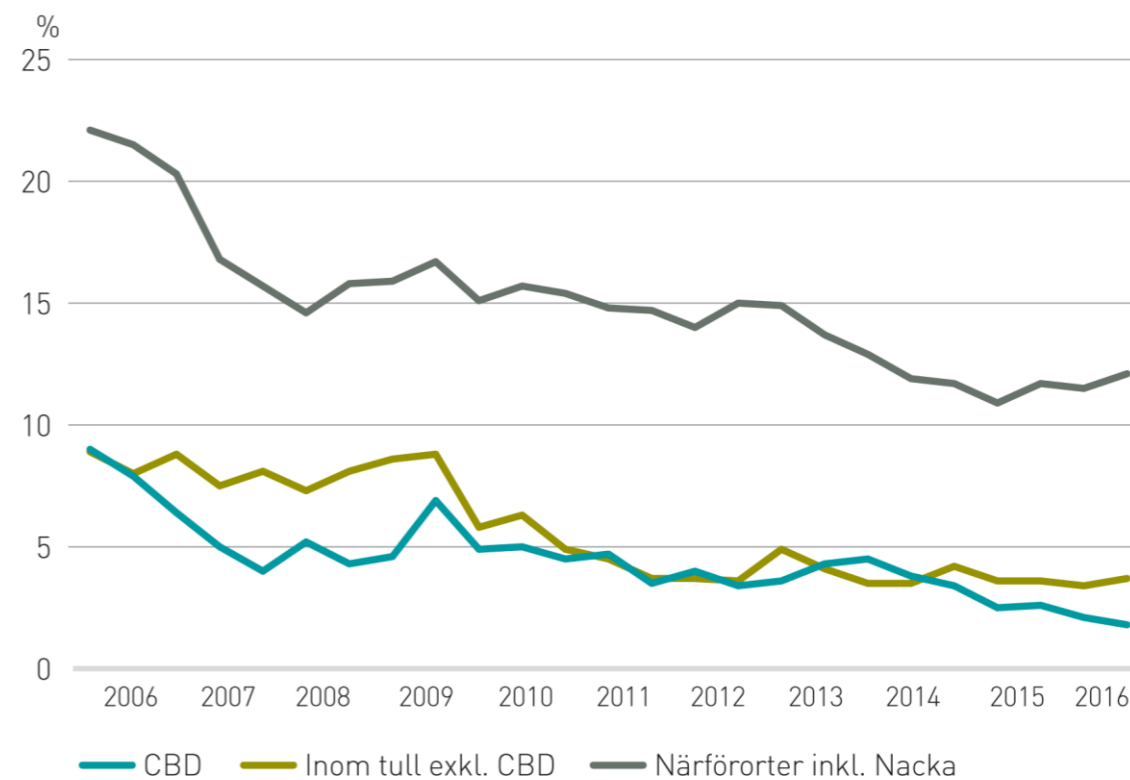
De låga vakanserna trycker upp hyrorna

Hyresutveckling i Stockholm¹⁾



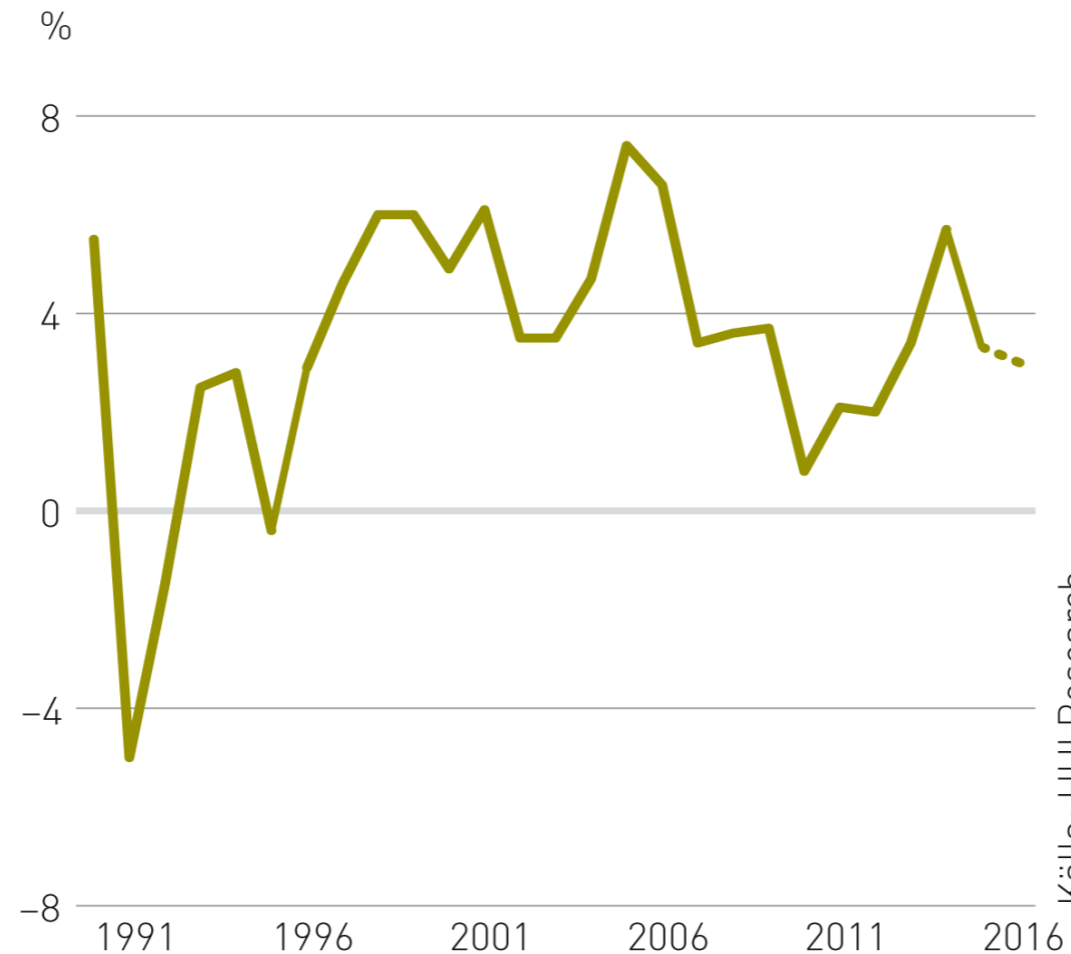
¹⁾ Medelhyran för mycket bra lokaler i bästa läge.

Vakansgrader Stockholm, kontor



Fortsatt stark tillväxt i detaljhandeln (3,3 %)

Detaljhandelns utveckling och prognos
1991-2017 (löpande priser)

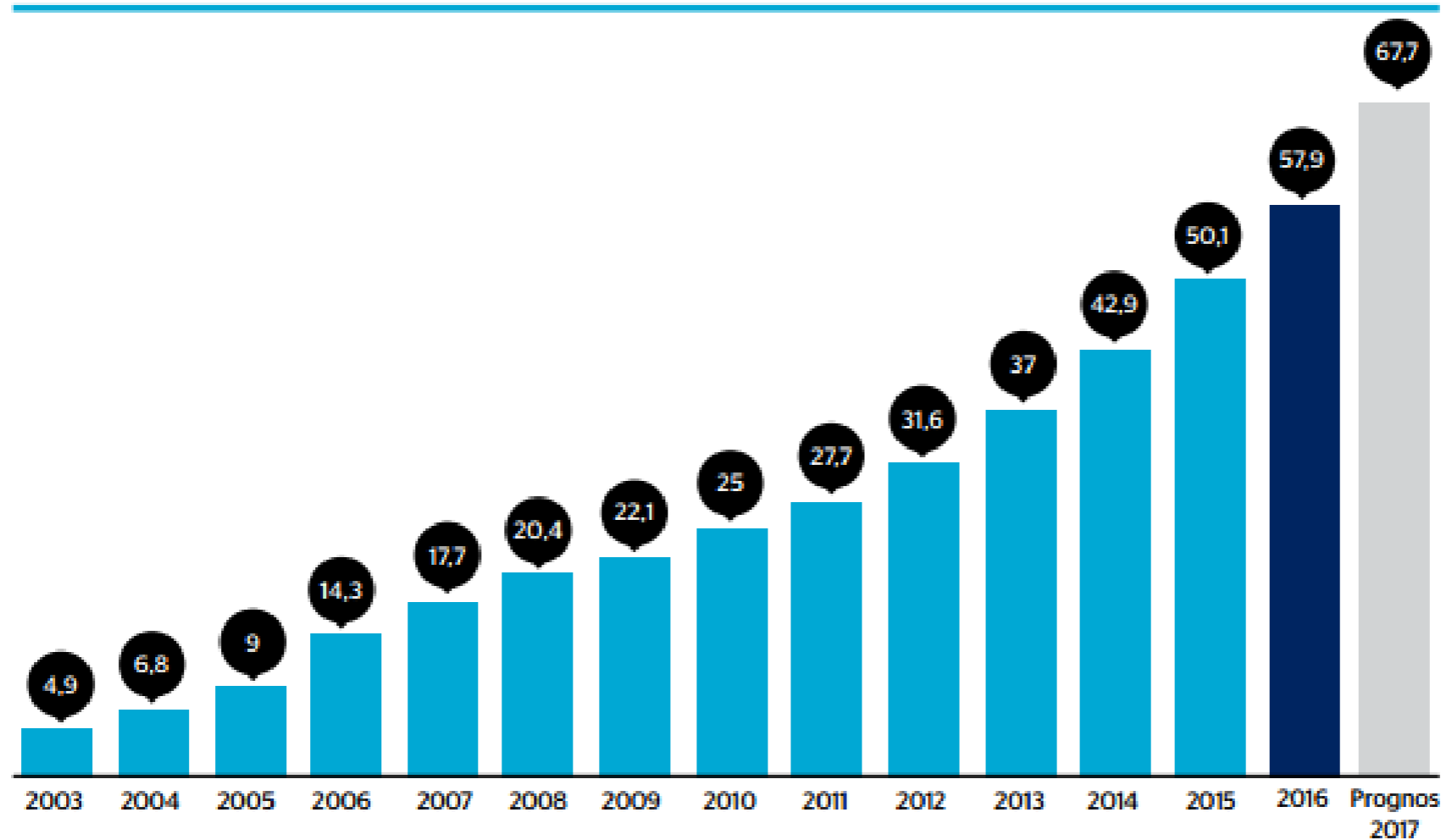


Källa: HUI Research

Källa: e-barometern

Men ännu starkare för e-handeln (17 %)

E-handels omsättning (mdkr):



Revidering av omsättningen i elektronik och total e-handel, vilket resulterar i ett tidsseriehopp mellan 2014 och 2015.

Källa: e-barometern

Största köpcentrum i Sverige

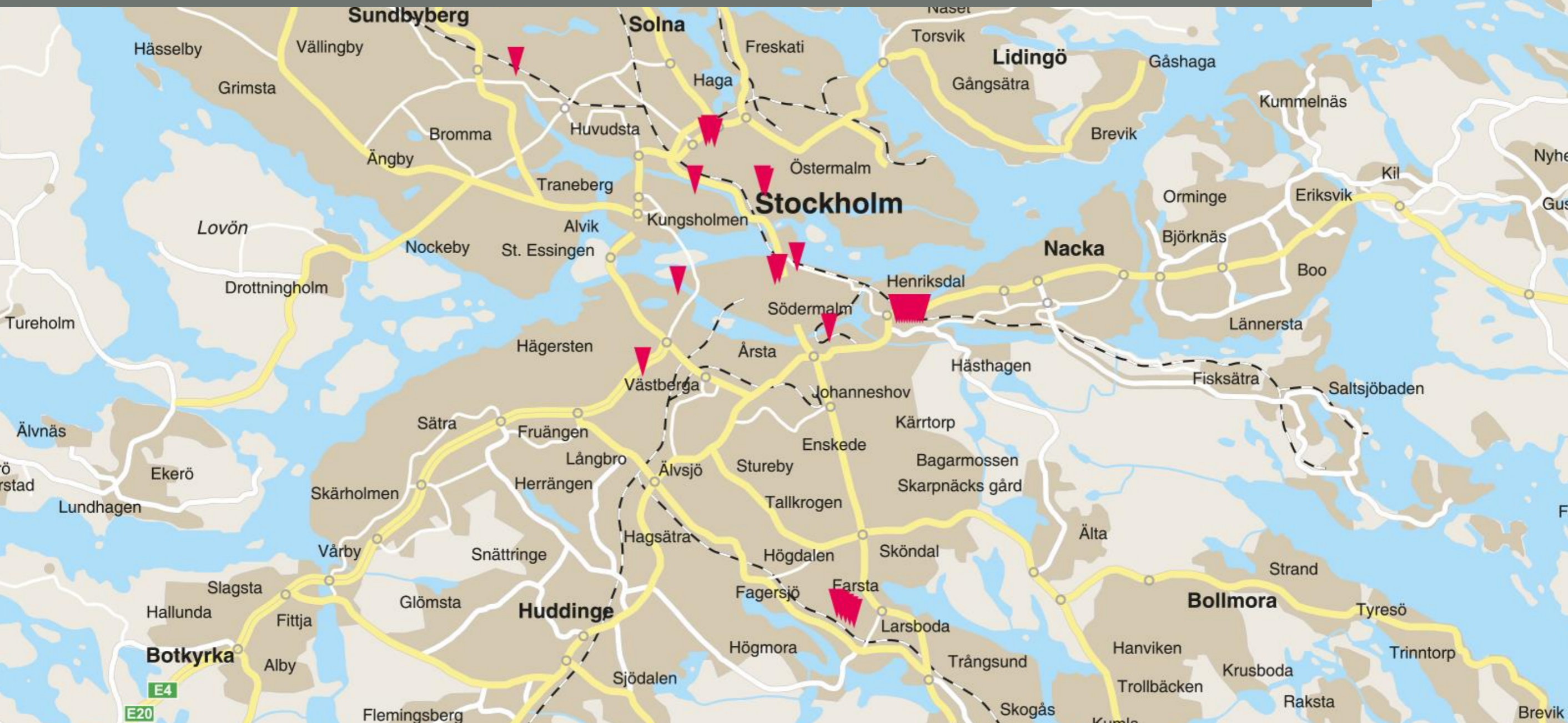
Omsättning
2015 (mkr)

1. Nordstan, Göteborg	4 175
2. Täby Centrum, Stockholm	4 127
3. Sickla Köpvarter, Stockholm	3 249
4. Frölunda Torg, Göteborg	2 846
5. Emporia, Malmö	2 689
6. Farsta Centrum, Stockholm	2 453
7. Kista Galleria, Stockholm	2 439
8. Väla Centrum, Helsingborg	2 380
9. Gränby Centrum, Uppsala	2 036
10. SKHLM, Stockholm	1 934
11. Allum, Göteborg	1 923
12. Moblia, Malmö	1 777

Mall of Scandinavia ny under 2016, sannolikt plats 3



VÄLBELÄGNA FASTIGHETER AV HÖG KVALITET



SICKLA



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FARSTA



HAGASTADEN



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KISTA



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SÖDERMALM OCH STOCKHOLMS INNERSTAD



UPPSALA, MALMÖ OCH GÖTEBORG



EKEN 6 – SUNDBYBERG NY DELMARKNAD



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FATBUREN 2 - ANDRA DELEN AV SÖDERHALLARNA



BORGARFJORD 3 – STARKARE POSITION I KISTA





MÅL

Lönsamhet och tillväxt

Långsiktig stabilitet

Ansvarsfullt företagande

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Lönsamhet och tillväxt

- Investeringar > 1 mdkr per år
- Projektvinst > 20 %
- Ökning av driftöverskottet > 10 % per år
- Utdelningen > 50 % av resultat före värdeförändringar, efter nominell skatt



Långsiktig stabilitet

- Soliditeten ska vara lägst 30 %
- Räntetäckningsgraden ska vara lägst 2,0 ggr



Ansvarsfullt företagande

- Integrerad del av affärsmodellen
- En av Sveriges bästa arbetsplatser
- Miljö- och resurseffektivitetsmål



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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