

2ND QUARTER

INTERIM REPORT JANUARY–JUNE 2015

INTERIM PERIOD

- Income totalled SEK 321 million (313).
- The operating surplus amounted to SEK 245 million (242).
- Income from property management was SEK 112 million (105).
- Change in value of properties amounted to SEK 147 million (11) and change in value of derivatives affected profit by SEK 92 million (-170).
- The holding in Klövern AB (publ) is reported in accordance to the equity method and amounted to SEK 1,317 million (1,197). The fair value of Corem's holding based on the share price on 31 March 2015 was SEK 1,348 million (1,356).
- Net profit amounted to SEK 472 million (6); SEK 5.98 per ordinary share (-0.36).
- Net investments in properties totalled SEK -43 million (405).
- During the period, Corem has acquired two and sold six properties.
- During the period Corem has issued two three-year uncovered bond loans. The issues took place in April for SEK 400 million and in June for SEK 250 million. These loans were issued within the existing framework of SEK 750 million at a floating interest rate of STIBOR 3 M + 350 basis points and are listed in the Corporate Bond List at NASDAQ Stockholm.

KEY RATIOS

	2015 6 mon Jan-Jun	2014 6 mon Jan-Jun	2014 12 mon Jan-Jun	Rolling 14/15 12 mon Jul-Jun
Income, SEKm	321	313	621	629
Operating surplus, SEKm	245	242	480	483
Profit from property management, :	112	105	202	209
Net profit, SEKm	472	6	112	578
Earnings per ordinary share, %	5.98	-0.36	0.61	6.84
Operating margin, %	76	77	77	77
Occupancy rate, economic, %	89	91	92	89
Equity ratio, adjusted, %	34	31	32	34

THIS IS COREM

Corem Property Group is a real estate company that owns and manages properties in central and southern Sweden as well as in Denmark. Corem's property portfolio consists of warehouse, logistics, industrial and retail properties.

› BUSINESS STRATEGY

Corem shall create long-term growth and increase in value by managing, acquiring, building and developing properties in the warehouse, logistics, industrial and retail spheres.

› GOALS

Corem's overall goal is to become, in selected regions, the leading real estate company in its segment as well as providing Corem's shareholders with a long-term high and stable return on equity. This is to take place with continuous efforts to work for sustainable development.

› STRATEGY

Corem has four overall strategies to achieve the company's goals.

INVESTMENT STRATEGY – to actively look for and carry out transactions in order to develop and realize value.

BUSINESS STRATEGY – to optimize the property portfolio through long-term commitment.

ORGANIZATIONAL STRATEGY – to create long-term tenant relations by having a market-oriented and expert property management.

SUSTAINABILITY STRATEGY – to work for long-term sustainability for the company and its business environment.

COREM'S PROPERTY PORTFOLIO IS MANAGED

IN FIVE REGIONS: ● Stockholm Region, ● South Region, ● West Region, ● Småland Region and ● Mälardalen/North Region. The Corem group is organized with its head office in Stockholm and regional offices in Stockholm, Malmö, Göteborg, Jönköping and Örebro.



› BUSINESS MODEL

Corem's business model is based on a continuous process of strategic transactions and optimization of the property portfolio and creates value by always focusing on the tenant.

TRANSACTION – GROWTH AND CONCENTRATION

Careful business analyses are performed with a view to identifying potential growth opportunities. Acquisitions are of interest if the yield is attractive and if synergy effects can be obtained. Divestment opportunities arise when the geographical location does not fit in with the regional structure or property type.

PROPERTY DEVELOPMENT

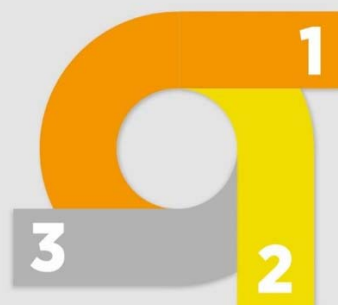
– CREATION OF VALUE

Corem has a long-term commitment to all properties in the portfolio and strives to optimize the properties' yield and create long-term relationships with our tenants and suppliers by building, re-building or by energy-saving measures.

PROPERTY MANAGEMENT

– FOCUS ON TENANTS

In order to create a good dialogue with tenants and suppliers, Corem's properties shall be managed by our own personnel. Priority is given to short decision-making paths and a local presence in the company's markets in order to be able to provide tenants with the best possible service.



STATEMENT BY THE CEO



IMPORTANT EVENTS

- During the period Corem has issued two three-year uncovered bond loans totalling SEK 650 million within an existing framework of SEK 750 million.
- Acquisition of a property in Halmstad with a lettable area of 24,300 sq. m.
- As a result of Bilja's phasing out of its operations in Denmark Corem has divested four properties to Bilja.
- Negotiated acquisition of a property in Malmö with a lettable area of 26,000 sq. m. of land. Corem plans to access on 30 September 2015.

The second quarter this year has continued to be intensive with tenders to and discussions with potential and existing tenants. There has been a positive outcome that resulted in net rentals for the second quarter totalling SEK 9 million. Among major lettings mention can be made of ASSA OEM in Mölnlycke Logistics Park and Linas Matkasse in Veddesta, Stockholm. The operating margin during the second quarter totalled 78 per cent, which shows that we continue to manage properties effectively.

The positive trends in the capital market are holding up so that there is good access to capital through different sources of funding and our latest renegotiations of our loan portfolio of just under SEK 1.2 billion gave us both lower margins and longer credit periods. Corem has been issuing bonds since 2010 and in April 2015 we issued a bond loan for SEK 400 million in order to refinance earlier bonds that were maturing in April and July. We then continued within the existing framework when in June we issued another bond loan for SEK 250 million.

During the second quarter we have continued our work on enhancing our position in attractive warehousing and logistics sites. We acquired Flygaren 21 which comprises just over 24,000 sq. m. adjacent to our existing properties in Halmstad. The acquisition of Gånggriften 3

in Malmö, with access in September 2015, also represents a welcome addition to our Malmö portfolio. After the decision of one of our largest tenants, Bilja, to phase out operations in Denmark, as part of the process we have divested four properties that Bilja was renting from us in Copenhagen. During the quarter we have also pulled out of another locality – Enköping.

The continued decline in yield requirements combined with new rentals and investments has resulted in continued growth of the value of our portfolio. During the quarter the rise in long market interest rates has had a positive effect on Corem's portfolio of derivatives of SEK 172 million. Our associated companies contributed a share of SEK 121 million to our earnings in the quarter. Earnings before tax during the second quarter amounted to SEK 423 million and for the entire six-month period our accounts show earnings before tax of SEK 533 million. In today's low-interest environment property continues to be highly interesting, above all in view of the possibilities of attractive yields. There is a great deal of competition and yield requirements are likely to be squeezed even further.

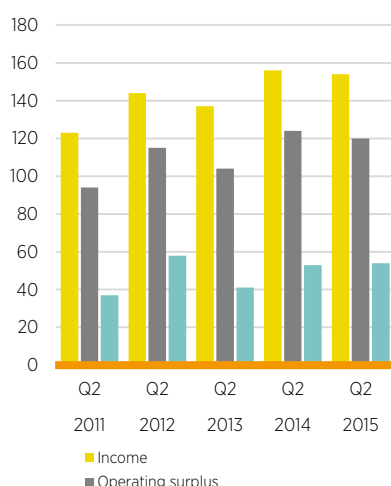
Stockholm, 13 July 2015
Eva Landén, CEO

QUARTERLY OVERVIEW

	2015 Q2 Apr-Jun	2015 Q1 Jan-Mar	2014 Q4 Oct-Dec	2014 Q3 Jul-Sep	2014 Q2 Apr-Jun	2014 Q1 Jan-Mar	2013 Q4 Oct-Dec	2013 Q3 Jul-Sep
Amounts in SEKm unless otherwise stated								
Income	154	167	151	157	156	157	144	141
Property costs	-34	-42	-39	-31	-32	-39	-40	-30
Operating surplus	120	125	112	126	124	118	104	111
Profit from property management	54	58	42	55	53	52	39	46
Profit shares according to the equity method	121	61	36	32	105	7	26	28
Changes in value, properties	76	71	51	76	3	8	4	-1
Unrealized changes in value, derivatives	172	-80	-115	-73	-96	-74	15	19
Net profit	362	110	28	78	9	-3	69	81
Fair value of properties	7,340	7,406	7,259	6,866	6,803	6,405	6,380	6,022
Operating margin, %	78	75	74	80	79	75	72	79
Occupancy rate, economic, %	89	90	92	92	91	91	92	91
Return on total assets, %	13.8	11.3	9.0	10.9	11.0	6.6	6.7	7.1
Return on equity, %	56.4	18.4	4.8	13.5	1.5	-0.5	11.6	14.1
Adjusted equity ratio, %	34	33	32	32	31	33	33	33
Leverage, %	55	51	58	59	60	58	61	60
Cash flow from operations	94	123	-14	-19	118	28	106	12
Cash flow, operations per ordinary share, SEK	1.05	1.45	-0.41	-0.47	1.33	0.15	1.18	-0.06
Equity per share, SEK	33.55	30.59	29.28	28.84	27.85	29.16	29.18	28.31

INCOME, EXPENSES AND PROFIT

QUARTERLY COMPARISON



The income statement items below, like the comparative amounts for last year, refer to the period January–June unless otherwise stated. The balance sheet items and comparative amounts refer to the position at the end of the period this year and last year.

INTERIM REPORT JANUARY–JUNE 2015

INCOME

Income for the period totalled SEK 321 million (313) and consists of rents for premises including supplements for property tax and for tariff-based charges (electricity, heating and water) and any one-off payments. The increase in income is mainly attributable to net acquisitions. The income also includes one-off items of SEK 16 million (17). The remaining part of the change is attributable to moving-in and tenant vacations. The financial occupancy rate was 89 per cent (91). Net letting for the period was SEK 10 million, of which letting amounted to SEK 47 million and notices of termination to SEK -37 million.

Tenants

Corem has a well-diversified income base as the tenants are engaged in many different areas of the Swedish business sector. The company's goal is to reduce dependence on particular tenants, which is mainly achieved by acquisitions. Corem's remaining average lease contract term is 5.1 years (5.1).

PROPERTY COSTS

Property costs during the period totalled SEK 76 million (71) and consist mainly of maintenance, site leasehold fees, property tax, tariff-based charges and property administration. The change of SEK 5 million is mainly due to net acquisition.

CENTRAL ADMINISTRATION

The central administration costs totalled SEK 14 million (12), consisting of costs for group management, group-wide functions such as IT, finance, personnel and IR as well as the company's listing on NASDAQ Stockholm. Property administration costs are not included but are reported in property costs.

NET FINANCIAL INCOME

Net financial income totalled SEK -119 million (-125), of which financial income was SEK 0 million (0) and interest expense and credit fees for the period were SEK 119 million (125). Corem's interest expense was affected by the change in the short market rates, although as a large part of the interest-bearing liabilities have hedged interest rates, the fluctuations in net financial income are less. At the end of the period, the average interest rate, including margins, was 4.12 per cent (4.62). See page 11 for further information.

THE FIVE LARGEST TENANTS ON 30 JUNE 2015

Tenant	Share, %	Region	Remaining average lease contract length, years
Ericsson	7	Mälardalen/North/West	3.9
Bilia	7	Mälardalen/Norh, Stockholm, South, West	7.6
ELFA	5	Stockholm	3.0
Posten	4	Stockholm	13.2
NKT Cables	3	Mälardalen/North	9.3

PROPERTY SHARES ACCORDING TO THE EQUITY METHOD

Profit shares according to the equity method amounted to SEK 182 million (112), of which shares of profit from Klöver AB (publ) totalled SEK 180 million (112) and earnings from the sale of Series B ordinary shares in Klöver totalled SEK 2 million (-). The shares of profit accounted for comprise Corem's share of Klöver's net earnings after the dividend to holders of Klöver's preference shares. See page 10 for further information.

CHANGES IN VALUE

Properties

Changes in value of properties totalled SEK 147 million (11), during the period, of which unrealized changes in value amounted to SEK 138 million (11) and realized changes in value to SEK 9 million (0). Unrealized changes in value are mainly due to reduced required yields. See page 6 for further information.

Derivatives

The value of Corem's derivatives is affected by changes in the long market rates. The long market rates increased during the period, which had a positive effect on the valuation of Corem's derivatives. Unrealized changes in value of derivatives during the period totalled SEK 92 million (-170).

Tax

Through the possibility of making depreciation for tax purposes and deduction for certain refurbishments of properties as well as making use of tax loss carryforwards, no paid tax expense arises in principle. However, paid tax occurs in a few subsidiaries where there are no opportunities for making group contributions for tax purposes.

Reported deferred tax on changes in value is partly attributable to classification of acquisitions and the form in which divestment takes place.

The tax loss carryforwards are estimated at approximately SEK 1,480 million (1,509). The tax recoverable is attributable to tax loss carryforwards in the consolidated balance sheet amounting to SEK 257 million (257). Deferred tax is reported net at SEK 158 million (157) in the summary report on the financial position for the Group.

SEK million	Current tax		Deferred tax		Reported tax	
	2015 Jan-Jun	2014 Jan-Jun	2015 Jan-Jun	2014 Jan-Jun	2015 Jan-Jun	2014 Jan-Jun
Current profit from property management	-3	-2	-4	-8	-7	-10
Current tax relating to tax case	-	-68	-	-	-	-68
Change in value, properties	-	-	-23	-6	-23	-6
Change in value, derivatives	-	-	-20	37	-20	37
Increased temporary difference properties attributable to depreciation for tax purposes and direct deductions	-	-	-17	-13	-17	-13
Revaluation, tax loss carryforwards	-	-	6	8	6	8
Total	-3	-70	-58	18	-61	-52

THE PROPERTY PORTFOLIO

Corem's property value amounted on 30 June 2015 to SEK 7,340 million and consisted of 127 properties with a total lettable area of 989,215 sq.m

The property portfolio is allocated to five geographic areas: Stockholm Region, South Region, West Region, Småland Region and Mälardalen/North Region. In terms of value, Stockholm Region is largest with around 43 per cent of the total property value of the portfolio. The portfolio consists of warehousing, logistics, industrial and retail properties located in central and southern Sweden and in Denmark.

Of Corem's total income on an annual basis on 30 June 2015, amounting to SEK 599 million, Stockholm accounted for 44 per cent, South for 15 per cent, West for 16 per cent, Småland for 10 per cent and Mälardalen/North for 15 per cent. The total rental value was assessed on 30 June 2015 to SEK 671 million. The financial occupancy rate was 89 per cent.

PROPERTY VALUES AND CHANGES IN VALUE

During the second quarter the volume of completed transactions almost doubled in comparison to the previous quarter. Continued strong demand as well as a number of major portfolio deals raised the aggregate volume to levels like last year's record figures. This was in spite of the restricted supply. The aggregate volume of transactions during the first six months totalled about SEK 60 billion.

In Corem's priority segment of warehouse and logistics properties two major transactions helped to raise the volume to about 15 per cent of the aggregate volume, which is unusually high. Turnover in residential properties was highest but during the second quarter toughening competition has made itself felt in the spread of transactions to cover all property segments and geographical markets. Continuing record-low interest rates and good funding possibilities provide the conditions for continued high turnover and

at levels like 2014. Prevailing market conditions have continued to put pressure on yield requirements.

The aggregate market value of Corem's property portfolio totalled SEK 7,340 million (7,259) as of 30 June 2015. The effect of continued declines in yield requirements combined with investments and lettings as well as rises in valuations of building permits has been positive for the value of our property holdings. After rounding off there has been no change in the average yield requirement as of 30 June 2015 of 7.3 per cent. In comparable holdings yield requirements have been lowered. Given the prevailing market conditions yield requirements are likely to continue to drop during the year.

Unrealized changes in value during the period amounted to SEK 138 million (11). Corem values all of its properties every quarter. During the period of this report properties corresponding to about 5 per cent of the aggregate value have been subject to external valuation, while the rest have been valued on the basis of internal cash flow valuations. The valuation institute engaged by the company during the period has been Savills Sweden AB. Corem continually gathers market information from external valuation institutes to support its internal valuation processes.

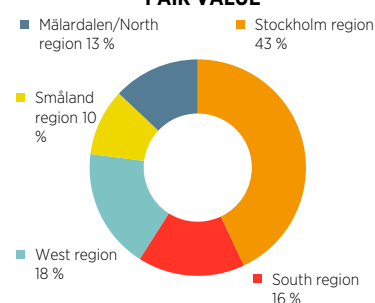
For further information about Corem's valuation principles, see Corem's Annual Report for 2014, pages 26A-27A.

NEW CONSTRUCTIONS, EXTENSIONS AND REFURBISHMENT

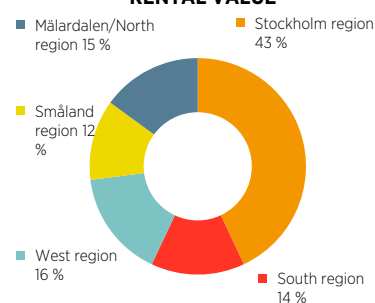
During the period, Corem has invested a total of SEK 67 million (37) in properties for new construction, extension and refurbishment, which have mainly consisted of tenant adaptations and energy saving measures. For further information about

Corem's property development, see Corem's Annual Report for 2014, page 25A.

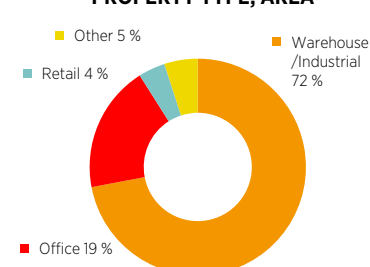
FAIR VALUE



RENTAL VALUE



PROPERTY TYPE, AREA



CHANGE IN FAIR VALUE, NUMBER OF PROPERTIES AND LEASABLE AREA

	SEK million	Number	Sq.m.
Total on 31 December 2014	7,259	131	982,895
Acquisitions	182	2	36,772
New construction, extension and refurbishment	67	-	-
Divestments	-292	-6	-30,452
Changes in value	138	-	-
Currency translation	-14	-	-
Total on 30 June 2015	7,340	127	989,215



ACQUISITIONS AND DIVESTEMENTS OF PROPERTIES

During the period Corem has acquired two properties and divested six.

During the second quarter Corem has acquired the warehouse/production property Flygaren 21 situated in the Larsfrid industrial zone in Halmstad. This acquisition is adjacent to Corem's other properties in Halmstad. The property comprises about 24,300 sq. m. and is let completely to Tylö

AB on a lease which has just under 13 years left to run.

As announced previously in a press release from Bilia in March 2015 Bilia will phase out its operations in Denmark. As a result Corem has divested four properties to Bilia. Altogether these properties comprise about 22,300 sq. m. and the purchase price amounted to approximately DKK 228 million.

In addition to this Corem has continued to concentrate its holdings by divesting a property in Norberg and one in Enköping.

During the period Corem has agreed to acquire Gånggriften 3, a vehicle dealership property in Malmö and plans to access on 30 September 2015. The property comprises a lettable area of about 6,500 sq. m. as well as 26,000 sq. m. of land and the underlying value of the property is SEK 87 million.

TRANSACTIONS

ACQUIRED 1 JANUARY – 30 JUNE 2015

Quarter	Property	Municipality	Property type	Lettable area, sq.m.	Property value, SEK million
1	Hundigevej 85	Greve	Lager/Industri	12,459	66
2	Flygaren 21	Halmstad	Lager/Industri	24,313	116
Total acquired 1 Jan-30 Jun 2015				36,772	182

DIVESTED 1 JANUARY – 30 JUNE 2015

Quarter	Property	Municipality	Property type	Lettable area, sq.m.	Property value, SEK million
1	Norbergsby 10:66	Norberg	Lager/Industri	3,447	2
2	Biliaportfolio ¹	Danmark	Handel	22,254	283
2	Stenvreten 7:60	Enköping	Lager/Industri	4,751	17
Total divested 1 Jan-30 Jun 2015				30,452	302

¹ Refers to the properties 10C Høje Taastrup By, 10AQ Herstedvester By, 7T Mørkhøj samt 5Y Tømmerup By.

DISTRIBUTION PER GEOGRAPHICAL AREA

Distribution per geographical area	Income, SEK million		Costs, SEK million		Operating surplus, SEK		Operating margin, %	
	2015 Jan-Jun	2014 Jan-Jun	2015 Jan-Jun	2014 Jan-Jun	2015 Jan-Jun	2014 Jan-Jun	2015 Jan-Jun	2014 Jan-Jun
Stockholm	145	132	-37	-34	108	98	74	74
South	51	41	-11	-10	40	31	80	76
West	50	56	-8	-8	42	48	83	86
Småland	29	31	-11	-11	18	20	62	65
Mälardalen/North	46	53	-9	-8	37	45	80	85
Total	321	313	-76	-71	245	242	76	77

Key ratios per geographical area	Fair value, SEK million		Lettable area, sq.m		Rental value, SEK million		Economic occupancy, %	
	2015 30 Jun	2014 30 Jun	2015 30 Jun	2014 30 Jun	2015 30 Jun	2014 30 Jun	2015 30 Jun	2014 30 Jun
Stockholm	3,171	2,973	294,694	297,776	286	287	91	92
South	1,123	894	170,452	120,785	93	81	96	97
West	1,324	1,178	173,050	163,772	109	106	92	95
Småland	749	768	146,591	151,122	80	83	74	74
Mälardalen/North	973	990	204,428	212,626	103	109	86	95
Total	7,340	6,803	989,215	946,081	671	666	89	91

DISTRIBUTION OF LETTABLE AREA BY TYPE OF PREMISES AND GEOGRAPHICAL AREA

(see www.corem.se for list of properties)

Lettable area, sq.m.	Warehouse/Industrial		Office		Retail		Other	
	2015 30 Jun	2014 30 Jun	2015 30 Jun	2014 30 Jun	2015 30 Jun	2014 30 Jun	2015 30 Jun	2014 30 Jun
Stockholm	181,631	184,028	87,110	87,795	15,287	15,287	10,666	10,666
South	131,908	66,070	22,152	16,615	4,011	26,265	12,381	11,835
West	146,062	138,185	18,414	17,013	6,099	6,099	2,475	2,475
Småland	111,738	114,061	18,763	18,980	5,201	5,706	10,889	12,375
Mälardalen/North	142,521	148,824	39,646	40,250	12,547	13,179	9,714	10,373
Total	713,860	651,168	186,085	180,653	43,145	66,536	46,125	47,724
Share, %	72	69	19	19	4	7	5	5

DISTRIBUTION OF PROPERTIES, VACANCIES AND INCOME

	Number of properties		Vacancy, sq.m.		Income ¹ , SEK million	
	2015 30 Jun	2014 30 Jun	2015 30 Jun	2014 30 Jun	2015 30 Jun	2014 30 Jun
Stockholm	53	54	35 249	31 401	262	265
South	19	19	6 652	5 137	89	78
West	17	16	22 551	12 282	100	102
Småland	22	24	51 424	53 360	59	61
Mälardalen/North	16	18	36 095	14 351	89	103
Total	127	131	151 971	116 531	599	609

¹ Refers to income on an annual basis on 30 June 2015 and 30 June 2014.



IN THE PROPERTY BRÅTA 2:150 IN MÖLNLYCKE LOGISTICS PARK, IN THE MUNICIPALITY OF HÄRRYDA, COREM DURING THE SECOND QUARTER SIGNED AN AGREEMENT TO LET ABOUT 6,700 SQ. M. TO ASSA OEM AB. THE PREMISES WILL BE ADAPTED TO ASSA'S NEEDS SO THAT ALL ITS OPERATIONS IN GÖTEBORG CAN BE LOCATED ON ONE SITE. MÖLNLYCKE LOGISTICS PARK IS AN AREA IN WHICH COREM SEES A MAJOR POTENTIAL AND WHERE IT OWNS A COMBINED AREA OF ABOUT 36,500 SQ. M.

PROPERTY BRÅTA 2:150

TENANT ASSA OEM AB

AREA 6,700 SQ.M.

ASSOCIATED COMPANIES

Associated companies refers to holdings reported in accordance with to equity method.

KLÖVERN AB (PUBL)

Klövern is a real estate company, which is listed on NASDAQ Stockholm, specializing in commercial properties. Corem's shareholding in Klövern amounted on 30 June 2015 to 16,100,000 Class A ordinary shares and 160,000,000 Class B ordinary shares, corresponding to approximately 19 per cent of the outstanding votes and equity

in the company. On 30 June 2015, the holding amounted to SEK 1,317 million compared with SEK 1,197 million on 31 December 2014. Corem's share of Klövern's profit of SEK 180 million has raised the book value of its holding. The dividend received of SEK 53 million and the sale of Series B ordinary shares for SEK 2 million has reduced the book value.

The fair value of Corem's holding, based on the share price on 30 June 2015, amounted to SEK 1,348 million (1,356).

In November 2008, Corem acquired 10.5 per cent of the shares in Klövern and thus became the largest owner in the company. Up until the end of 2011, additional shares were acquired and the holding was reclassified as Shares in associated companies.

INCOME STATEMENT KLÖVERN

	2015	2015	2014	2014	2014	2013	2012	2011
SEK million	3 mon Apr-Jun	6 mon Jan-Jun	3 mon Apr-Jun	6 mon Jan-Jun	12 mon Jan-Dec	12 mon Jan-Dec	12 mon Jan-Dec	12 mon Jan-Dec
Income	677	1,346	635	1,222	2,521	2,220	1,948	1,364
Property costs	-223	-473	-209	-428	-878	-828	-733	-507
Operating surplus	454	873	426	794	1,643	1,392	1,215	857
Central administration	-23	-46	-20	-39	-84	-78	-86	-71
Net financial items	-160	-329	-200	-386	-770	-678	-605	-358
Profit from property management	271	498	206	369	789	636	524	428
Changes in value, etc.	575	876	389	344	506	351	-293	210
Tax	-144	-272	-11	-42	-131	-179	108	-173
Net profit for the period	702	1,102	584	671	1,164	808	339	465

¹ Includes changes in value of properties/derivatives, financial assets such as profit share in associated companies and impairment of goodwill.

BALANCE SHEET KLÖVERN

	2015	2014	2014	2013	2012	2011
SEK million	30 Jun	30 Jun	31 Dec	31 Dec	31 Dec	31 Dec
ASSETS						
Investment properties	31,872	28,954	30,208	24,059	22,624	14,880
Other non-current assets	823	810	740	787	633	8
Current assets	593	530	710	384	538	105
TOTAL ASSETS	33,288	30,294	31,658	25,230	23,795	14,993
EQUITY AND LIABILITIES						
Equity	10,485	7,702	9,988	7,198	6,696	4,740
Interest-bearing liabilities	19,752	20,156	18,870	16,163	15,229	9,345
Non-interest bearing liabilities	3,051	2,436	2,800	1,869	1,870	908
TOTAL EQUITY AND LIABILITIES	33,288	30,294	31,658	25,230	23,795	14,993

KEY RATIOS KLÖVERN

	2015	2015	2014	2014	2014	2013	2012	2011
	3 mon Apr-Jun	6 mon Jan-Jun	3 mon Apr-Jun	6 mon Jan-Jun	12 mon Jan-Dec	12 mon Jan-Dec	12 mon Jan-Dec	12 mon Jan-Dec
Property related								
Properties' fair value, SEK million	31,872	31,872	28,954	28,954	30,208	24,059	22,624	14,880
Rental value, SEK million	3,047	3,047	2,923	2,923	2,983	2,570	2,468	1,554
Occupancy rate, economic, %	90	90	90	90	90	90	88	89
Number of properties	412	412	404	404	408	402	387	255
Financial								
Return on equity, %	6.7	10.7	7.8	9.1	14.5	11.6	5.8	10.1
Equity ratio, adjusted, %	35.9	35.9	28.8	28.8	35.9	31.4	31.9	35.8
Leverage, %	60	60	68	68	60	65	64	63

FINANCING

Corem operates on a capital-intensive market, which, to be able to further develop the company into the leading player in its segment, requires good access to capital at the right time at a limited cost and risk.

EQUITY AND EQUITY RATIO

The Group's equity amounted at the end of the period to SEK 2,684 million (2,343). The change in equity is due to dividend of -125, the comprehensive income for the period of SEK 467 million and repurchase of Corem's own ordinary shares of SEK -1 million. On 30 June 2015, the adjusted equity ratio was 34 per cent (32) and the equity ratio 30 per cent (27).

INTEREST-BEARING LIABILITIES

On 30 June 2015, Corem had interest-bearing liabilities totalling SEK 5,699 million (5,635). Interest-bearing net liabilities, after deduction for liquidity of SEK 301 million (48) and capitalized borrowing costs of SEK 9 million (5), amounted to SEK 5,389 million (5,582). The interest coverage ratio was 2.8 multiples (2.4). At the end of the period, 54 per cent (62) of the interest-bearing liabilities had hedged interest rates. 75 per cent (76) of the interest-bearing liabilities were hedged for at least 3 years.

To ensure stable net interest income over time, Corem has chosen a relatively long period of fixed interest. The company's average period of fixed interest was 4.3 years and the average interest rate was 4.12 per cent compared with 4.8 years and 4.32 per cent on 31 December 2014. Corem holds derivatives in the form of interest rate swaps with a view to reducing the interest

rate risk while retaining flexibility in comparison with fixed interest loans.

At the end of the period, Corem had interest rate swaps of SEK 2,700 million (2,900) which expire between 2016 and 2031. In compliance with IAS 39, interest rate derivatives shall be valued at market value, which means that a theoretical surplus or undervalue arises if the contracted interest rate differs from the current interest rate, where the change in value in Corem's case is to be recognized in the income statement when hedge accounting is not applied. On 30 June 2015, the market value of the interest rate derivative portfolio amounted to SEK -476 million compared with SEK -568 million on 31 December 2014. The reserve for these undervalues will be gradually dissolved and reversed to earnings until the contracted final date of the derivative.

An increase in the short market rates of one percentage point would increase Corem's average borrowing rate by 0.46 percentage points.

During the period Corem has renegotiated credit comprising SEK 1,158 million.

During the period Corem has issued two three-year uncovered bond loans. The issues were made in April for SEK 400 million and in June for SEK 250 million. These loans were issued within an existing framework of SEK 750 million with a flexible interest rate

of STIBOR 3 M + 350 basis points and are listed in the Corporate Bond List at NASDAQ in Stockholm. The main reason for the issue was to refinance two bond loans of SEK 400 million that matured in May and in July of this year.

The company's total credits of SEK 5,699 million (5,635) run with remaining credit terms of 3 months to 99 years. The company's average fixed credit term was 3.5 years (3.6).

CASHFLOW AND LIQUID FUNDS

The Group's cash flow from operations amounted for the period to SEK 217 million (146), which corresponds to SEK 2.50 per ordinary share (1.48) taking into consideration earnings relating to preference shares. The cash flow from investment operations amounted to SEK 62 million (-404) during the period and the cash flow from financing operations was SEK -26 million (314). On 30 June 2015, liquid funds amounted to SEK 301 million (48), corresponding to SEK 4.10 per ordinary share (0.65).

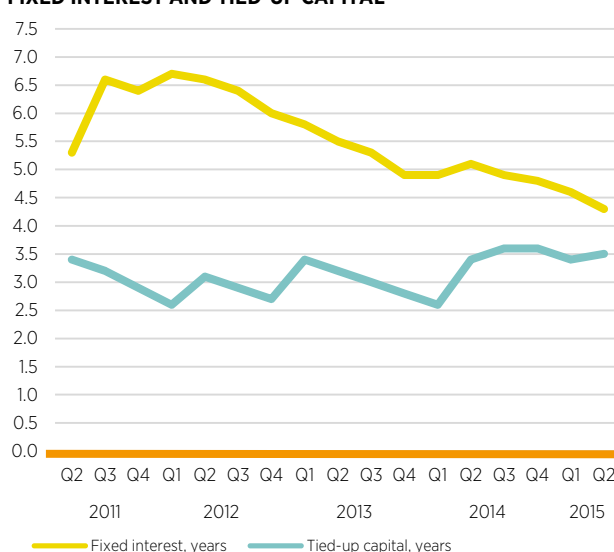
Available liquidity, including unused credit facilities of SEK 345 million (158), amounted to SEK 646 million compared to SEK 206 million on 31 December 2014.

INTEREST AND LOAN MATURITY STRUCTURE

Maturity, year	Average interest rate			Tied-up capital	
	SEKm	interest, %	Proportion, %	SEKm	Proportion
Floating	2,610	2.52	46		
2015	221	6.68	4	878 ¹	16
2016	256	3.57	5	530 ¹	9
2017	-	-	-	1 900 ¹	33
2018	300	3.74	5	1 118 ¹	20
2019	112	6.31	2	574	10
2020	229	6.01	4	492	9
2021	300	5.65	5	-	-
2022	-	-	-	-	-
2023	-	-	-	-	-
2024	471	5.26	8	71	1
2025-	1,200	5.94	21	136	2
Total	5,699	4.12	100	5,699	100

¹ Of which SEK 200 million refers to bond that was resolved 8 June 2015, SEK 300 million during 2016, SEK 400 million during 2017 and SEK 650 million during 2018.

FIXED INTEREST AND TIED-UP CAPITAL



CONSOLIDATED INCOME STATEMENT

SEK million	2015 3 mon Apr-Jun	2015 6 mon Jan-Jun	2014 3 mon Apr-Jun	2014 6 mon Jan-Jun	2014 12 mon Jan-Dec	Rolling 14/15 12 mon Jul-Jun
Income	154	321	156	313	621	629
Property costs	-34	-76	-32	-71	-141	-146
Operating surplus	120	245	124	242	480	483
Central administration	-7	-14	-6	-12	-26	-28
Net financial income	-59	-119	-65	-125	-252	-246
Profit from property management	54	112	53	105	202	209
Profit shares according to the equity method	121	182	105	112	180	250
Realized changes in value, properties	9	9	0	0	0	9
Unrealized changes in value, properties	67	138	3	11	138	265
Unrealized changes in value, derivatives	172	92	-96	-170	-358	-96
Profit before tax	423	533	65	58	162	637
Tax	-61	-61	-56	-52	-50	-59
Net profit for the period	362	472	9	6	112	578
Other comprehensive income						
<i>Items which can be recognized as profit for the period</i>						
Translation difference etc.	-1	-5	2	2	7	0
Comprehensive income for the period attributable to parent company's shareholders	361	467	11	8	119	578
Number of shares and earnings per share						
Earning per ordinary share, SEK ¹	4.71	5.98	-0.10	-0.36	0.61	6.84
Number of outstanding shares at the end of the period	73,391,461	73,391,461	75,298,030	75,298,030	73,411,661	73,391,461
Average number of outstanding ordinary shares	73,391,461	73,392,509	75,367,675	75,501,250	75,332,965	74,839,028
Number of outstanding preference shares at the end of the period	6,611,319	6,611,319	6,611,319	6,611,319	6,611,319	6,611,319

¹ The measure earnings per share is calculated on the basis of the average number of shares taking into account preference shares' dividend rights. There is no dilution effect as no potential shares (for example, convertibles) exists.

CONSOLIDATED BALANCE SHEET

SEK million	2015 30 Jun	2014 30 Jun	2014 31 Dec
ASSETS			
Non-current assets			
Investment properties	7,340	6,803	7,259
Holdings reported in accordance with the equity method	1,317	1,127	1,197
Other tangible assets	2	1	1
Deferred tax asset	98	152	157
Total non-current assets	8,757	8,083	8,614
Current assets			
Other current assets	39	33	91
Liquid funds ¹	301	187	48
Total current assets	340	220	139
TOTAL ASSETS	9,097	8,303	8,753
EQUITY AND LIABILITIES			
Total equity attributable to parent company's shareholders	2,684	2,281	2,343
Long-term liabilities			
Interest-bearing long-term liabilities	4,525	4,059	3,428
Derivatives	476	380	568
Other long-term liabilities	4	3	3
Total long-term liabilities	5,005	4,442	3,999
Current liabilities			
Interest-bearing current liabilities	1,164	1,280	2,202
Other current liabilities	244	300	209
Total current liabilities	1,408	1,580	2,411
Total liabilities	6,413	6,022	6,410
TOTAL EQUITY AND LIABILITIES	9,097	8,303	8,753

¹ Available liquidity including unutilized credit facilities on 30 June 2015 and 31 December 2014 at SEK 646 million and SEK 206 million respectively.

CONSOLIDATED CASH FLOW STATEMENT¹⁾

SEK million	2015 3 mon Apr-Jun	2015 6 mon Jan-Jun	2014 3 mon Apr-Jun	2014 6 mon Jan-Jun	2014 12 mon Jan-Dec
Current operations					
Operating surplus	120	245	124	242	480
Central administration	-7	-14	-6	-12	-26
Depreciation	0	0	0	0	1
Interest received, etc.	53	53	49	49	49
Interest paid	-49	-107	-66	-125	-263
Income tax paid	-1	-2	0	0	-75
Cash flow from changes in working capital	116	175	101	154	166
Change in current receivables	-4	61	16	-4	-62
Change in current liabilities	-18	-19	1	-4	9
Cash flow from operations	94	217	118	146	113
Investment operations					
Investment in new construction, extensions and refurbishment	-41	-65	-20	-37	-99
Acquisition of properties	-116	-182	-387	-387	-718
Divestment of properties	300	302	20	20	97
Acquisition of subsidiaries, net effect on liquidity	0	0	-	-	3
Change in tangible assets	8	7	0	0	0
Cash flow from investment operations	151	62	-387	-404	-717
Financing operations					
Dividend paid to parent company shareholders	-75	-92	-69	-86	-119
Repurchase of own shares	-	-1	-3	-13	-62
Loans raised	685	739	567	567	914
Amortized loans	-607	-672	-139	-154	-212
Cash flow from financing operations	3	-26	356	314	521
Cash flow for the period	248	253	87	56	-83
Liquid funds at beginning of period	53	48	100	131	131
Exchange rate difference in liquid funds	0	0	0	0	0
Liquid funds at end of period	301	301	187	187	48

¹ The arrangement of the cash flow statement has been changed from 1 January 2015 to better reflect the Group's business operations. Comparison periods have also been changed.

STATEMENT OF CHANGE IN EQUITY

SEK million	Total equity
Equity, 1 January 2014	2,405
Comprehensive income, January-December 2014	119
Dividend to ordinary shareholders, SEK 0.70 per share	-53
Dividend to preference shareholders, SEK 10.00 per share ¹	-66
Repurchase of own shares	-62
Equity, 31 december 2014	2,343
Comprehensive income, January-June 2015	467
Dividend to ordinary shareholders, SEK 0.80 per share	-59
Dividend to preference shareholders, SEK 10.00 per share ²	-66
Repurchase of own shares	-1
Equity, 30 June 2015	2,684

¹ Of which SEK 16.5 million was paid in January and April 2014 respectively.

² Of which SEK 16.5 million is to be paid in January and April 2015 respectively.

PARENT COMPANY

INCOME STATEMENT

SEK million	2015 6 mon Jan-Jun	2014 6 mon Jan-Jun	2014 12 mon Jan-Dec
Net income	33	29	64
Cost of service sold	-19	-17	-37
Gross profit	14	12	27
Central administration	-14	-12	-26
Operating profit	0	0	1
Interest income and similar income items	67	64	135
Interest expense and similar expense items	-34	-28	-60
Profit before tax	33	36	76
Tax	0	0	-6
Net profit for the period	33	36	70

PARENT COMPANY

BALANCE SHEET

SEK million	2015 30 Jun	2014 30 Jun	2014 31 Dec
ASSETS			
Non-current assets			
Tangible assets			
Machinery and equipment	2	1	1
Total tangible assets	2	1	1
Financial assets			
Shares in group companies	212	212	212
Shares in associated companies	620	624	624
Receivables from group companies	2,310	1,866	2,124
Deferred tax assets	25	31	25
Total financial assets	3,167	2,733	2,985
TOTAL NON-CURRENT ASSETS	3,169	2,734	2,986
Current assets			
Other current receivables	5	19	4
Cash and bank deposits	243	9	14
Total current assets	248	28	18
TOTAL ASSETS	3,417	2,762	3,004
EQUITY AND LIABILITIES			
Equity	1,248	1,355	1,340
Interest-bearing liabilities	2,060	1,311	1,603
Non-interest bearing liabilities	109	96	61
TOTAL EQUITY AND LIABILITIES	3,417	2,762	3,004

OTHER INFORMATION

OPPORTUNITIES AND RISKS

Important areas of risk are property valuation, financing and the cash flow, which are described below. Corem's opportunities and risks are otherwise described in Corem's Annual Report for 2014 on pages 52A–54A. No substantial changes have taken place subsequently.

PROPERTY VALUATION

Corem reports the property portfolio at fair value and recognizes the changes in value in earnings. These changes in value can have significant effects on the Group's earnings and position.

FINANCING

It is important for Corem that there is access to financing when needed and lack of financing would entail risk. A low borrowing rate and long credit promises limit this financing risk.

CASH FLOW

The cash flow is affected by factors such as rental income, interest rate levels and the occupancy rate, in particular as changes in these factors do not always take place at the same time.

SEASONAL VARIATIONS

Operating and maintenance costs are subject to seasonal variations. Snowy, cold winters entail, for example, higher costs for heating and snow clearance while hot summers entail higher costs for cooling.

TRANSACTIONS WITH RELATED PARTIES

Intra-group services are charged for at market prices and on commercial terms. Intra-group services consist of administrative services and charging of group interest rates.

The Corem Group has entered into administration agreements for the Group's properties with Locellus Förvaltning AB

which is controlled by board member Rutger Arnhult. All transactions take place at market prices based on commercial terms and totalled SEK 0.73 million (0.81) for the period.

In addition, the Corem Group purchase ongoing legal services from the law firm MAQS Stockholm Advokatbyrå AB in which the Group Chairman Patrik Essehorn is a partner.

EVENTS AFTER THE END OF THE PERIOD

No significant events have occurred since the end of the period.

ONGOING TAX PROCEEDINGS

The Swedish Tax Authority has invoked application of the Swedish Tax Evasion Act and this was accepted by the Administrative Court. Corem has appealed the decision of the Administrative Court to the Administrative Court of Appeal where no decision has yet been made. The Tax Authority has requested an increase on the tax levied on earnings in previous years. A final judgment in favour of the Tax Authority's claim would result in a tax demand of about SEK 68 million (including interest). In view of the Administrative Court's decision and legal precedents in similar cases Corem listed this amount among its costs for 2014 and paid in the corresponding sum of SEK 68 million (including interest) to the Tax Authority.

THE PARENT COMPANY

On 30 June 2015, Corem's parent company owned no properties but deals with issues relating to the stock market and groupwide business functions such as administration, transactions, management, project development, accounting and financing. The parent company's net profit amounted to SEK 33 million (36) for the period. Sales, the largest part of which consisting of group invoicing, amounted to SEK 33 million (29).

The parent company's assets totalled SEK 3,417 million (3,004). Liquid funds amounted to SEK 243 million (14). Equity amounted to SEK 1,248 million (1,340).

ACCOUNTING POLICIES

This interim report for the Group has been prepared in compliance with the Annual Accounts Act and IAS 34 Interim Financial Reporting and for the parent company in compliance with the Annual Accounts Act and RFR 2 Accounting for legal entities. The properties are valued in compliance with Level 3 in the IFRS value hierarchy. The fair value of financial instruments agrees essentially with the carrying amounts. No changes have taken place during the period of the categorization of financial instruments. Derivatives are valued in accordance with Level 2 of the valuation hierarchy.

No new or changed standards of interpretations from IASB have had any impact on the interim report and the accounting policies applied are those described in Note 1 of Corem's Annual Report for 2014.

ORGANIZATION

Corem shall have a decentralized organization to achieve good knowledge of the market and closeness to tenants. On 30 June 2015, Corem had a total of 45 (43) employees, of which 13 (13) were women and 32 (30) men.

ENVIRONMENTAL WORK

Environmental work is a natural and important part of Corem's business operations. Within the framework of Corem's core activities, environmental work shall contribute to a long-term sustainable society, more efficient use of resources and sustainable profitability.

The Board and the CEO certify that this report provides a fair view of the operations of the parent company and the group, its situation and earnings and also describes the substantial risk and uncertainty factors faced by the parent company and the companies belonging to the group.

Stockholm, 13 July 2015,
Corem Property Group AB (publ)

Rutger Arnhult
Board member

Christina Tillman
Board member

Patrik Essehorn
Chairman of the Board

Jan Sundling
Board member

Johanna Skogestig
Board member

Eva Landén
CEO

This report has not been examined by the company's auditors

THE SHARE

Corem is listed on NASDAQ Stockholm Mid Cap and has two classes of shares: ordinary shares and preference shares.

SHARE FACTS: 30 JUNE 2015

Capitalization SEK	3.3 billion
Number of ordinary share	75,896,586
Number of preference shares	6,611,319
Number of shareholders	3,298
Closing rate, ordinary share SEK	27.20
Closing rate, preference share	191.00
Marketplace	NASDAQ Stockholm, Mid Cap

ORDINARY SHARE

Corem has a total of 75,896,586 ordinary shares. Each ordinary share entitles its holder to one vote. The dividend of SEK 0.80 per ordinary share (0.70) was paid on 6 May 2015.

PREFERENCE SHARE

Corem has a total of 6,611,319 preference shares. Each preference share entitles its holder to one-tenth of a vote. The dividend of SEK 10.00 per preference share (10.00) is paid out as SEK 2.50 (2.50) per quarter from July 2015 and thereafter.

LARGEST SHAREHOLDERS ON 30 JUNE 2015

Shareholder	Ordinary shares	Preference shares	Share of equity, %	Share of votes, %
Rutger Arnhult via bolag	27,371,342	1,021,604	35.5	37.1
Gårdarke AB	8,915,621	94,711	11.3	12.1
Länsförsäkringar fonder	7,478,188	-	9.3	10.1
Swedbank Robur fonder	4,940,464	-	6.2	6.7
JP Morgan Bank	4,838,050	13,100	6.1	6.5
Fjärde AP-Fonden	2,733,363	-	3.4	3.7
CBNY-NORGES BANK	2,015,988	-	2.5	2.7
Pomona Gruppen AB	1,499,998	-	1.9	2.0
Livförsäkrings AB Skandia	1,446,582	-	1.8	2.0
SEB LIFE INTERNATIONAL ASSURANCE	1,383,363	-	1.7	1.9
Folksam Fonder	1,326,400	-	1.7	1.8
Patrik Tillman via bolag	1,142,882	80,000	1.5	1.6
Rasjö Staffan	977,792	54,336	1.3	1.3
Sjunde AP-Fonden	794,094	-	1.0	1.1
Humble Småbolagsfond	594,721	-	0.7	0.8
Other shareholders	5,932,613	5,347,568	14.1	8.7
Total number of outstanding shares	73,391,461	6,611,319	100.0	100.0
Repurchased shares	2,505,125	-	-	-
Total number of shares	75,896,586	6,611,319	100.0	100.0

REPURCHASE OF SHARES

During the period, Corem has repurchased 20,200 ordinary shares. On 30 June 2015 Corem owned 2,505,125 repurchased ordinary shares.

SHARE PRICE MOVEMENTS COREM ORDINARY SHARE (CORE SE2002257402) 28 NOVEMBER 2007 TO 6 JULY 2015



SHARE PRICE MOVEMENTS COREM PREFERENCE SHARE (CORE PREF SE0003208792) 9 MARCH 2010 TO 6 JULY 2015



KEY RATIOS

	2015 3 mon Apr-Jun	2015 6 mon Jan-Jun	2014 3 mon Apr-Jun	2014 6 mon Jan-Jun	2014 12 mon Jan-Dec	2013 12 mon Jan-Dec	2012 12 mon Jan-Dec	2011 12 mon Jan-Dec
Property related								
Fair value properties, SEK million	7,340	7,340	6,803	6,803	7,259	6,380	5,830	5,418
Required yield, valuation, %	7.3	7.3	7.7	7.7	7.4	7.7	7.7	7.8
Rental value, SEK million	671	671	666	666	683	640	592	552
Lettable area, sq.m.	989,215	989,215	946,081	946,081	982,895	916,562	868,322	842,955
Occupancy rate, economic, %	89	89	91	91	92	92	92	92
Operating margin, %	78	76	79	77	77	74	75	74
Number of properties	127	127	131	131	131	132	132	133
Financial								
Return on total assets, %	13.8	12.6	11.0	8.8	9.4	6.5	6.5	7.1
Return on equity, %	56.4	37.6	1.5	0.5	4.7	16.6	8.4	1.7
Equity ratio, adjusted, %	34	34	31	31	32	33	32	32
Equity ratio, %	30	30	27	27	27	31	29	29
Net debt, SEK million	5,389	5,389	5,154	5,154	5,582	4,784	4,407	4,156
Leverage, %	55	55	60	60	58	61	61	61
Leverage, properties, %	54	54	59	59	59	63	67	68
Interest coverage ratio, multiples	2.8	2.8	2.3	2.3	2.4	2.2	2.0	2.0
Average interest, %	4.12	4.12	4.62	4.62	4.32	4.90	4.66	4.90
Average fixed interest period, years	4.3	4.3	5.1	5.1	4.8	4.9	6.0	6.4
Average tied-up capital, years	3.5	3.5	3.4	3.4	3.6	2.8	2.7	2.9
Share-related								
Earnings per ordinary share, SEK	4.71	5.98	-0.10	-0.36	0.61	4.05	1.48	-0.38
Earnings per preference share, SEK	2.50	5.00	2.50	5.00	10.00	10.00	10.00	10.00
Equity per share, SEK	33.55	33.55	27.85	27.85	29.28	29.18	25.73	24.79
Cash flow, operations per ordinary share, SEK	1.05	2.50	1.33	1.48	0.62	2.45	1.61	-0.07
Cash flow, total, per ordinary share, SEK	3.38	3.45	1.15	0.74	-1.10	0.17	0.21	-1.71
Dividend per ordinary share, SEK	-	-	-	-	0.80	0.70	0.60	0.50
Dividend per preference share, SEK	-	-	-	-	10.00	10.00	10.00	10.00
Share price per ordinary share, SEK ¹	27.20	27.20	25.00	25.00	28.70	20.00	20.00	20.00
Share price per preference share, SEK ¹	191.00	191.00	167.50	167.50	184.00	150.00	131.00	122.50
Number of outstanding ordinary shares ²	73,391,461	73,391,461	75,298,030	75,298,030	73,411,661	75,833,186	74,533,198	74,669,553
Average number of outstanding ordinary shares ²	73,391,461	73,392,509	75,367,675	75,501,250	75,332,965	75,551,470	74,659,586	75,387,854
Number of outstanding preference shares ²	6,611,319	6,611,319	6,611,319	6,611,319	6,611,319	6,611,319	6,386,416	6,339,263

¹ At the end of the period.

² Excluding repurchased shares.

DEFINITIONS

Annual rent

Rent including supplements and index on an annual basis.

Cash flow per ordinary share

Cash flow for the period from operations, adjusted by dividend to preference shares and total cash flow in relation to the average number of ordinary shares.

Earnings per ordinary share

Net profit in relation to average number of ordinary shares and taking into account the preference shares' share of profit for the period.

Earnings per preference share

The preference shares' share of profit corresponding to the period's accumulated share of annual dividend of SEK 10.00 per preference share.

Occupancy rate, economic

Income on an annual basis divided by assessed rental value.

Equity per share

Equity in relation to the number of outstanding ordinary and preference shares on closing date.

Equity ratio

Equity as a percentage of total assets.

Equity ratio, adjusted

Equity adjusted for the value of derivatives including tax and reported deferred tax properties, as well as charge deferred tax of 5 per cent pertaining to the difference between the properties' fair value and

residual value for tax purposes, as a percentage of total assets.

IFRS

Abbreviation of International Financial Reporting Standards. International reporting standards for consolidated accounts, to be applied by listed companies within the EU from 2005 inclusive.

Interest coverage ratio

Profit from property management, including realized changes in value, as well as the share of associated companies' profit from property management, including realized changes in value, plus financial expenses divided by financial expenses.

Lettable area

Total area available for letting.

Leverage

Interest-bearing liabilities after deduction for the market value of listed shareholding and liquid funds in relation to the fair value of the properties at the end of the period.

Leverage, properties

Interest-bearing liabilities with collateral in properties in relation to the fair value of the properties at the end of the period.

Net debt

The net of interest-bearing provisions and liabilities less financial assets including liquid funds.

Net letting

Annual rent for the tenancy agreements entered into during the period, reduced for

terminated tenancy agreements and bankruptcies.

Operating margin

Operating surplus as a percentage of income.

Realized change in value, properties

Realized property sales after deduction for the most recently reported fair value of the properties and selling expenses.

Rental value

Contracted annual rent as applicable at the end of the period with a supplement for assessed rent of vacant premises.

Return on equity

Net profit on an annual basis as a percentage of average equity during the period.

Return on total assets

Net profit, excluding financial expenses and unrealized changes in value of derivatives, on an annual basis, as a percentage of total assets during the period.

Required yield

The required return on the residual value of property valuations.

Unrealized changes in value, properties

Change in fair value after deduction for investments made for the property portfolio at the end of the respective period.

CALENDAR

FINANCIAL REPORTS AND ANNUAL GENERAL MEETING

Interim report January–September 2015	23 October 2015
Year-end report 2015	February 2016
Annual report 2015	March 2016

DIVIDEND

Last day for trading including right to dividend for preference shareholders	28 September 2015
Record day for dividend for preference shareholders	30 September 2015
Expected day for dividend for preference shareholders	5 October 2015
Last day for trading including right to dividend for preference shareholders	28 December 2015
Record day for dividend for preference shareholders	30 December 2015
Expected day for dividend for preference shareholders	7 January 2016
Last day for trading including right to dividend for preference shareholders	29 March 2016
Record day for dividend for preference shareholders	31 March 2016
Expected day for dividend for preference shareholders	5 April 2016

FURTHER INFORMATION

Further information may be obtained from:

Eva Landén, CEO. E-mail: eva.landen@corem.se

Håkan Engstam, Deputy CEO, Transactions and IR manager. E-mail: hakan.engstam@corem.se

Tel: +46 8 503 853 33

Information on business operations, the board of directors and executive management, financial reporting and press releases is available on Corem's website, www.corem.se



Corem Property Group AB (publ), Box 56085, SE-102 17 Stockholm (Sweden)
Visitors: Riddargatan 13 C. Telephone: +46 8 503 853 33, Fax: +46 8 503 853 34
Corporate ID number: 556463-9440, Registered office: Stockholm
E-mail: info@corem.se, Website: www.corem.se