

LJUNGBERGGRUPPEN AB

(under change of name to Atrium Ljungberg AB)

INTERIM REPORT

1ST JANUARY — 30TH SEPTEMBER 2007



LjungbergGruppen AB

(under change of name to Atrium Ljungberg AB)

Interim Report 1st January – 30th September 2007

Net sales SEK 1,332 million (SEK 574 m)
Profit/loss after financial items SEK 807.4 million
(SEK 316.9 m)
Profit after tax SEK 701.4 million (SEK 228.1 m)
Profit after tax SEK 5.38/share (SEK 3.89)

On 17th October 2006, LjungbergGruppen and Atrium Fastigheter merged and the combined company has been consolidated as of this date. Comparative figures relating to previous years comprise LjungbergGruppen prior to the merger. The pro forma profit/loss for 2006 is shown on page 8.

PROFIT/LOSS

The Group posted a profit/loss after financial items of SEK 807.4 million (SEK 316.9 m). The amount includes a profit of SEK 380.9 million (SEK 165.8 m) on changes in value and a loss of SEK 4.5 million (SEK 0) on real estate sales.

The profit/loss after financial items, excluding changes in value and the profit/loss on real estate sales, totalled SEK 413.0 million (SEK 151.1 m).

The profit after tax was SEK 701.4 million (SEK 228.1 m), corresponding to SEK 5.38/share (SEK 3.89).

Real estate sales entailed a profit after tax within the Group of SEK 90 million.

The Parent Company posted a profit after tax of SEK 43.8 million (SEK 69.8 m). Net sales totalled SEK 176 million (SEK 171 m).

REAL ESTATE VALUATIONS AND INVESTMENTS

LjungbergGruppen carries out a valuation of all properties held for investment purposes at the end of June each year and at the end of every calendar year. The valuation has only been updated during Q3 to take into account investments made and sales completed.

16 properties have been sold during the period as part of efforts to streamline the real estate holding in accordance with the business concept and strategy.

The properties sold were valued at the turn of the year at SEK 500 million and the sales yielded a profit after tax within the Group of SEK 90 million. Ten or so small single retail outlet and mixed usage premises were sold in Q3 to Fastighets AB Balder, with possession taken on 4th July 2007. A commercial property in Huddinge was also sold with possession taken on 15th October 2007. The purchaser is a company within the Broadgate & Stendörren Group. LjungbergGruppen intends to com-

plete a number of other sales during the year, in line with its chosen strategy.

Investments in properties during the period totalled SEK 852 million. SEK 171 million of the investments refers to land acquisitions in Uppsala.

Substantial investments have been made during the period in the renovation of PUB, in the expansion and renovation of office buildings in Hammarby Sjöstad and in the renovation of the Botkyrka and Västberga retail centres. Construction of a new 10,000m² knowledge mall is progressing in Sickla and work is progressing on the expansion of the Sickla Galleria mall, adding a further 9,000m² of retail space. 15-20 new stores will open in the new section in the summer of 2009 and 300 new parking spaces are also being created. Work on the renovation and expansion of a total of 10,000m² of retail space, together with associated access roads and parking facilities at Gränby Centrum in Uppsala will start at the turn of the year.

REAL ESTATE MANAGEMENT

Rental income for the period totalled SEK 1,108 million (SEK 353 m). The increase is primarily attributable to full year effects of the merger with Atrium Fastigheter. The trend in rental income is shown in the table on page 8.

The operating profit/loss for real estate management, excluding real estate sales and changes in value, was SEK 658.9 million (SEK 227.7 m).

The commercial premises rental market continues to show healthy levels of demand for both general retail premises and offices in Stockholm. This healthy demand has also been reflected, recently, in higher rental levels. The company's letting situation is healthy, with a combined letting rate of 95 per cent (94% as of 31st December 2006).

The healthy sales trend in the retail sector has resulted in buoyant sales growth for the company's regional shopping malls.

The vacancy level for LjungbergGruppen's regional shopping malls – Mobilia, Farsta, Sickla and Gränby – is below 1 per cent, and demand is strong for ongoing and planned expansion premises in these retail centres.

The first completely renovated floor of the new PUB fashion department store, which targets young, fashion-conscious consumers, was opened in September. Naturkompaniet, Sony Center and Erlandssons Brygga have opened new shops in Magasinet in Sickla. Magasinet will be fully occupied in December when Bowlers opens 18 bowling lanes and a restaurant, and Claes Ohlsson opens its new shop.

The letting situation is healthy in all office subsidiary markets in Stockholm. The properties in the Södermalm district and

in Sickla are, in principle, fully let, and the letting situation is also healthy in Kista and the Norra Station area.

PROJECT AND CONSTRUCTION ACTIVITIES

Net sales by the project and construction activities totalled SEK 224 million (SEK 221 m).

The operations posted an operating loss for the period of SEK 7.5 million (SEK 0.8 m). Ongoing development project costs have been charged to the result.

TL Bygg's net sales totalled SEK 221 million (SEK 240 m), SEK 51 million (SEK 26 m) of which comprised work for group companies. Workload levels continue to be good.

FINANCIAL POSITION

Liquid assets at the period end totalled SEK 496 million (SEK 278 m as of 31st December 2006). Interest-bearing liabilities totalled SEK 7,501 million (SEK 5,632 million as of 31st December 2006). The average interest payable on interest-bearing liabilities was 4.5 per cent (4.6 per cent as of 31st December 2006). The average fixed interest term was 2.5 years (2.8 years as of 31st December 2006). The equity/assets ratio at the period end was 43.7 per cent (41.7 per cent as of 31st December 2006).

RISKS AND UNCERTAINTY FACTORS

LjungbergGruppen's operations are affected to a substantial degree by Sweden's economic performance in general and by that of the Stockholm area in particular. Forecasts indicate population growth, increased employment, continued high levels of private consumption, and a positive trend in the letting market. Market interest rates have risen during the period and are expected to continue rising in the years to come.

EVENTS AFTER THE CLOSING DAY

An Extraordinary General Meeting of the company's shareholders held on 17th October 2007 decided to change the company's trad-

ing name to Atrium Ljungberg AB (publ). The logo and graphic profile will also change in line with the change of name agreed. The new logo is presented on the final page of this report.

NOMINATION COMMITTEE

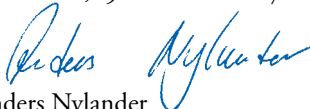
A Nomination Committee comprising representatives of the five biggest owners has been established in accordance with the resolution by the Annual General Meeting of the company's shareholders held on 29th March 2007. Lars Öhrstedt of AFA has been appointed Chairman of the Nomination Committee. The other members of the Nomination Committee are Johan Held of KP Pension och Försäkring, Laszlo Kriss of Konsumentföreningen Stockholm, and Ola Holmström and Johan Ljungberg. Ola Holmström and Johan Ljungberg represent the Holmström and Ljungberg families, respectively. Further information on the work of the Nomination Committee will soon be available on the company's website at www.atriumljungberg.se.

PROFIT FORECAST

The profit/loss after financial items for 2007, excluding changes in value and real estate sales, is expected, in line with previous forecasts, to total SEK 550 million. The corresponding pro forma profit/loss for 2006 was SEK 455 million. The profit/loss after tax is expected to total SEK 780 million, corresponding to SEK 6.00/share, and includes the profit/loss on known real estate sales and unrealised changes in value, as of 30th September 2007.

Changes in value for the final quarter of the year and future real estate sales have not been taken into account in the forecast.

Stockholm, 19th October 2007



Anders Nylander

MANAGING DIRECTOR

Consolidated Income Statements ¹⁾

	2007	2006	2007	2006	2006	2006/2007
Amounts in SEK million	1/1-30/9	1/1-30/9	1/7-30/9	1/7-30/9	1/1-31/12	1/10-30/9
Income	1,332.3	574.4	454.8	169.0	979.1	1,737.0
Administration and production costs	-642.0	-223.1	-201.8	-85.0	-523.4	-842.3
Gross profit/loss	690.3	251.3	253.0	84.0	455.7	894.7
Central administration and marketing ^{3,4)}	-38.9	-22.8	2.9	-5.2	-57.1	-73.2
Profit/loss on real estate sales ^{6,7)}	-4.5	-	13.4	-	-	-4.5
Change in value of investment properties	380.9	165.8	-	-	1,881.0	2,096.1
Operating profit/loss	1,027.8	394.3	269.3	78.8	2,279.5	2,913.0
Shares in profits of subsidiaries	-	-	-	-	-1.1	-1.1
Interest income	3.9	1.2	0.9	0.4	5.5	8.2
Interest expenses ⁵⁾	-224.3	-78.6	-85.6	-25.3	-128.9	-274.6
	-220.4	-77.4	-84.7	-24.9	-124.4	-267.4
Profit/loss after financial items	807.4	216.9	184.6	53.9	2,155.1	2,645.6
Tax on the net profit for the year	-106.0	-88.8	3.4	-14.7	-598.3	-615.5
Profit after tax	701.4	228.1	188.0	39.2	1,556.8	2,030.1
Earnings per share, SEK	5.39	3.88	1.44	0.67	21.21	15.99
Diluted earnings per share, SEK	5.38	3.88	1.44	0.67	21.16	15.96
Average number of outstanding shares, thousand	130,157	58,701	130,157	58,701	73,389	126,972
Average number of outstanding shares after dilution, thousand	130,408	58,701	130,356	58,701	73,571	127,201
Number of shares issued, thousand	133,221	61,765	133,221	61,765	133,221	133,221

Breakdown of operating profit/loss ¹⁾

	2007	2006	2007	2006	2006	2006/2007
Amounts in SEK million	1/1-30/9	1/1-30/9	1/7-30/9	1/7-30/9	1/1-31/12	1/10-30/9
REAL ESTATE MANAGEMENT						
Rental income	1,107.9	353.2	381.2	116.4	669.5	1,424.2
Administrative expenses	-359.3	-96.0	-103.6	-31.2	-208.1	-471.4
Property tax	-57.6	-14.3	-19.5	-4.7	-28.3	-71.6
Operating surplus, real estate management	691.0	242.9	258.1	80.5	433.1	881.2
Depreciation of plant and equipment	-1.4	-1.4	-0.8	-0.5	-1.9	-1.9
Gross profit/loss, real estate management	689.6	241.5	257.3	80.0	431.2	879.3
Central administration and marketing ^{3,4)}	-30.7	-13.8	6.2	-2.7	-43.6	-60.5
Profit/loss on real estate sales ^{6,7)}	-4.5	-	13.4	-	-	-4.5
Change in value of investment properties	380.9	165.8	-	-	1,881.0	2,096.1
Operating profit/loss, real estate management	1,035.3	393.5	276.9	77.3	2,268.5	2,910.3
PROJECT AND CONSTRUCTION ACTIVITIES						
Net sales	224.4	221.2	73.6	52.6	309.7	312.9
Production costs	-223.5	-211.2	-77.9	-48.6	-284.8	-297.1
Surplus, project and construction activities	0.9	10.0	-4.3	4.0	24.8	15.7
Depreciation of plant and equipment	-0.2	-0.2	0.0	0.0	-0.3	-0.3
Gross profit/loss, project and construction activities	0.7	9.8	-4.3	4.0	24.6	15.5
Central administration and marketing	-8.2	-9.0	-3.3	-2.5	-13.5	-12.7
Operating profit/loss, project and construction activities	-7.5	0.8	-7.6	1.5	11.0	2.7
Operating profit/loss	1,027.8	394.3	269.3	78.8	2,279.5	2,913.0

Consolidated Balance Sheets ¹⁾

Amounts in SEK million	30-09-2007	30-09-2006	30-06-2007	30-06-2006	31-12-2006
ASSETS					
Investment properties, etc.	17,588.3	5,388.2	17,634.0	5,320.0	16,854.9
Tangible fixed assets	10.2	5.6	9.6	5.8	7.7
Goodwill ⁷⁾	496.8	-	521.5	-	521.5
Other fixed assets	12.8	15.4	19.2	16.2	13.8
Current assets	470.7	148.7	354.6	157.1	345.3
Liquid assets	496.2	94.3	118.9	31.8	278.2
Total assets	19,075.0	5,652.2	18,657.8	5,530.9	18,021.4
SHAREHOLDERS' EQUITY & LIABILITIES					
Shareholders' equity ^{2,3,4)}	8,327.1	2,358.5	8,146.8	2,323.5	7,805.1
Deferred tax liability	2,391.3	707.2	2,423.8	703.6	2,337.3
Long-term liability to credit institutions ⁵⁾	5,423.5	1,648.7	5,199.8	1,625.1	3,492.7
Other long-term liabilities	4.8	3.5	1.7	4.9	2.2
Current liabilities to credit institutions ⁵⁾	2,077.2	698.0	2,269.0	623.6	2,139.3
Other current liabilities ⁵⁾	851.1	263.3	616.7	250.2	2,244.8
Total shareholders' equity & liabilities	19,075.0	5,652.2	18,657.8	5,530.9	18,021.4

Change in shareholders' equity ¹⁾

Amounts in SEK million	Attributable to the Parent Company's shareholders				
	Share capital	Other capital contributed	Hedging reserves	Profits brought forward	Total shareholders' equity
Opening balance, as of 1st January 2006	154.4	12.2	1.3	2,036.0	2,203.9
Market valuation, financial instruments	-	-	5.1	-	5.1
Tax attributable to items reported directly to shareholders' equity	-	-	-1.3	-	-1.3
Income and expenses for the period reported directly to shareholders' equity	-	-	3.8	-	3.8
Profit/loss for the period, 1/1-30/9	-	-	-	228.1	228.1
Total income and expenses for the period	-	-	3.8	228.1	231.9
Stock options programme ³⁾	-	3.4	-	-	3.4
Dividends	-	-	-	-80.7	-80.7
Closing balance, as of 30th September 2006	154.4	15.6	5.1	2,183.4	2,358.5
Market valuation, financial instruments	-	-	0.5	-	0.5
Tax attributable to items reported directly to shareholders' equity	-	-	-0.2	-	-0.2
Income and expenses for the period reported directly to shareholders' equity	-	-	0.3	-	0.3
Profit/loss for the period, 1/10-31/12	-	-	-	1,328.7	1,328.7
Total income and expenses for the period	-	-	0.3	1,328.7	1,329.0
New share issue ²⁾	178.6	3,939.0	-	-	4,117.6
Opening balance, as of 1st January 2007	333.0	3,954.6	5.4	3,512.1	7,805.1
Market valuation, financial instruments	-	-	36.7	-	36.7
Tax attributable to items reported directly to shareholders' equity	-	-	-10.3	-	-10.3
Income and expenses for the period reported directly to shareholders' equity	-	-	26.4	-	26.4
Profit/loss for the period, 1/10-30/9	-	-	-	701.4	701.4
Total income and expenses for the period	-	-	26.4	701.4	727.8
Dividends	-	-	-	-211.5	-211.5
Stock options programme ⁴⁾	-	5.7	-	-	5.7
Closing balance, as of 30th September 2007	333.0	3,960.3	31.8	4,002.0	8,327.1

There are a total of 133,220,736 shares in the company (61,764,736), 4,000,000 (7,600,000) of which are class A shares and 129,220,736 (54,164,736) of which are class B shares. One class A share grants entitlement to ten votes and one class B share grants entitlement to one vote. At the end of the period, there were a total of 130,156,828 outstanding shares. The company holds 3,063,908 of its own class B shares.

Consolidated Cash Flow Statements ¹⁾

	2007	2006	2007	2006	2006	2006/2007
Amounts in SEK million	1/1-30/9	1/1-30/9	1/7-30/9	1/7-30/9	1/1-31/12	1/10-30/9
OPERATING ACTIVITIES						
Profit/loss after financial items	807.3	316.9	184.4	53.8	2,155.1	2,645.5
Reversal of depreciation	1.7	1.6	0.9	0.5	2.9	3.0
Reversal of profit/loss from real estate sales	-20.2	-	-38.1	-	-	-20.2
Reversal of change in value of investment properties	-380.9	-165.8	-	-	-1,881.0	-2,096.1
Other items not included in the cash flow ⁷⁾	24.7	-	24.7	-	0.1	24.8
Rental guarantee paid	-	-2.3	-	-0.7	-2.5	-0.2
Tax paid	-50.8	-22.4	-18.7	-7.3	-13.0	-41.4
Cash flow from operating activities before changes in working capital	381.8	128.0	153.2	46.3	261.6	515.4
Net change in working capital	-46.6	-20.5	-49.5	-11.9	75.3	49.2
Cash flow from operating activities	335.2	107.5	103.7	34.4	336.9	564.6
INVESTMENT ACTIVITIES						
Acquisition of real estate	-	-	-	-	-66.3	-66.3
Corporate acquisitions	-	-	-	-	125.5	125.5
Renovation and new construction of properties	-769.6	-232.2	-50.5	-69.7	-370.2	-771.1
Sale of real estate ⁶⁾	590.0	-	284.2	-	41.8	495.3
Other investments	-0.6	-1.3	8.0	-0.3	-2.9	-2.2
Cash flow from investment activities	-180.2	-233.5	241.7	-70.0	-272.1	-218.8
FINANCIAL ACTIVITIES						
Dividend paid ⁵⁾	-1,811.5	-80.7	-	-	-80.7	-1,811.5
Stock options programme ^{3,4)}	5.7	3.4	-	-	3.4	5.7
Change in long-term liabilities ⁵⁾	1,868.8	194.4	31.9	98.1	187.5	1,861.9
Cash flow from financial activities	63.0	117.1	31.9	98.1	110.2	56.1
Cash flow for the period	218.0	-8.9	377.3	62.5	175.0	401.9
Liquid assets at the beginning of the period	278.2	103.2	118.9	31.8	103.2	94.3
Liquid assets at the end of the period	496.2	94.3	496.2	94.3	278.2	496.2

NOTES TO THE ACCOUNTS

Accounting principles: the Interim Report has been prepared in accordance with IAS 34. The Group also applies the Swedish Financial Accounting Standards Council's recommendation RR 30, Complementary Accounting Regulations for Corporate Groups, which specifies the supplementary information required in accordance with the provisions of the Swedish Annual Accounts Act. The same accounting principles have been applied as those applied in the most recent Annual Accounts. Amounts have been rounded off to the nearest whole SEK million and the amounts shown in the tables hence do not always add up.

¹⁾ LjungbergGruppen and Atrium Fastigheter merged on 17th October 2006 and the combine company has been consolidated as of that date. Comparative figures relating to corresponding periods last year refer to LjungbergGruppen prior to the merger. The pro forma results for 2006 are shown on page 8.

²⁾ 900,000 class A shares have been restamped as class B shares during 2006 and 17,864,000 class B shares have been issued in conjunction with the acquisition of Atrium Fastigheter AB. The closing price on 16th October of SEK 230.50 has been used to calculate acquisition value and shareholders' equity.

³⁾ A stock option programme directed at all employees of LjungbergGruppen, whereby they can acquire warrants at the market price, has been implemented in accordance with a resolution by the Annual General Meeting held on 4th April 2006. A total of 168,200 warrants have been subscribed for. Every warrant grants entitlement to acquire four shares at a redemption price of SEK 64.38 per share. The programme term ends on 31st December 2009.

Subscription for the warrants has generated SEK 20/warrant for the company.

⁴⁾ A complementary stock option programme has been implemented in accordance with the resolution by the Annual General Meeting held on 29th March 2007. The stock option programme is directed at all employees of Ljungberg-Gruppen, after the merger with Atrium Fastigheter, who did not participate in the programme approved in 2006. The stock option programme comprises a maximum of 200,000 warrants at market price and 135,550 warrants have currently been subscribed for. Every warrant grants entitlement to acquire four shares at a redemption price of SEK 104.50 per share. The programme term ends on 31st December 2009. Subscription for the warrants has generated SEK 42/warrant for the company. A salary bonus of SEK 52.50 per warrant has been disbursed during Q2 2007 in order to encourage participation in the programme. The salary overhead of SEK 10 million has been charged to central administrative expenses during the second quarter.

⁵⁾ A dividend of SEK 1,600 million was paid to Atrium Fastigheter's former owners, Konsumentföreningen Stockholm and KP Pension och Försäkring, during the period. The amount was financed by means of borrowing from credit institutions at the end of March 2007. In the 2007 Balance Sheet, the liability has simply been reclassified as a Long-term liability, rather than a Current liability.

⁶⁾ A number of small single retail outlet and mixed usage properties, along with properties used for storage and logistics, have been sold in 2007.

Income Statements – Parent Company

	2007	2006
Amounts in SEK million	1/1-30/9	1/1-30/9
Net sales	117.5	171.4
Administration and production expenses	-87.8	-73.0
Gross profit/loss	88.7	98.4
Central administration and marketing ^{1,3,4)}	-28.8	-19.0
Operating profit/loss	59.9	79.4
Result of participations in Group companies	65.7	57.6
Interest income and similar P/L items	37.9	28.9
Interest expenses and similar P/L items	-117.7	-84.7
	-14.1	1.8
Profit/loss after financial items	45.8	81.2
Appropriations	15.7	16.7
Taxes	-17.7	-28.1
Profit/loss after tax	43.8	69.8

Balance Sheets – Parent Company

Amounts in SEK million	2007-09-30	2006-12-31
ASSETS		
Tangible fixed assets	1,749.8	1,673.6
Financial fixed assets	5,090.9	5,090.9
Current receivables	1,419.3	1,126.1
Liquid assets	190.9	89.8
Total assets	8,460.9	7,980.4
SHAREHOLDERS' EQUITY & LIABILITIES		
Shareholders' equity	4,569.3	5,000.6
Untaxed reserves	121.4	121.4
Provisions	130.0	130.0
Liabilities to credit institutions	3,332.0	2,302.6
Other liabilities	308.2	425.8
Total shareholders' equity & liabilities	8,460.9	7,980.4

The sales yielded a profit after tax within the Group of SEK 90 million during the period. A total of SEK 140 million has been received during 2007 in settlement for properties sold in 2006. The properties sold are shown to the right.

⁷⁾ Goodwill attributable to the valuation of a deferred tax liability has been depreciated as a result of real estate sales. The amount carried as an expense, SEK 24.7 million, has been reported as the profit/loss on the sale of real estate.

The Interim Report has not been subject to auditing by the Auditor.

Changes in the property holding

Property name	Local authority	Lettable area, m ²	Status	Period	Access
Torp 22:1	Nynäshamn	654	Sold	Q1	20 th Feb 07
Fracken 30	Stockholm	588	Sold	Q2	16 th May 07
Eneby 1:416	Håbo	2,188	Sold	Q2	1 st June 07
Dalgärdet 12	Stockholm	602	Sold	Q3	4 th July 07
Holmgård 1	Stockholm	718	Sold	Q3	4 th July 07
Lärftet 2	Stockholm	1,725	Sold	Q3	4 th July 07
Meteorologen 4	Stockholm	1,123	Sold	Q3	4 th July 07
Meteorologen 5	Stockholm	2,566	Sold	Q3	4 th July 07
Silket 2	Stockholm	288	Sold	Q3	4 th July 07
Tråden 1	Stockholm	1,037	Sold	Q3	4 th July 07
Klyvkilen 4	Södertälje	489	Sold	Q3	4 th July 07
Domaren 15	Vaxholm	land	Sold	Q3	4 th July 07
Domaren 18	Vaxholm	2,572	Sold	Q3	4 th July 07
Veddesta 2:80	Järfälla	33,300	Sold	Q2	31 st Aug 07
Domaren 16	Vaxholm	620	Sold	Q2	14 th Sep 07
Brillinge 6:1 et al	Uppsala	land	Bought	Q2	1 st Oct 07
Riggen 1	Huddinge	16,100	Sold	Q3	15 th Oct 07

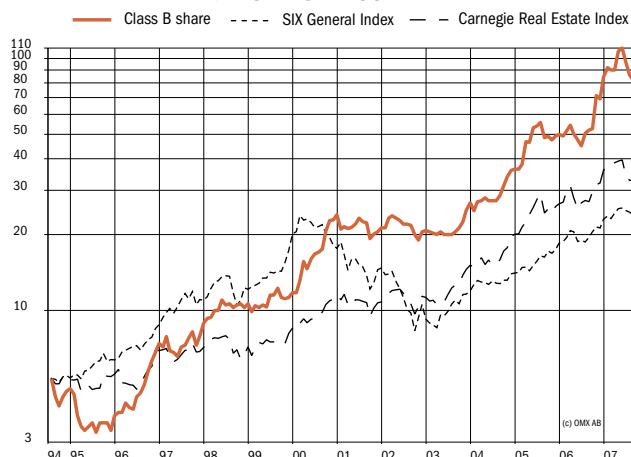
Rental income trend ¹⁾

SEK m	2006 ²⁾ pro forma	2007 Q 1	2007 Q 2	2007 Q 3	2007 Q 4
Stockholm city centre	270	308	332	345	346
Stockholm, other	673	671	702	708	707
Uppsala and Mälardalen	181	176	182	177	182
Sweden, other	180	185	188	193	194
Properties sold	48	50	50	23	
Total	1,352	1,390	1,454	1,416	1,429

¹⁾ Contracted rental income excluding market contributions. Q1-Q3 refers to results converted to annual rates. Properties sold are shown in the table on page 7. Rental levels for Q4 include known contract changes for the quarter, including estimated turnover rents.

²⁾ Pro forma Atrium-LjungbergGruppen from 1st January 2006.

LjungbergGruppen share



Letting rate

	Rental value, SEK m	Rental contracts, SEK m	Letting rate, %
Stockholm city centre	354	346	98
Stockholm, other	757	707	93
Uppsala and Mälardalen	195	182	93
Sweden, other	198	194	98
Total	1,504	1,429	95

Loan structure

Fixed interest term, up to and including	Loan amount, SEK m	Percentage of loan, %	Average interest, %
Variable	2,654	35	4.5
2007	88	1	5.7
2008	853	11	4.8
2009	269	4	5.6
2010	723	10	3.8
2011	615	8	4.1
2012 and thereafter	2,299	31	4.4
Total	7,501	100	4.5

Loan structure

Capital tied up	Loan amount, SEK m	Percentage of loan, %
2007	1,240	16
2008	853	11
2009	269	4
2010	524	7
2011	1,120	15
2012 and thereafter	3,495	47
Total	7,501	100

Rental income, pro forma, 1st January – 31st December 2006 ¹⁾

	LjungbergGruppen		Atrium		Pro forma	
	SEK m	%	SEK m	%	SEK m	%
Offices ²⁾	225	48	126	14	351	26
Retail ²⁾	110	23	672	76	782	58
Housing	41	9	10	1	51	4
Other	96	20	72	8	168	12
Total	472	100	880	100	1,352	100
Stockholms city centre	84	18	186	21	270	20
Stockholm, other	388	82	333	38	721	53
Uppsala and Mälardalen	-	-	181	21	181	14
Sweden, other	-	-	180	20	180	13
Total	472	100	880	100	1,352	100

¹⁾ Excluding marketing subsidies from tenants.

Net profit/loss, pro forma, 1st January – 31st December 2006 ¹⁾

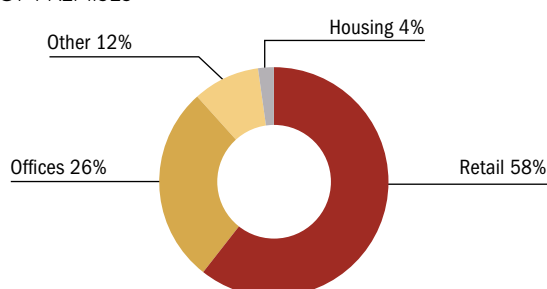
Amounts in SEK m	
Rental income	1,352
Management costs	-527
Operating surplus, real estate management	825
Central administration	-49
Operating result, real estate management	776
Operating result, projects and construction work	10
Net financial items ²⁾	-331
Result after net financial items	455
Tax, 28%	-127
Profit/loss after tax	328

¹⁾ Excluding change in value and profit on real estate sales.

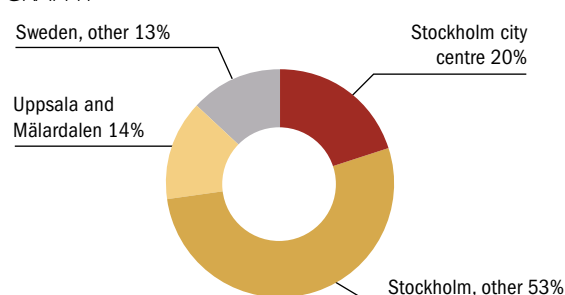
²⁾ Including borrowing of SEK 1,600 million for the dividend payable to Atrium's former owners. Interest expenses (4.5%) totalling SEK 1,600 million from 1st January 2006 have been charged to the pro forma Income Statement.

Rental income, pro forma, 1st January – 31st December 2006

TYPE OF PREMISES



GEOGRAPHY



Key ratios ¹⁾

	2007	2006	2007	2006	2006	2006/2007
	1/1-30/9	1/1-30/0	1/7-30/9	1/7-30/9	1/1-31/12	1/10-30/9
Equity/assets ratio, %	43.7	41.7	43.7	41.7	43.3	43.7
Debt/equity ratio, multiple	0.9	1.0	0.9	1.0	0.7	0.9
Lending ratio, %	42.6	43.6	42.6	43.6	33.4	42.6
Interest coverage ratio, multiple	4.6	5.0	3.2	3.1	17.7	10.6
Interest coverage ratio, multiple, ex. capital gains and changes in value	2.9	2.9	2.8	3.1	3.1	3.0
Return on shareholders' equity, %	11.6	13.3	9.1	2.2	31.3	38.0
Return on shareholders' equity, %, ex. capital gains and changes in value	7.0	6.5	7.7	2.2	4.7	11.1
Return on total capital, %	7.4	9.7	5.7	1.4	19.6	23.6
Return on total capital, %, ex. capital gains and changes in value	4.6	5.7	5.1	1.4	3.7	7.0
Number of employees (average)	230	149	233	150	172	216

Data per share ¹⁾

	2007	2006	2007	2006	2006	2006/2007
Amounts in SEK million	1/1-30/9	1/1-30/9	1/7-30/9	1/7-30/9	1/1-31/12	1/10-30/9
Profit after tax	5.38	3.89	1.44	0.67	21.16	15.96
Profit after tax, ex. capital gains and changes in value	3.19	1.85	1.22	0.67	2.75	4.00
Cash flow	2.57	1.83	0.80	0.59	4.58	4.44
Shareholders' equity	63.98	40.18	63.98	40.18	59.97	63.98
Share price	72.25	52.63	72.25	52.63	84.40	72.25
Average number of outstanding shares, thousand	130,157	58,701	130,157	58,701	73,389	126,972
Average number of outstanding shares after dilution, thousand	130,408	58,701	130,356	58,701	73,571	127,201
Number of outstanding shares at the period end, thousand ²⁾	130,157	58,701	130,157	58,701	130,157	130,157
Number of outstanding shares after dilution at the period end, thousand ²⁾	130,408	58,701	130,408	58,701	130,339	130,408

¹⁾ Key ratios are defined in the same way as in the Annual Report. The key ratios refer to data per share after the 4:1 split with 19th April 2007 as the record day.

²⁾ Registered number of shares less 3,063,908 class B shares bought back.

Definitions

KEY RATIOS

Shareholders' equity. Reported shareholders' equity.

Equity/assets ratio. Shareholders' equity in relation to the Balance Sheet total.

Debt/equity ratio. Interest-bearing liabilities in relation to shareholders' equity.

Lending ratio. Liabilities to credit institutions as a percentage of the properties' book value.

Interest coverage ratio. Profit/loss after financial items plus interest expenses in relation to interest expenses.

Return on shareholders' equity. Net profit/loss for the period in relation to average shareholders' equity.

Return on total capital. Profit/loss after financial items plus interest expenses in relation to the average Balance Sheet total.

DATA PER SHARE

Net profit after tax. Net profit/loss for the period in relation to the average number of shares after dilution.

Cash flow. Cash flow from operating activities in relation to the average number of shares after dilution.

Shareholders' equity. Shareholders' equity divided by the number of shares at the period end.

Number of shares after dilution. The number of shares after dilution is calculated in accordance with IAS 33.

OTHER

Letting rate. Contracted rental income in relation to the rental value when fully let.

Rental value. Contracted annual rents and estimated market rents for vacant premises in current condition.

Level. Contracted rents on a given date and at a given cost position on the given date. Neither known nor unknown changes at a later date are taken into account.

IFRS. International Financial Reporting Standards. International financial reporting standards for consolidated accounts that all listed companies within the EU must apply as of 2005.

Six year review

	2001	2002	2003	2004 ¹⁾	2005 ¹⁾	2006 ¹⁾
SUMMARY OF CONSOLIDATED INCOME STATEMENT SEK m						
Rental income	383	429	458	461	425	669
Operating profit/loss, management, ex. real estate sales and changes in value	221	247	250	289	267	388
Profit/loss, real estate sales	0	-	4	-	13	-
Changes in value, real estate	-	-	-	102	415	1,881
Net sales, construction	272	201	193	251	270	310
Operating profit/loss, construction	7	10	3	6	2	11
Net financial items	-101	-111	-119	-120	-94	-124
Profit/loss after financial items	127	146	139	277	604	2,155
Tax on profit for the year	-36	-42	-37	-77	-106	-598
Net profit/loss for the year	91	104	102	200	497	1,557
Profit/loss after financial items, ex. real estate sales and changes in value	127	146	134	175	175	274
KEY RATIOS						
Equity/assets ratio, %	24.5	24.7	25.6	39.1	42.0	43.3
Debt/equity ratio, multiple	2.7	2.7	2.5	1.2	1.0	0.7
Lending ratio, %	76.3	76.1	73.2	47.5	43.2	33.4
Interest coverage ratio, multiple	2.1	2.2	2.0	3.2	6.9	17.7
Interest coverage ratio, multiple, ex. real estate sales and changes in value	2.1	2.2	2.0	2.4	2.7	3.1
Return on shareholders' equity, %	12.0	12.5	11.5	10.8	24.1	31.3
Return on shareholders' equity, %, ex. real estate sales and changes in value	12.0	12.5	11.1	6.9	6.7	4.7
Return on total capital, %	7.7	8.0	7.7	8.3	13.9	19.6
Return on total capital, %, ex. real estate sales and changes in value	7.7	8.0	7.6	6.2	5.6	3.7
Number of employees (average)	121	128	130	132	137	172
DATA PER SHARE ²⁾ SEK						
Net profit/loss for the year	1.49	1.69	1.64	3.23	8.33	21.16
Net profit/loss for the year, ex. real estate sales and changes in value	1.49	1.69	1.59	1.97	2.12	2.75
Dividend	0.75	0.87	1.00	1.12	1.37	1.62
Cash flow	2.23	2.56	2.18	2.28	2.50	4.58
Shareholders' equity	11.07	13.95	14.70	31.22	37.55	59.97
Share price, period end	21.25	20.75	26.75	36.37	49.87	84.37

¹⁾ Data reported as of 2004 (inc.) are based on international accounting standards, IFRS.

²⁾ Data per share is calculated after the 4:1 split implemented in April 2007 and after dilution.

FINANCIAL INFORMATION

2007 Preliminary Financial Statement February 2008

Annual Report 2007 March 2008



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