

COREM PROPERTY GROUP
DERIVATION OF SELECTED KEY RATIOS

Amounts in SEKm unless otherwise stated

	2021 6 mån jan-jun	2020 6 mån jan-jun	2020 12 mån jan-dec
Return on equity, %			
Net profit for the period	1 537,5	-1 327,0	-108,1
Net profit recalculated to full year	3 075,1	-2 654,0	-108,1
Average equity	18 250,3	7 120,5	7 724,3
	16,8%	-37,3%	-1,4%
Adjusted equity ratio, %			
Equity	29 223,6	6 069,5	7 277,0
Reversal of interest derivatives including tax	201,5	385,9	361,1
Reversal of deferred tax properties	7 565,3	934,7	1 101,1
Reversal of repurchased shares (based on the share price at the end of each period)	630,5	576,1	611,8
Reversal of goodwill attributable to deferred tax	-1 880,6	0,0	0,0
Charge of estimated deferred tax of five per cent attributable to the difference between the fair value and residual value for tax purposes of the properties	-2 065,2	-420,8	-475,9
Adjusted equity	33 675,2	7 545,4	8 875,1
	41 304,2	8 416,7	9 517,7
Total assets closing balance (adjusted for rights of use assets)	86 695,8	16 070,3	18 456,1
	39%	47%	48%
Leverage, %			
Interest-bearing liabilities	46 402,9	8 619,6	9 619,6
Market value of listed holdings	-2 013,3	-3 337,3	-4 347,0
Cash and cash equivalents	-1 016,6	-40,1	-15,3
	43 373,0	5 242,2	5 257,3
Fair value properties	78 388,1	12 598,1	14 002,4
	55%	42%	38%
Leverage properties, %			
Interest-bearing liabilities	46 402,9	8 619,6	9 619,6
Interest-bearing liabilities not secured by properties	-14 318,0	-2 795,0	-3 147,0
	32 084,9	5 824,6	6 472,6
Fair value properties	78 388,1	12 598,1	14 002,4
	41%	46%	46%
Interest coverage ratio, multiples			
Profit from property management	301,1	218,3	420,1
Corem's share of associated company's profit from property management according to published report	0	0	0,0
Financial expense	169,6	137,9	278,2
	470,7	356,1	698,3
Financial expense	169,6	137,9	278,2
	2,8	2,6	2,5
Equity per ordinary share, SEK			
Equity	29 223,6	6 069,5	7 277,0
Preference capital	-5 774,9	-906,0	-906,0
	23 448,7	5 163,5	6 371,0
Outstanding ordinary shares 1)	1 053 373,7	343 194,5	343 194,5
	22,26	15,05	18,56
NAV (Net Asset Value) per ordinary share, SEK			
Equity	29 223,6	6 069,5	7 277,0
Derivatives	253,8	486,0	454,7
Goodwill attributable to deferred tax	-1 880,6	0,0	0,0
Deferred tax	7 151,2	569,6	799,9
	34 748,1	7 125,1	8 531,7
Equity attributable to preference share and ordinary shares of Class D	-5 774,9	-906,0	-906,0
Hybrid bond	-1 300,0	0,0	0,0
Adjusted equity	27 673,2	6 219,1	7 625,7
Outstanding ordinary shares of Class A and B	1 053 373,7	343 194,5	343 194,5
	26,27	18,12	22,22