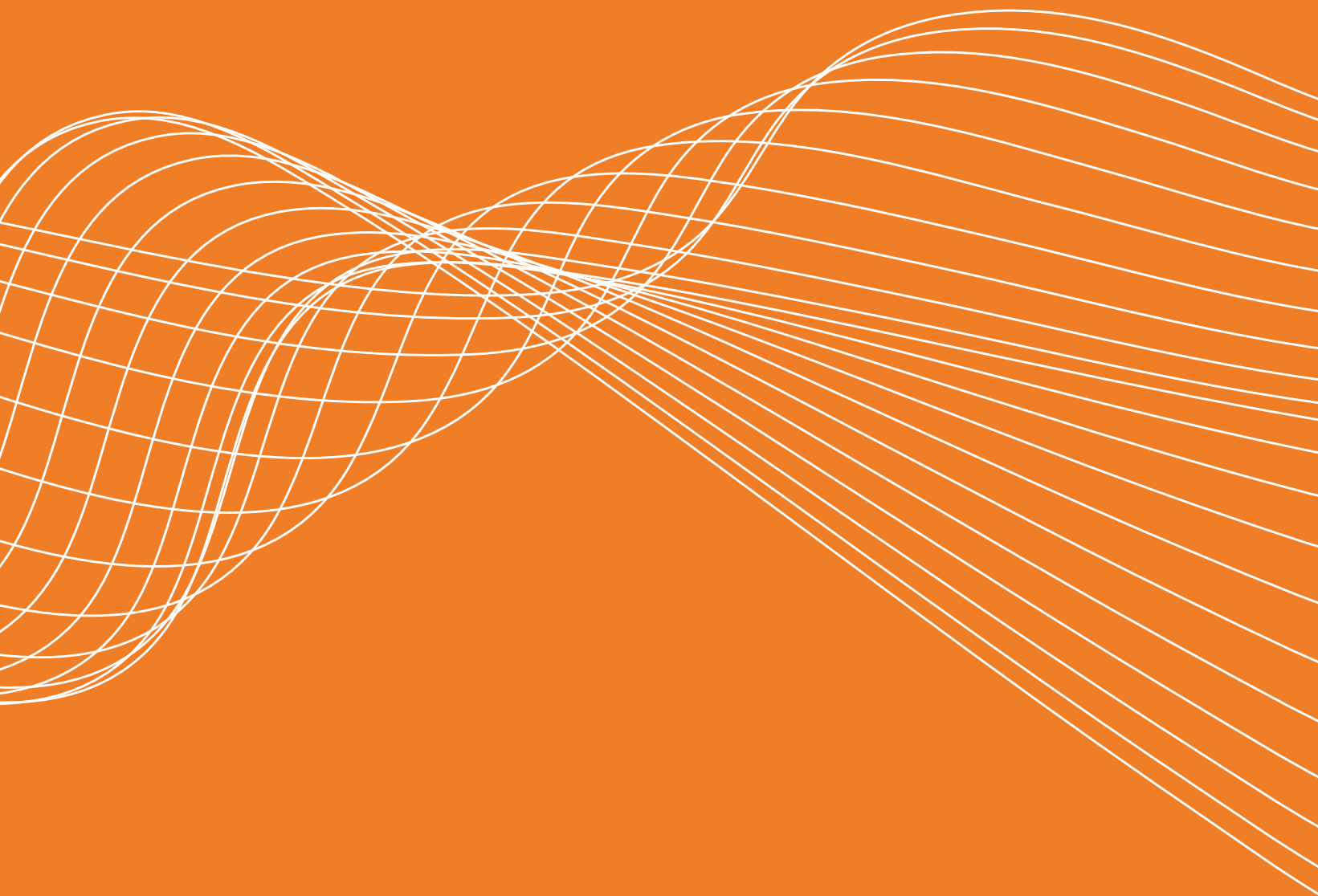


# Annual Report and Sustainability Report 2021



corem )





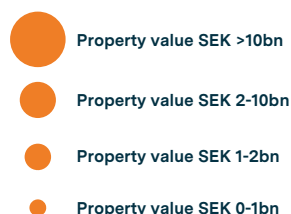
# Annual Report and Sustainability Report 2021





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Corem employees outside of Solna Gate in Stockholm.



# Corem Property Group

Corem is one of the leading Nordic commercial real estate companies focusing on metropolitan cities and growth areas.

Corem owns 518 investment properties with 3,479,000 sq.m. of lettable area valued at SEK 83,084 million.

Corem has a broad customer offering with the focus on long-term sustainable ownership, management, refinement and urban development. The portfolio is geographically well concentrated with locally-based in-house management.

518

Number of  
investment  
properties

83.1

Value of investment  
properties,  
SEKbn

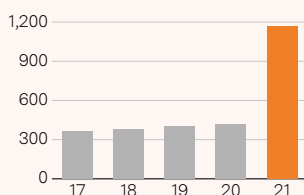
5.0

Rental value,  
SEKbn

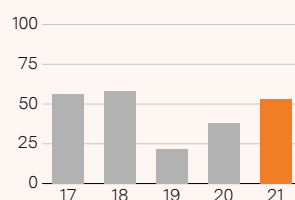
53

Loan-to-value  
ratio, %

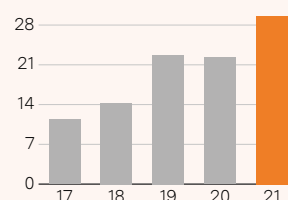
PROFIT FROM PROPERTY  
MANAGEMENT, SEKm



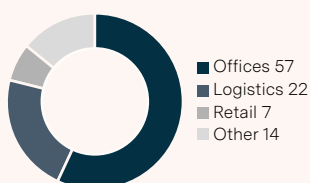
LOAN-TO-VALUE RATIO, %



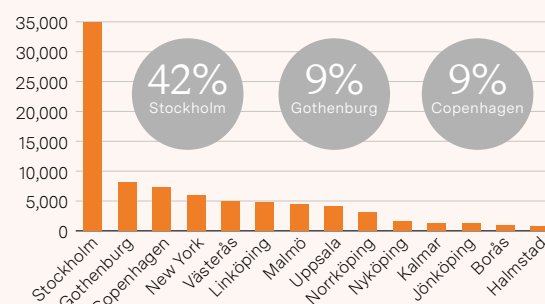
NET ASSET VALUE (NAV) PER  
ORDINARY SHARE OF CLASS A/B, SEK



PROPERTY VALUE PER TYPE OF PROPERTY, %



PROPERTY VALUE PER CITY, SEKm



# 2021 in brief



## Strong growth through acquisitions

During the year, Corem Property acquired Klöver. With a property portfolio that, at the time of acquisition, consisted of 342 investment properties with a lettable area of 2,468,000 sq.m. and a property value of SEK 61,557 million, as well as 9 properties classified as current assets. The acquisition entailed, as well as broadening the customer offering substantially both as regards type of premises and geographically, that the increased volume of operations is expected to lead to valuable synergies. At the same time, it brought an extensive project portfolio of improvement projects, new construction and urban development projects, contributing to increased value and yield potential.



Beside the business combination with Klöver, a number of agreements have been entered into during the year on stand-alone property transactions including divestments in Borås, Norrköping and Västerås. Read more about the year's transactions on pages 38–39.

## Intensive letting efforts

Corem's net letting amounted to SEK 129 million for the whole year. Among other things, a 15-year lease has been signed with A24 Films for around 3,800 sq.m. in New York, a 11-year lease with Bilja encompassing around 11,000 sq.m. and a 15-year lease with the National Swedish Museums of Military History for new construction and letting of around 3,500 sq.m. Read more about the tenant and lease portfolio on pages 44–46.

## An even more sustainable Corem

2021 was an eventful year from the perspective of sustainability. The greater volume of operations has made it possible to be more ambitious and led to the adoption of new long-term sustainability goals. Even if sustainability is about much more than the climate, climate issues are among the most important and strategically crucial. This is reflected in the overarching goal that Corem's operations shall be climate

neutral throughout the value chain by 2035. In tandem with this, customer satisfaction, business ethics and staff well-being and commitment are also key issues for Corem.

Corem's overall sustainability work with goals and outcomes is described in the Sustainability Report for 2021, which can be found on pages 10–15, 63–75 and in the sustainability notes starting on page 147.



## Value-creating projects

Project development is an important part of Corem's business model. The expansion of the property portfolio due to the acquisition of Klöverv has intensified project operations, which include both urban development projects and development of properties for commercial and residential use. In all, SEK 1,771 million was invested during the year (741) and Corem's project development, including development of building rights, contributed with value increases of properties of SEK 661 million. Read more about project development on pages 50–58.



## Financing

In 2021, Corem's loan portfolio increased due to the acquisition of Klöverv and amounted on balance sheet date to SEK 46,738 million. In conjunction with this acquisition, Corem's financing portfolio was diversified through liabilities in USD, new capital market products in the form of commercial paper and hybrid bonds and loans in more banks. During the year, the focus has continued to be on reducing interest expense and increasing the proportion of green financing, chiefly through issue of green bonds. Read more about financing on pages 78–82.



## Shares and shareholders

In 2021, ordinary Class D shares were introduced as a new class of share with the intention of increased financial flexibility. Corem also made a public offer for Klöverv to receive shares in Corem in exchange for shares in Klöverv. The total number of shareholders increased during the year from 7,662 to 46,706 and Corem was moved up from Nasdaq Mid Cap to Nasdaq Large Cap. Read more about the share on pages 84–87.



## Corem and ALM create a joint company

A letter of intent was signed in November with ALM Equity to investigate the prerequisites for establishing a jointly-owned management company. In February 2022, the parties entered into a binding agreement to establish a joint company with the purpose of developing space-efficient and climate-smart apartments for own management. Read more about the new company on page 58.

# 2021, an eventful year for the new Corem

Through acquisition of Klöver in 2021, we created a new, larger and stronger Corem. After the transaction was completed during the summer, there has been a major focus on integrating the two companies and determining the way forward. We have set ambitious goals for the operation and formulated a common vision – *Properties for the future*. In addition to the acquisition, the pandemic has, of course, had an impact on everyone's daily life. Despite continued restrictions during 2021 and great uncertainty in the market, I am pleased to note that we have achieved record high new letting at the end of the year, good earnings and a strong development of value of the property portfolio.



## **BROADER CUSTOMER OFFERING, MORE EFFICIENT FINANCING**

Klöver has been consolidated in Corem since 15 June. Through the acquisition, the customer offering has been broadened at the same as financing opportunities have improved. Corem is now a leading Nordic commercial real estate company with over 500 properties with a value of over SEK 83 billion. The Klöver brand will now be phased out and wholly replaced by Corem.

The goals that have been formulated for the coming years aim at creating good value growth in a long-term sustainable way by property management close to the customer, project development and strategic property transactions. In the financial sphere, we place great focus on the goal of complementing the BBB- rating from Scope with an additional investment grade rating from one of the three large rating agencies at the latest during 2023. This means that we will always give priority to the most profitable and value-creating transactions in combination with cost-effective financing.

## **STRONG NET LETTING AND GOOD EARNINGS**

Activity in the office rental market gradually increased during the year at the same time as demand for city logistics was high. This is reflected in Corem's strong net letting which amounted to SEK 129 million for the whole year. Among other things, a 15-year lease was signed with A24 Films for around 3,800 sq.m. in New York, while on the Swedish market, an 11-year lease was signed with Bilja for approximately 11,000 sq.m. and a 15-year lease with the National Swedish Museums of Military History for new construction and letting of around 3,500 sq.m.



”I look forward to an exciting 2022 where we together in the new Corem continue to develop and optimize the property portfolio with an unchanged focus on local management close to the customer.”

Earnings developed well in the portfolio, both totally and for a comparable portfolio. For the whole year, profit from property management excluding the part that comes from Klövern and acquisition costs, increased by 21 per cent.

#### GOOD PROSPECTS FOR 2022

Now that most of the pandemic restrictions have been removed, we are pleased to see how the return to workplaces has got going in earnest, creating good prospects for continued economic recovery, including favourable demand for premises. Even though many activities have kept going during the pandemic with a lot of digital meetings, the physical meeting, made possible by the return to offices, can never be wholly replaced. Human beings are social creatures and the physical meeting is needed to build relationships, develop corporate culture and create new business.

We are carefully monitoring the difficult geopolitical climate that has arisen at the start of the year. Rising inflation, inter alia for energy prices, is creating some uncertainty. The increase in inflation in 2021 will at the same time have a positive impact on rental income as 84 per cent of Corem's Swedish leases are indexed in relation to October's consumer price index (CPI) which rose by 2.8 per cent. This will have a positive effect on rental income of approximately SEK 90 million in 2022.

#### CONCENTRATION OF THE PROPERTY PORTFOLIO

Through acquisition of Klövern, Corem's building rights portfolio has grown markedly during the year. We see large future values here and opportunities for realising these. As a step in this work, we were able to announce in November that a letter of intent had been signed with ALM Equity to investigate the prerequisites for a joint company to develop around 24,000 apartments. In February 2022, it was announced that a company of this kind was to be established with taking possession planned for Q2 2022. Corem and ALM Equity intend to list the joint company. For Corem, this means an intensified focus on management and development of commercial properties at the same time as it makes possible continued development of our fine building rights portfolio for housing.

A number of transactions have taken place during the year as part of the geographic and segment-related concentration of Corem's commercial portfolio. Among other things, we signed a number contracts during the last quarter of the year to divest properties for a total underlying property value of over SEK 1 billion.

#### PROJECT DEVELOPMENT CREATES VALUE

A number of exciting projects are in process both in Sweden and abroad. In Stockholm, the work of modernizing an office property on Klarabergsgatan in a very central location is continuing and in Örebro, a new hotel and office building is being built in the first stage of the project Örebro Entré. Our two largest ongoing new construction projects are two high-quality office buildings in attractive locations in Manhattan. Activity is also increasing in the rental market in New York and in 2021 four new leases were signed for a total of 6,500 sq.m., all with moving in during 2022.

#### SUSTAINABLE MANAGEMENT AND FINANCING

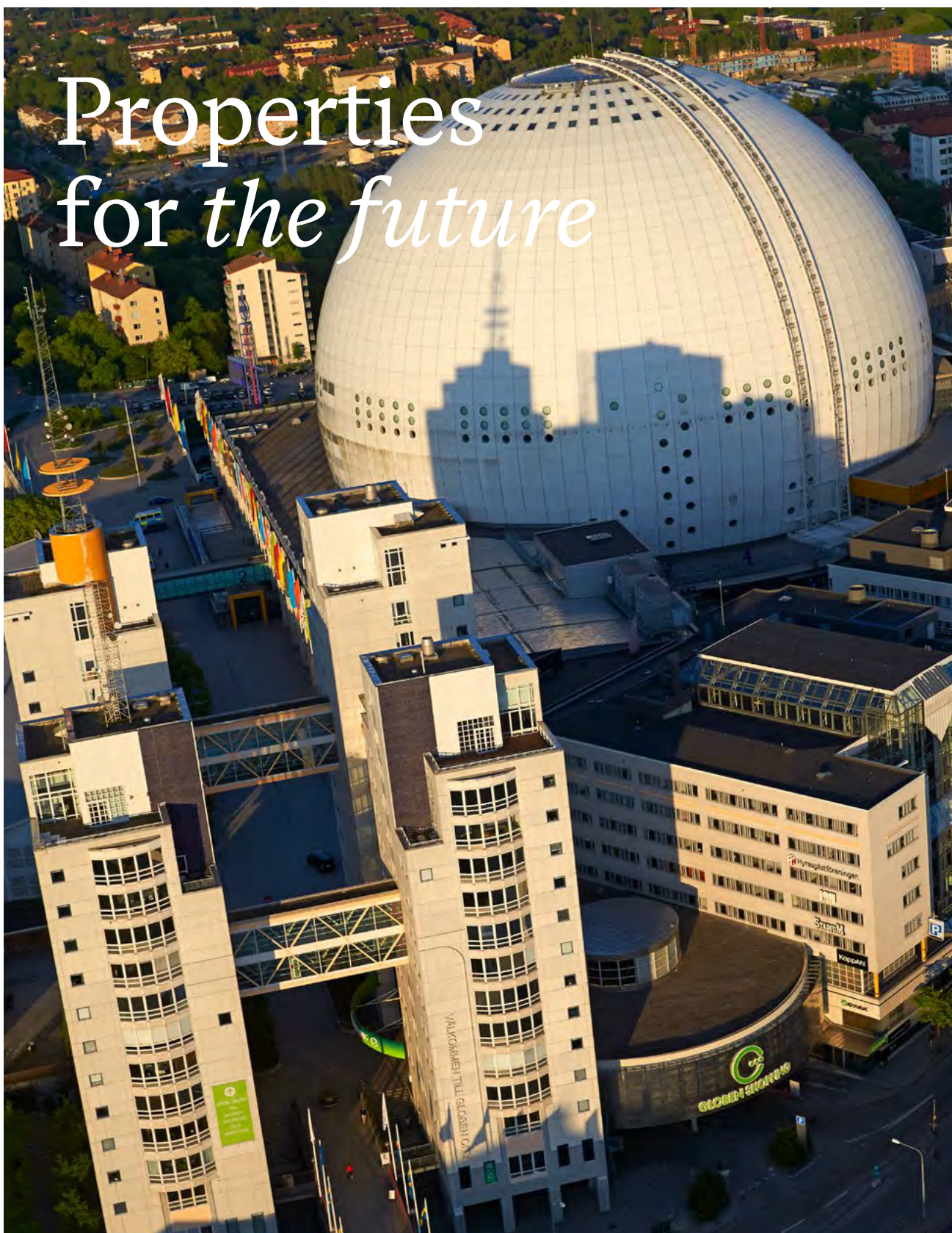
Sustainability is a natural integrated part of the whole of our business and within the framework of the new company, we have formulated a number of ambitious new goals. For example, Corem's average energy consumption in 2030 shall be at most 65 kWh/sq.m. In addition, our business shall be climate neutral in the whole chain of value by 2035 and by 2030 all energy consumed shall be fossil-free.

Green financing continues to grow in importance. In January 2022, we issued green bonds for SEK 2.35 billion with a variable interest rate of 3 months Stibor plus 275 basis points. This was to refinance bonds issued by Klövern with a variable interest rate of 3 months Stibor plus 400 basis points.

I would like to thank all personnel for an eventful and successful 2021 and look forward to an exciting 2022 where we together in the new Corem further develop and optimise the property portfolio with an unchanged focus on local management close to the customer.

Stockholm, 1 April 2022

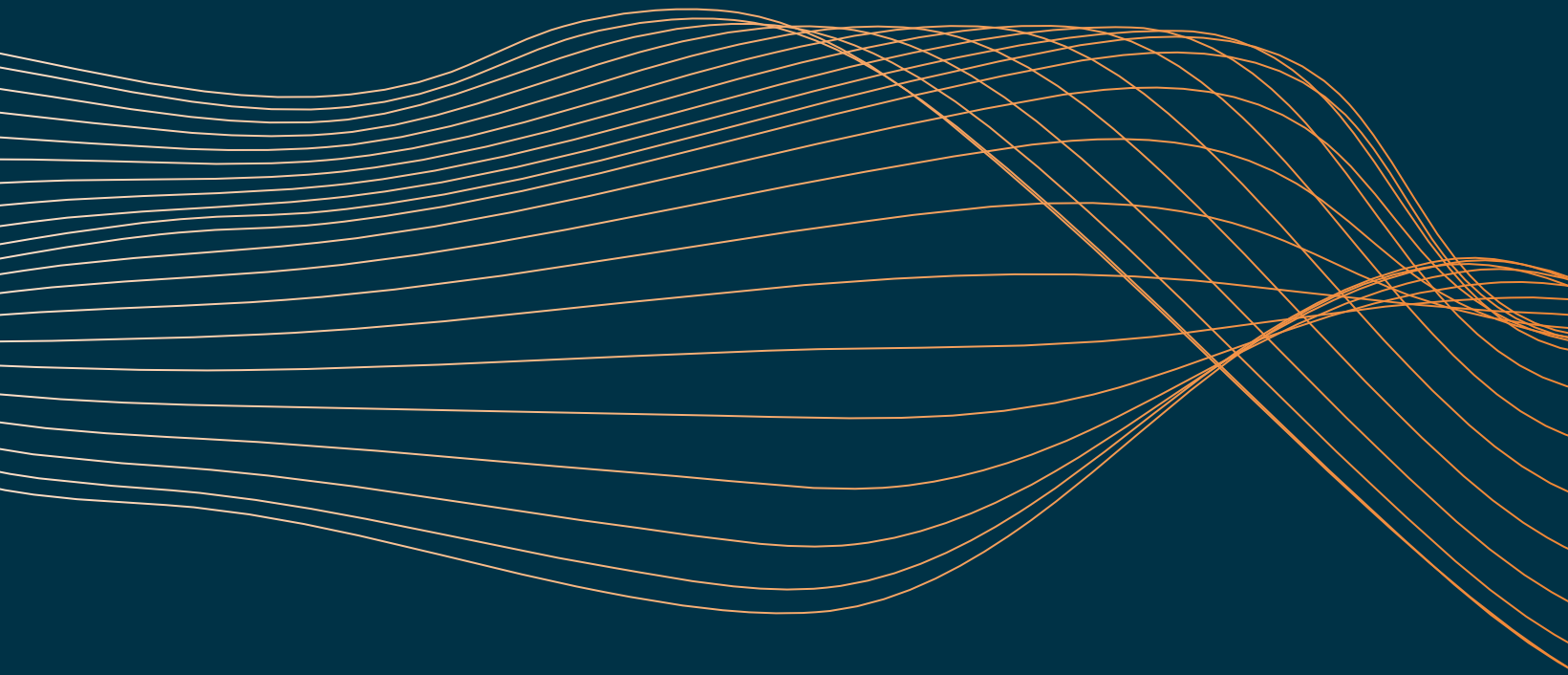
Eva Landén, CEO



Part of Corem's property portfolio in Söderstaden, Stockholm



# Business model, goals and strategy



# Vision, business concept and business model

Corem's business model aims to create long-term increasing value and profitability in a sustainable way. The road to achieving this involves sustainable management with a tenant focus and the creation of value by strategic property investments and improvement of existing properties. Operations take place with our own staff to ensure high quality and profitability.

## VISION:

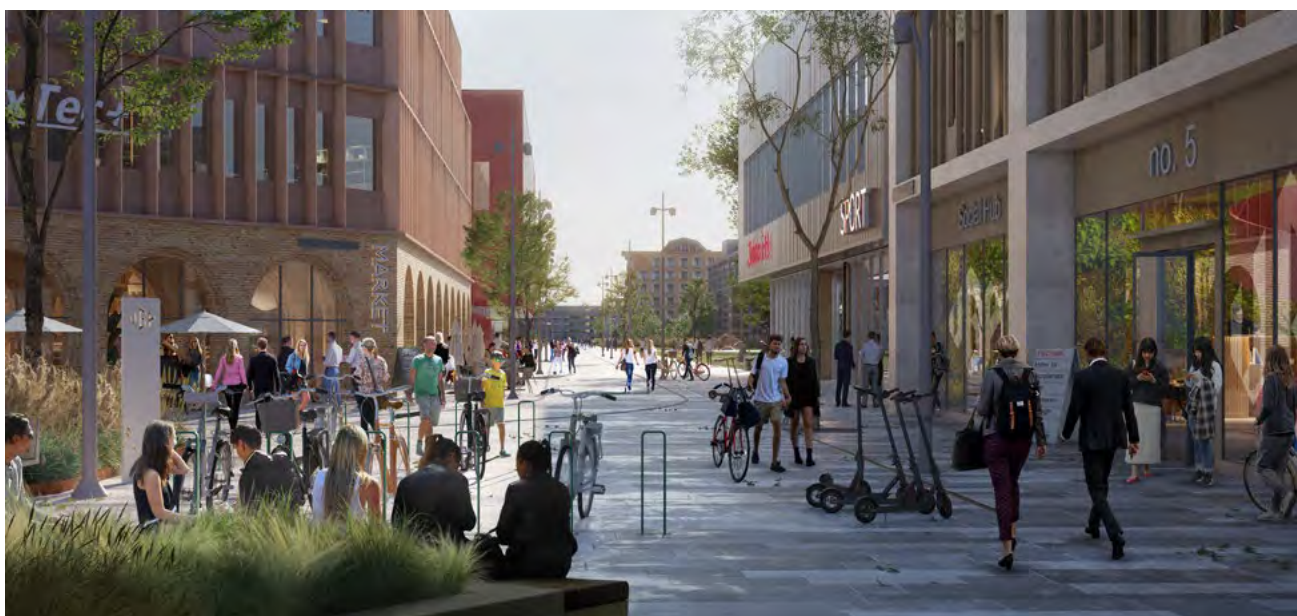
### Properties for *the future*

The starting point for the vision is the customers' development, where their premises are a factor for success.

## BUSINESS CONCEPT:

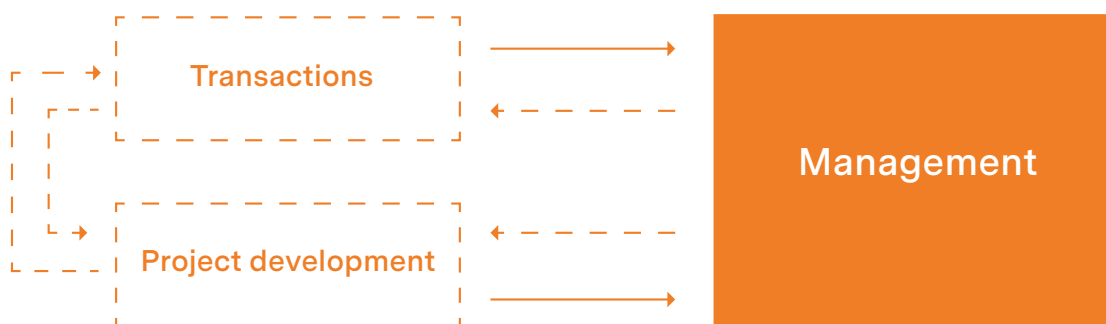
### Corem creates business and develops premises and urban environments in a *sustainable way close to the customer.*

The business concept is based on Corem creating value for customers through sustainable, inspiring and efficient places to develop businesses and people.



Uppsala Business Park (UBP) is a large-scale urban development project for innovation and growth.





### A BUSINESS MODEL FOR LONG-TERM VALUE GROWTH AND PROFITABILITY

Corem's long-term approach is of fundamental importance. All parts of its operations strive to create values not just for today but over a long period of time. The business shall be sustainable in the long term from a social, ecological and financial perspective. The business model is based on a continuous process based on long-term management close to the customer. Continuous improvement of the portfolio together with property and urban development and strategic property transactions contribute additional potential for growth and value development.

The property portfolio is founded on buildings for commercial use. It is geographically focused on the metropolitan areas and growth locations. In common for the growth locations is that they have an expanding business sector and increasing population. At the heart of our way of working is locally-based management with our own staff maintaining the focus on the customer. Locally-based management provides good market contact and proactive management. Geographically concentrated administration units, provide benefits of scale for administration at the same time as increasing our ability to meet customer needs.

Project and property development is an increasingly important aspect of Corem's business enabling us to meet the changing requirements of tenants and further develop the property portfolio.

### PROACTIVE MANAGEMENT WITH FOCUS ON TENANTS

Corem creates long-term tenant relationships through a proactive and market-oriented in-house management and local presence.

Corem's properties are managed by our own staff, which provides good possibilities to build long-term relationships. Short decision-making paths and local presence on the company's markets are given priority and contribute to good understanding for tenants' current and changing needs.

### VALUE CREATION THROUGH PROJECT DEVELOPMENT

Investments in existing properties often take place in connection with new lettings in order to adapt and modernize the premises. Through long-term sustainable investment, Corem improves and develops properties, areas and companies. Property development provides good opportunities for value creation and extended customer relations.

Project development includes everything from long-term work on local development plans and major new build, refurbishments and extension initiatives to improvements on tenant changeover and energy saving measures.

All investments aim to create value that lasts, which means that objectives such as sustainability and customer satisfaction are prioritized. Modernising the buildings and continuously adapting the portfolio to changing market conditions, facilitates lettings and optimizes return.

### STRATEGIC TRANSACTIONS

Corem actively seeks out and undertakes transactions with the aim of improving the property portfolio and increasing its value. Properties that are outside priority geographical areas, are judged to have low return potential or are in a non-priority property segment may be divested.

# Goals and outcomes 2021

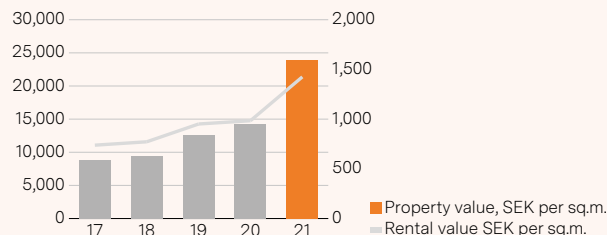
To achieve its overall aims, Corem has a number of goals, broken down into four target areas, which are measured and followed up annually. Sustainability is fundamental for the business as a whole and related goals are therefore integrated into the respective target area.

## IMPROVEMENT, GROWTH AND DEVELOPMENT

### Goals and outcomes 2021

#### CONTINUOUS VALUE INCREASE

The property portfolio is continuously increasing in value through strategic transactions, efficient management, and development and improvement of the properties in the portfolio. The change in value is measured in terms of property value per sq.m. and rental value per sq.m. Development was continuously positive during the period 2017-2020 amounting in the aggregate to a 62 per cent increase in property value per sq.m. The acquisition of Klövern in 2021 has broadened the portfolio significantly. There has been a value increase in property value of 68 per cent per sq.m. and increase of 45 per cent per sq.m. in rental value compared with 2020.



#### VALUE CREATION THROUGH PROJECTS

Corem is growing, as well as through acquisitions, by new building and extensions in its own project operations. Project development, including development of building rights, contributed increases in value of properties of SEK 661 million in 2021.

# 661

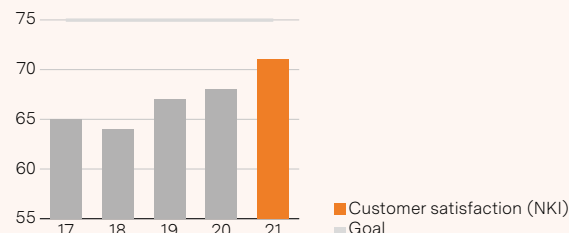
Value increase through project development including development of building rights. SEKm

## PROACTIVE, CUSTOMER-FOCUSED MANAGEMENT

### Goals and outcomes 2021

#### CUSTOMER SATISFACTION, NKI

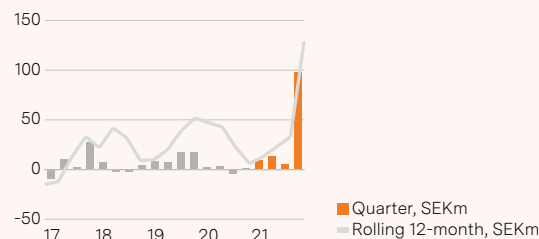
Having management close to the customer as a basic strategy means that customer satisfaction is given high priority, and the Satisfied Customer Index (NKI) has been measured since 2017. The whole of Corem's portfolio was measured this year giving a result of 71 on a scale of 1-100. This score can be compared with Corem's most recent NKI of 68 (from 2020) and Klövern's most recent NKI of 70 (from 2019).



#### NET LETTING

Net letting shows leases entered into during the period reduced by terminated leases and bankruptcies during the period.

Net letting totalled SEK 129 million (9) in 2021. Net letting in the portfolio acquired from Klövern is included from and including the third quarter.







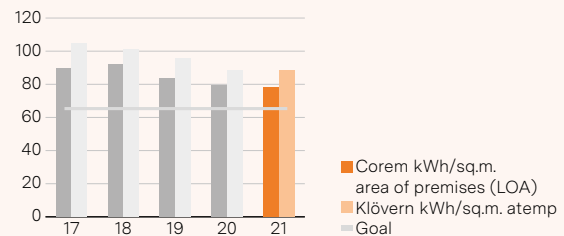
## PROACTIVE, CUSTOMER-FOCUSED MANAGEMENT, CONT.

Goals and outcomes 2021

### ENERGY SAVING

Energy saving is a key issue for reducing the impact of operations on the climate. The long-term goal is for energy consumption to amount to at most 65 kWh/sq.m. by 2030.

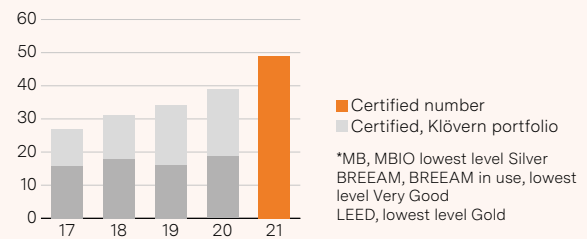
Energy consumption for the year amounted to 78.4 kWh/sq.m. for Corem's properties excluding Klövern and 88.2 kWh/sq.m. for Klövern. In both cases, this corresponds to a positive development with reduced energy consumption of 1 per cent. Viewed over the period 2017-2021, a saving of 12 and 16 per cent respectively has been achieved.



### CERTIFIED PROPERTIES AND GREEN ASSETS

Environmental certification of buildings is important from a number of aspects. It is proof that the buildings have a low impact on the environment, and provides a framework for improvements and is demanded by tenants.

At the end of 2021, 27 buildings were environmentally certified and 22 certified in compliance with Green Building, which focuses on energy efficiency. Together, Corem's green assets corresponded to 26 per cent of the total area of the portfolio and 23 per cent of the property value of the portfolio.

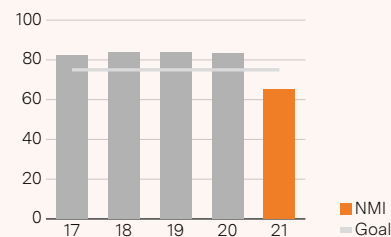


## ATTRACTIVE EMPLOYER

Goals and outcomes 2021

### COMMITTED PERSONNEL, NMI

Knowledgeable and committed employees contribute to driving Corem forward towards its vision. We achieve this, inter alia, by ensuring equal rights and equality of opportunities, a healthy working environment, good development opportunities and competence development. To monitor overall well-being, the Satisfied Employee Index (NMI) has been measured annually. In 2021, the number of employees increased from 57 to 368. The total NMI for 2021 was 65.

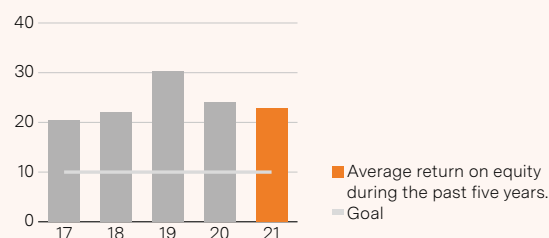


## FINANCIAL STABILITY AND STRENGTH

## Goals and outcomes 2021

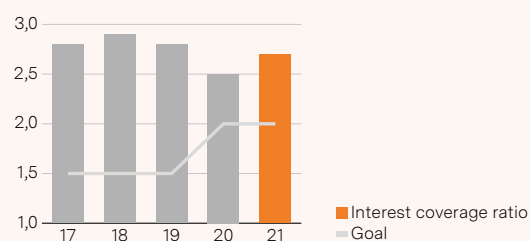
## RETURN ON EQUITY

Corem's long-term return on equity shall amount to at least 10 per cent. The average return over the past five years has been 23 per cent.



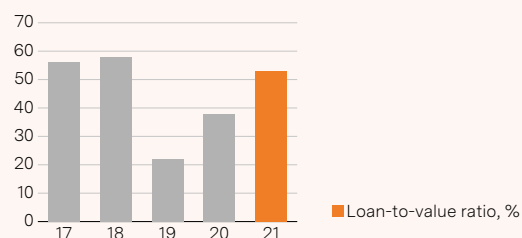
## INTEREST COVERAGE RATIO

Interest is Corem's largest individual cost item. It is important that earning capacity covers the interest expense level by a broad margin. The interest coverage ratio shall be at least 2.0. In 2021, the interest coverage ratio amounted to 2.7.



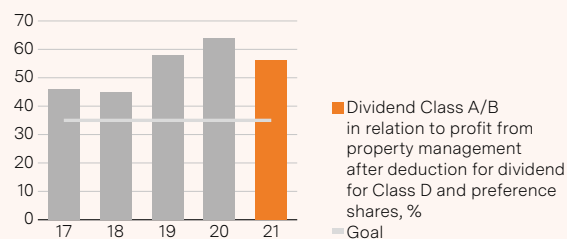
## LOAN-TO-VALUE RATIO

The loan-to-value ratio shall be at a level that enables an Investment Grade rating from one of the three large rating agencies. At year-end 2021, the loan-to-value ratio was 53 per cent.



## DIVIDEND

Dividend to holders of Class A and B ordinary shares shall in the long term be at least 35 per cent of the profit from property management after deduction of dividend for Class D ordinary shares and preference shares. For 2021, the proposed dividend is SEK 0.40 per share for Class A and B ordinary shares, which corresponds to 56 per cent (64) of the profit from property management after deduction of the proposed dividend for Class D ordinary shares and preference shares.



## GREEN FINANCING

The proportion of green and sustainability-related financing and green income shall in the long term constitute as large a share as possible. At year-end 2021, 23 per cent of the debt financing was green financing.

**23**  
Proportion of green financing, per cent.



# Goals 2022

Corem sets short-term and long-term goals on the basis of its business model. The fundamental purpose of the goals is to lead the company's development in line with the strategic approach. Corem has a solid base in management close to the customer with the focus on being a long-term business partner for its tenants. Properties are improved and developed by long-term sustainable investments, creating continuous increase in value. All investments are made with the aim of creating long-term values. Strategic transactions contribute to growth and further improvement of the property portfolio.



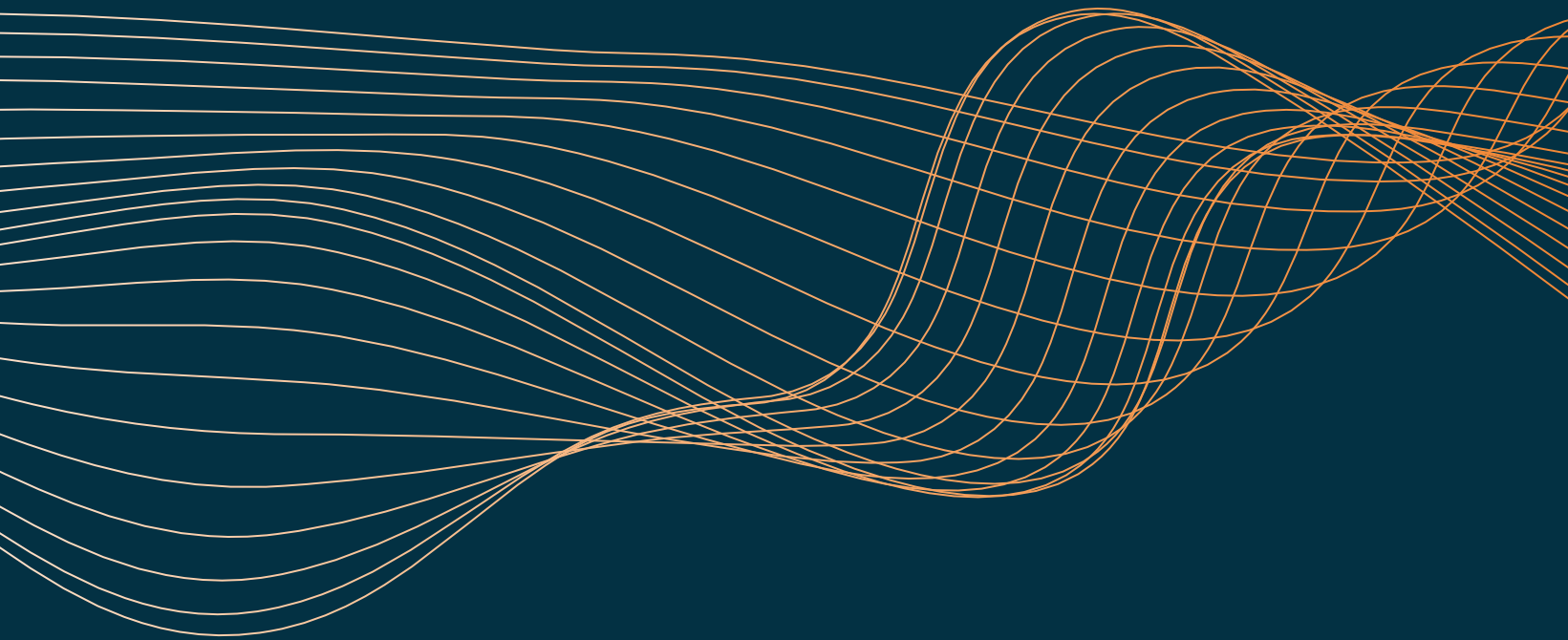
STRATEGIC AREA	GOAL
<div data-bbox="219 1017 257 1881" data-label="Text">SUSTAINABILITY</div> <div data-bbox="294 932 794 1108" data-label="Text"> <p><b>Improvement, growth and continuous development</b></p> <p>Continuous and sustainable value increase and growth in the selected segments and regions is created by strategic transactions and value-creating project and urban development. Corem strives for climate neutrality throughout the chain of value and develops properties in a sustainable and innovative direction to create attractive and vibrant urban neighbourhoods with long-term value increase.</p> </div>	<ul style="list-style-type: none"> <li>• Project investments shall provide a return on equity of at least 15 per cent.</li> <li>• By 2030, average energy consumption shall be at most 65 kWh/sq.m.</li> <li>• By 2030, all energy used in Corem's operations shall be fossil-free.</li> <li>• By 2035, Corem's operations shall be climate-neutral throughout the chain of value.</li> </ul>
<div data-bbox="294 1157 794 1334" data-label="Text"> <p><b>Proactive, sustainable and customer-focused management</b></p> <p>Corem shall be the natural first choice when it comes to renting commercial premises and be regarded as a good business partner. Proactive and efficient management creates benefits and long-term value increase for both Corem and its tenants. Own staff in management, operations and project development shall ensure that the properties are managed efficiently and proactively.</p> </div>	<ul style="list-style-type: none"> <li>• The annual net letting shall over time amount to at least 1 per cent of the rental value.</li> <li>• The economic occupancy rate shall amount to at least 90 per cent.</li> <li>• Corem shall have satisfied long-term customers. The Satisfied Customer Index NKI shall be at least 75 in the long term.</li> <li>• Corem's suppliers shall work in compliance with Corem's code of conduct for suppliers.</li> </ul>
<div data-bbox="294 1395 794 1530" data-label="Text"> <p><b>Attractive employer</b></p> <p>Corem shall be an attractive employer with competent and committed personnel who enjoy their work and contribute to driving Corem toward its vision. Knowledge, customer service, development, efficiency and innovation come from the company's staff.</p> </div>	<ul style="list-style-type: none"> <li>• Corem shall offer a workplace where everyone is treated equally and which is imbued with well-being and diversity.</li> <li>• Corem shall have a sound and safe working environment with the focus on healthy staff and a sustainable working life.</li> <li>• The commitment index shall amount to at least 86 in the long term.</li> </ul>
<div data-bbox="294 1591 794 1704" data-label="Text"> <p><b>Financial stability and strength</b></p> <p>Corem works in a capital-intensive industry. The further development of the company requires good access to capital at the correct time and cost. Corem shall have long-term stable finances and provide a good return to shareholders.</p> </div>	<ul style="list-style-type: none"> <li>• Corem shall in the long term have an average return on equity of at least 10 per cent.</li> <li>• The interest coverage ratio shall amount to at least 2.0.</li> <li>• The loan-to-value ratio shall amount to a level that enables an Investment Grade rating from one of the three large rating agencies.</li> <li>• Corem shall at the latest by 2023 have an Investment Grade rating from one of the three large rating agencies.</li> <li>• Dividend to holders of Class A and B ordinary shares shall in the long term amount to at least 35 per cent of the profit from property management after deduction of dividend attributable to Class D ordinary shares and preference shares.</li> <li>• Green assets shall amount to at least half of the property value by 2025.</li> </ul>



The property Blåfjäll 1 in Kista, Stockholm, environmentally certified in compliance with BREEAM in Use Very Good level 2021.



# Markets



# The economy and the real estate market

The following text on economics, property transactions and the two segments, offices and warehouses, logistics & industrial properties (including charts, excluding table) has been drawn up by the real estate advisor Newsec.

## THE ECONOMY

Vaccinations and other measures led in 2021 to the removal of many of the restrictions introduced because of the pandemic in economies around the world. This combined with an expansive economic policy led to global recovery. The services sector recovered particularly strongly as a result of the easing of the restrictions. Due to major delivery problems and shortage of labour, companies had problems in meeting the high demand, which is considered to have held back the recovery to some extent. Energy prices also increased sharply during the latter half of 2021, which led to unusually high inflation.

Towards the end of 2021, a new variant of Covid-19, Omikron was detected. It is difficult to determine the long-term impact of the new variant.

The Swedish economy recovered strongly in 2021 and is expected to continue developing well, although at a somewhat slower pace. The Riksbank has postponed an increase in the policy rate for a long time but notified in November 2021 that there will probably be an increase in 2024.

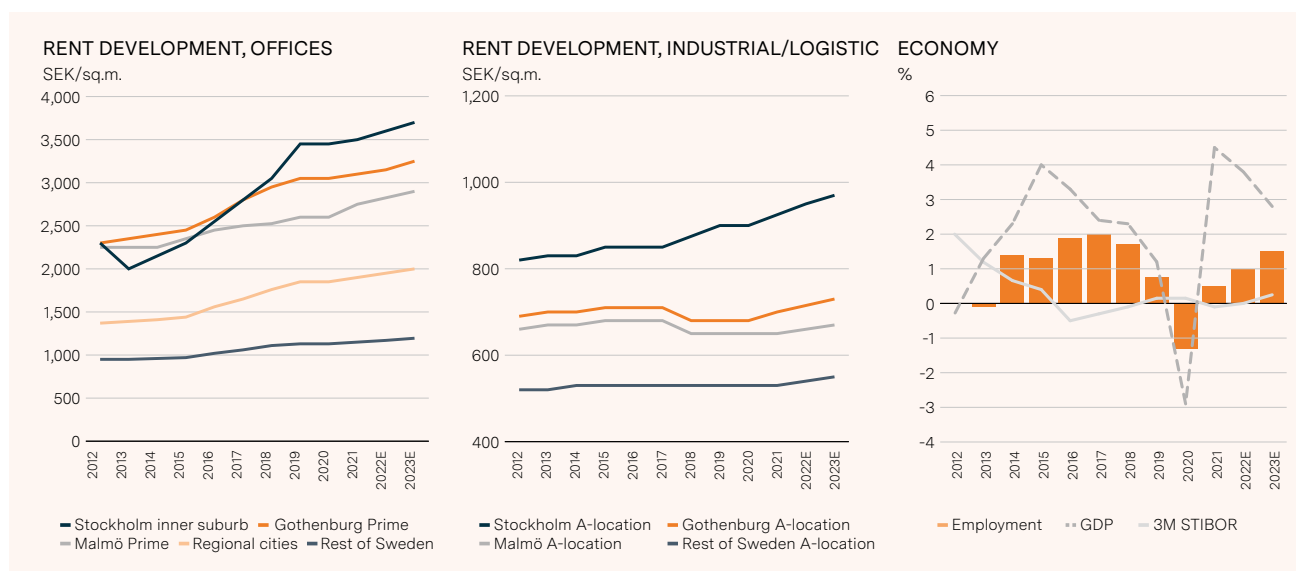
## PROPERTY TRANSACTIONS

During 2021, the Swedish real estate market again broke transaction records and achieved as much as SEK 396 billion in total transaction volume. The most recent record year was 2019 when the volume of transactions reached SEK 218 billion.

It was characterized by high investor interest combined with a low level of supply, which led to many transactions where whole real estate companies were acquired with a view to gaining access to portfolios. The high demand for properties is considered as previously to be largely driven by the low interest rates.

## OFFICES

Due to the uncertainty about requirement for premises caused by the pandemic, the office market was somewhat hesitant during 2020 and the first half of 2021. Few new lease contracts were signed during the period and an increase in sub-letting could be noted. The rental levels in lease contracts which were signed during the period were considered, however, to have been at similar levels as before and the transactions that took place were at high levels. During the latter half of 2021 and especially after the summer, the rental market was considered to have speeded up again where central city locations and office clusters with good transport links attracted most interest. The rental market is expected to continue to recover during the coming years, as the infection becomes more and more controlled.



Apacer with employees working less from home and starting to return to the office, investors' interest in office properties has increased again. In 2021, office transactions amounted to SEK 82m, corresponding to 21 per cent of the total volume of transactions, which is considered to be a normal proportion. It is, however, an increase from 2020 when office properties accounted for 16 per cent of the total volume of transactions. In 2021, 39 transactions took place, which involved only offices, 11 of which had an international purchaser, corresponding to around 30 per cent of the transactions.

The yield requirement for the segment developed weakly during 2020 but started to develop well again from 2021. Overall, offices are considered to be a strong segment in the coming period, with most interest in office properties in inner city locations and in office clusters with good transport connections. A number of transactions during the year have also shown a clear interest among investors for offices in somewhat weaker locations. Transactions for office properties with higher vacancies or with considerable maintenance needs have taken place at good levels, which indicates a strong belief in the future among investors in the office segment.

#### WAREHOUSE, LOGISTICAL & INDUSTRIAL PREMISES

Warehouse, logistical & industrial premises are regarded by investors as an attractive type of asset due to the long leases and tenants with strong credit records. In 2020, an in-

creased interest was noted in warehouse, logistical & industrial premises compared with the previous year and the segment achieved record levels. In 2021, the high level of investor interest for this type of property continued from both national and international investors. The continuously increasing e-commerce is considered to be one of the largest driving factors.

The existing offering of properties in the segment is not considered to match demand and in relation to many other European countries, Sweden and the other Nordic countries have a low number of square metres of warehouse, logistics & industrial space per capita. However, the supply is growing rapidly in Sweden and in 2021, 800,000 sq.m. of new logistics space was produced. In 2022, new production is expected to increase even more as an estimated additional 860,000 sq.m. will then become available. Notwithstanding this, Sweden will still have insufficient supply of modern warehouse, logistical & industrial space to some extent.

The high level of investor interest in relation to the supply has led to steadily falling yield requirements in the segment, at the same time as the high rate of new production over the years has restrained rent increases. In 2021, there were a total of 145 transactions solely with warehouse, logistical & industrial properties (including company acquisitions), of which 23 had an international purchaser, corresponding to 15 per cent of the transactions.

#### POPULATION AND LABOUR MARKET STATISTICS

Municipality	Population <sup>1</sup> 2021	Population change, 1 year, %	Population change, 10 years, %	Employment <sup>2</sup> 2020	Of which, public sector <sup>2</sup> , %	Change in employment <sup>2</sup> , 1 year, %	Unemployment <sup>3</sup> , 2021, %	Change in unemployment 1 år, %	Share of Corem's property value 31.12.2021 <sup>4</sup> , %
Borås	114,091	0.3	9.6	59,098	32	-2.0	7.6	-0.7	1.5
Göteborg	587,549	0.8	12.9	358,123	25	-2.9	8.9	-0.5	10.5
Halmstad	104,573	0.8	13.3	51,348	35	0.0	8.3	-0.8	0.9
Jönköping	143,579	0.8	11.9	77,348	32	-1.2	5.9	-0.5	1.6
Kalmar	71,328	1.4	13.1	37,340	36	0.0	7.2	-0.5	1.2
Linköping	165,527	0.6	12.3	89,511	32	-0.7	6.6	-0.4	5.8
Lund	127,376	1.1	14.1	74,289	41	-1.4	7.0	-0.7	0.7
Malmö	351,749	1.1	16.2	190,382	28	-0.7	14.4	-0.9	5.2
Norrköping	144,458	0.7	10.6	68,299	33	-1.0	10.7	-0.9	4.1
Nyköping	57,633	1.0	11.1	24,531	37	-2.1	8.9	-0.4	2.1
Solna	84,187	1.2	20.4	104,170	26	4.6	5.7	-0.6	4.3
Stockholm	978,770	0.3	13.2	686,069	15	-3.2	7.6	-0.5	30.7
Täby	73,955	1.6	14.6	25,593	13	-0.6	4.1	-0.2	1.9
Uppsala	237,596	1.6	18.8	111,575	40	-1.2	7.3	-0.3	5.5
Västerås	156,838	0.8	13.1	75,421	26	-0.9	10.0	-0.3	6.0
<b>Totalt</b>	<b>3,399,209</b>	<b>0.8</b>	<b>13.7</b>	<b>2,033,097</b>	<b>25</b>	<b>-1.8</b>	<b>-</b>	<b>-</b>	<b>82.0</b>
<b>SVERIGE</b>	<b>10,452,326</b>	<b>0.7</b>	<b>10.2</b>	<b>4,976,744</b>	<b>29</b>	<b>-1.5</b>	<b>7.9</b>	<b>-0.6</b>	<b>83.9</b>

Source: Statistics Sweden, the Swedish Employment Service, Corem.

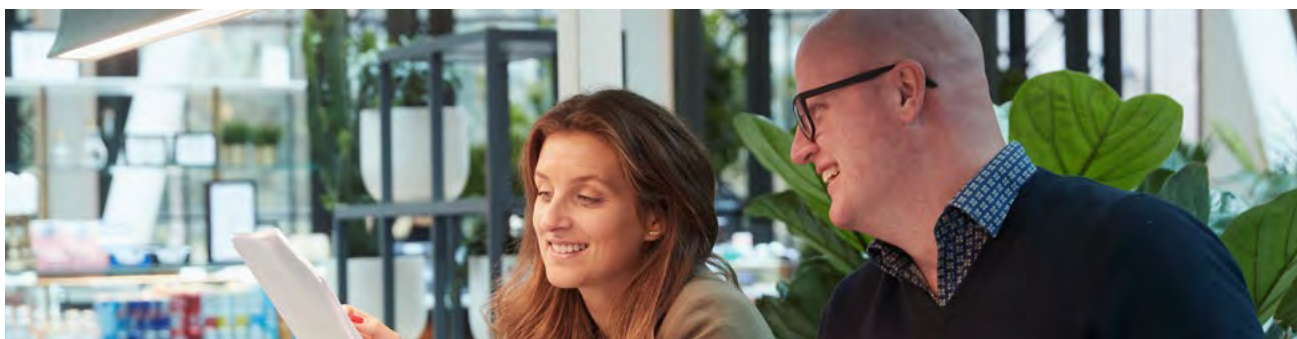
1) Statistics Sweden: Refers to December 2021.

2) Statistics Sweden/RAMS 2020.

3) Refers to the average for 2021. According to the Swedish Employment Service (registered unemployed and jobseekers in programmes with activity support, proportion of the register-based labour force, 16–64-year-olds).

4) Gothenburg includes Härryda, Lerum, Mölndal, Partille. Stockholm also includes Danderyd, Sollentuna and Huddinge.





Solna Gate, Stockholm.

# Stockholm

Stockholm is Corem's largest market segment with 1,182,000 sq.m. of lettable area. The properties are mainly in attractive office and logistics locations in inner suburbs.

In 2021, Corem has, together with other property owners in Kista, established the joint development company Kista Limitless, which is intended to reinforce the vision of Kista as a creative hub and growth motor in northern Stockholm.

The property Solna Gate has continued to develop as a full-service property as the conference facility has now been completed, refurbishment of the restaurant and cafeteria is in process, and a clear health concept is being implemented where an outdoor gym has been built as a complement to the gym and pool at the property.

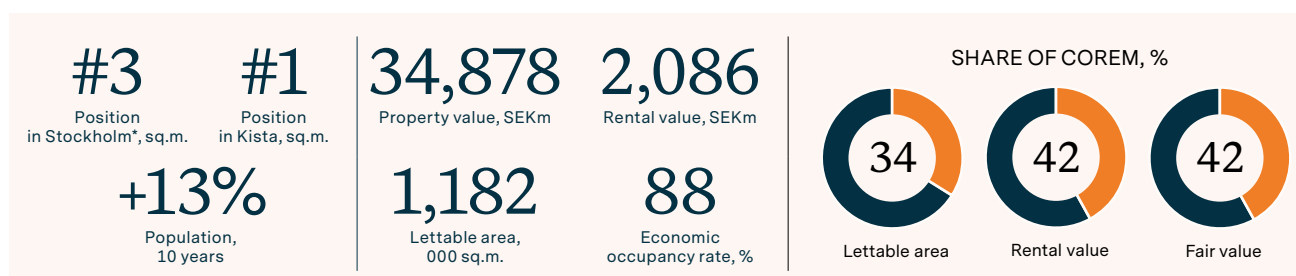
During the year, Corem has signed several lease extensions with restaurant owners, which contributes to the attractiveness and good service at the properties. A number of new lettings have taken place. New tenants which have signed lease contracts in northern Stockholm include Svensk Bilprovning and Oasmia Pharmaceutical. Leases have been signed with Vianor at the Bredden area and with World Courier Sweden at Arlandastad.

Corem has signed leases in the Globen area with several new tenants, including Region Stockholm and Capio. Globen Shopping's offering has been reinforced by the establishment of the hamburger chain restaurant Brödernas. First Office has moved to larger premises. At Stadslabbet Söderstaden, a de-

velopment concept that makes locations more attractive and sustainable, Corem has, together with other property owners, changed and developed outdoor environments in the events area with a boule court, art and culture, new secure environments and more attractive public spaces. Along Norra Arenavägen in the Globen area, an early land reservation has been signed with the City of Stockholm for 120 apartments and 12,000 sq.m. of offices. The place will link Gullmarsplan with both the Globen area and the residential area in Johanneshov.

In Järfälla, the new construction of Sweden's first multi-storey warehouse encompassing 16,900 sq.m. was completed. This establishment is an innovative solution of the shortage of land in city locations which also provides the tenant with synergies and improved transport flows. For this, Corem won the year's new logistics establishment for 2021.

In the sphere of sustainability, Corem has implemented a number of energy projects, including the environmentally-certified property Blåfjäll 1, BREEAM in use – very good. At Kista Gate, Corem has created a climate-smart office by reusing technical installations, building materials and furniture. Through solid work, 90 per cent of the material has been reused. A number of energy projects are in process in Stockholm.



\*The ranking is for the county of Stockholm.



Pro Shop Backa, Gothenburg.

# Gothenburg

Corem is a large property owner in Gothenburg with 435,000 sq.m. of lettable area, consisting of some 70 properties. The portfolio consists of both centrally located offices and offices and logistics properties on the edge of the city. Exciting urban development projects are in process at The Meatpacking Area and at Mölndal, among other places.

During the year, Corem Gothenburg has had its main focus on letting vacant premises and in meeting the needs of existing tenants. Active energy optimization work takes place continuously, and during the autumn Corem has reinforced its competence in technology and energy.

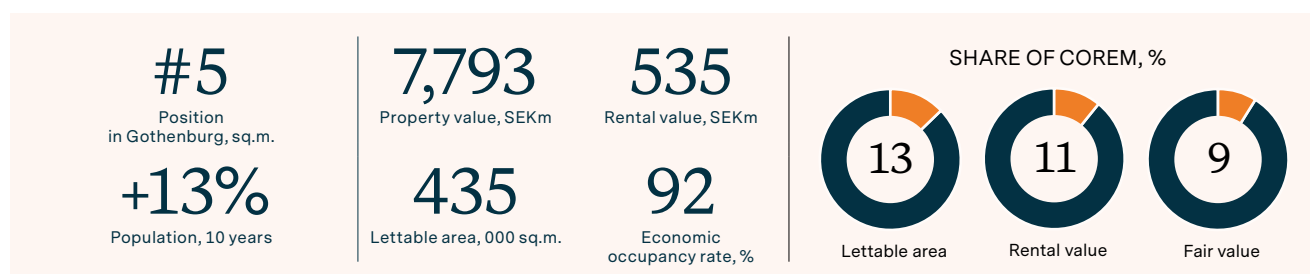
In 2021, there has been a continued major focus on development of the property Mejrarn 1 at Mölndal. The customization of ABB's existing spaces was completed and the tenants moved in during the spring. The second stage, new construction of an office building with around 3,500 sq.m, is in process. During the first quarter of 2022, both WH Bolagen Sverige and Kollmorgen Automation have moved into the building. There is a 100 kW solar cell facility at the building. The building has been environmentally certified in compliance with Miljöbyggnad Silver. In all, the property has an additional building right available for development of 11,000 sq.m., drafting work is in process and discussions are taking place with several interested parties.

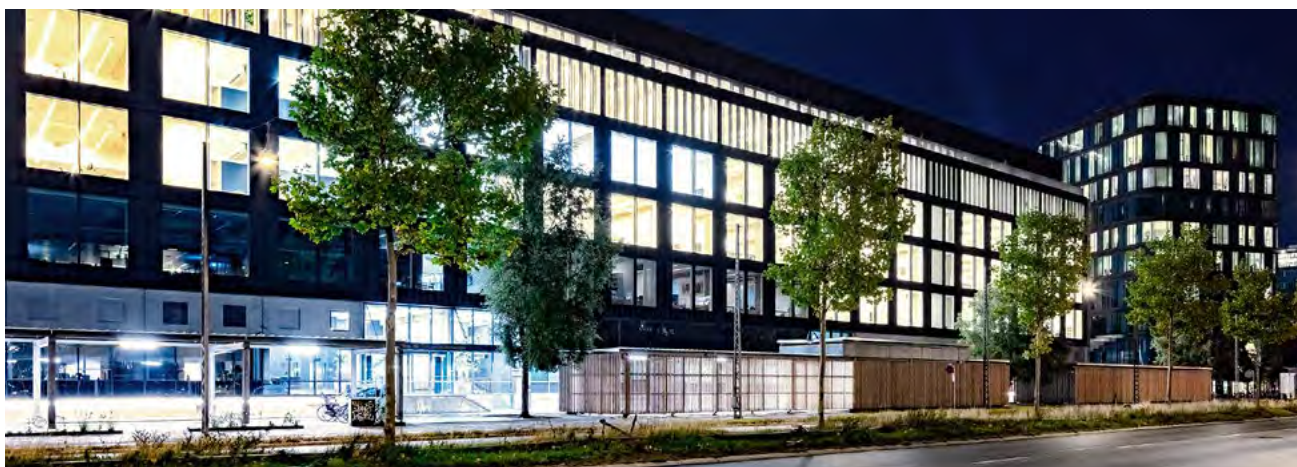
A number of lettings have taken place during the year. Lettings have been made, among others, with Boxflow for 2,600 sq.m. and with Lumibird Phototonics for 1,450 sq.m. and EM Möbler for around 900 sq.m.

At the property Mellby 5:120, an extensive energy project has taken place during the year to reduce energy consumption for ventilation, at the same time as the heating system has been flushed to contribute to lower district heating and maintenance costs.

There is great development potential in the portfolio with new local plans being prepared. During the year, Corem has focused on the development of the Fiskhamnen area and the major changes facing the properties and area.

In terms of structure, Corem's portfolio in Gothenburg is being concentrated by divestment of two properties located in Borås. The portfolio was expanded during the spring with a property located at Mölnlycke.





Kalvebod Brygge, Copenhagen.

# Copenhagen

The property portfolio in Copenhagen is mainly focused on office properties in central Copenhagen. Corem has ten properties in Denmark, two of which are logistics properties.

Corem is continuing further development and expansion of its Copenhagen portfolio. During the year, Corem's original portfolio of two logistics properties was combined with Klövern's eight properties into a single business unit. The total portfolio in Denmark now consists of a total of around 161,000 sq.m. of lettable area.

In 2021, the property Kalvebod Brygge 32, which has been extensively refurbished in the past two years, was taken possession of. The property's lettable area consists of 31,700 sq.m. of modern offices and thus contributes to the Copenhagen business unit's offering of premises and products. It has solar cells installed on the roof with an estimated annual production of 90,000 kWh. This is in line with Corem's focus on sustainability and the goals for energy optimization in the portfolio.

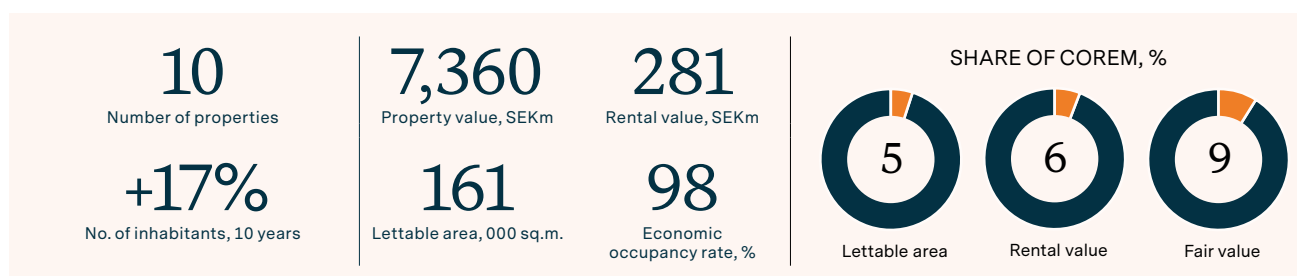
The property's largest tenant is Kammeradvokaten; Kalvebod Brygge has been fully let since November 2021.

In the so-called Codan building, work has continued to transform the property from a single-tenant into a multi-tenant property. In 2021, the Danish Police Union, Politiforbundet and PharmaDanmark have moved in to their respective floors of the building and in February 2022, another tenant Försäkringsforbundet joined them.

During the year, refurbishment and extension for GSV have been completed at Kappelgården in Greve. The project has expanded the lettable area by over 1,000 sq.m. to a total of around 13,400 sq.m.

At year-end 2021, IBM vacated its approximately 5,300 sq.m. in a property at Holte. A major future focus is to relet IBM's former space.

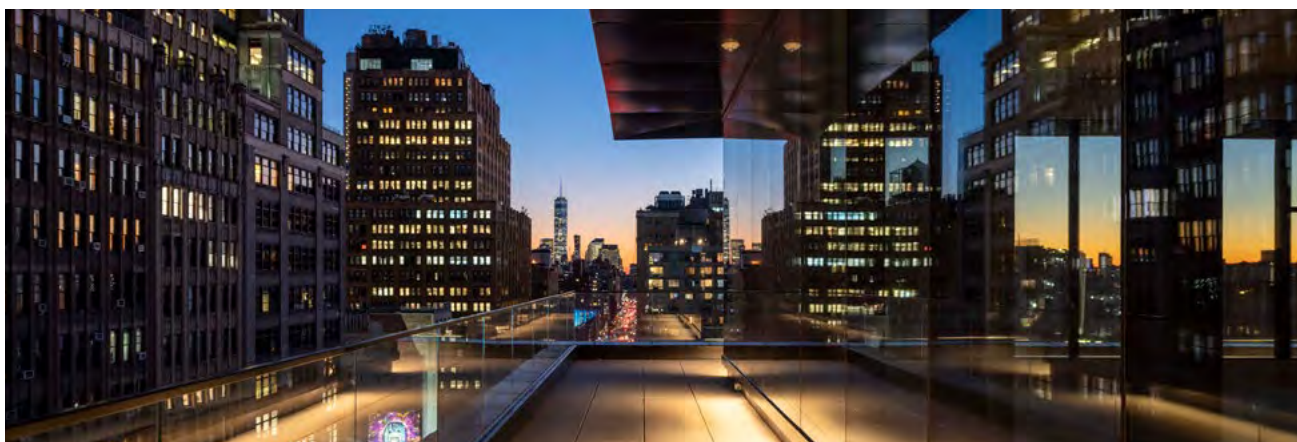
The occupancy rate at the properties in Copenhagen continues to be high and there is great interest in well located properties such as Corem's.







Fairway House, Copenhagen.



View from 28&7, New York.

# New York

Corem's property portfolio in New York consists of a total of four new production projects at five properties. Two projects are nearing completion and construction has not yet started at the other two.

In 2021, Corem has focused on completing the two new production projects in process at Manhattan in New York. Corem's project portfolio in New York consists of a total of four office projects, two of which where construction is in process and two of which at construction has not yet started.

Project 1245 Broadway, located at 31st in Midtown, has been completed externally. Tenant customization is in process in preparation for the first tenants to move in during the second quarter of 2022. Of the 23 floors, seven were let as in February 2022. The project is expected to continue during 2022 until all floors have been let and tenants moved in. The property will be environmentally certified in compliance with Leed Gold and will offer office spaces with the latest technology as regards, among other things, air quality and non-contact systems.

The second ongoing construction project in Manhattan is called 28&7. The property is located close to Penn Station and Madison Square Garden with Amazon and Facebook as

tenants in nearby buildings. The newly-produced building consists of twelve lettable floors, of which one was let at the end of February 2022. This property is also being certified in compliance with Leed Gold and the project is expected to continue for the rest of 2022.

The letting market in New York has, like many other markets, been affected by the Covid pandemic. After having seen historically low letting statistics for Manhattan, the market has started to recover. Rental levels continue to be somewhat lower than before the pandemic but at a high level historically.

Corem considers that the company's four project properties in Manhattan are all located in good locations and letting work in the two ongoing projects is going forward well. The two projects where construction has not yet started are located beside the Highline in the Meatpacking District and on Park Avenue.



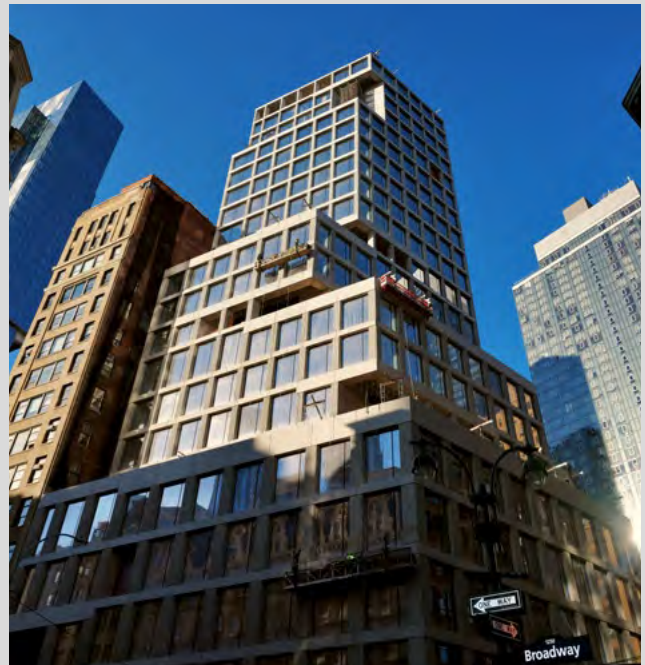


## NEW YORK

# The importance of close collaboration



Alan Rudikoff and Michael Kirchmann at GDSNY.



Corem has four projects in Manhattan in New York. Two of these are close to completion and the first tenants will move in in the course of 2022. All of Corem's projects in New York take place in close collaboration with the partner GDS Development Management (GDSNY).

GDSNY is a local project developer active in New York. Through its great experience in areas such as project development, project management and architecture, GDSNY is assisting Corem through its local roots to add great value to the project. All of Corem's projects in New York have been projected with high quality design and the new modern offices will be top class. The team contributes to the project with its focus on quality, long-term sustainability and innovation in construction technology.

GDSNY has with its 25 years of local experience and knowledge of the market, shown that the good collaboration between Corem and GDSNY has been a prerequisite for Corem to be able to drive forward its large development projects on the other side of the Atlantic, in particular during pandemic conditions.

## GDSNY on its partnership with Corem

– We at GDSNY have appreciated our very strong working relationship for many years first with Klöver and now with Corem. The successful combination of Swedish sensibility for design and the focus on sustainability, together with GDSNY's in-depth knowledge of the New York market, technical innovation and focus on quality construction has resulted in first-

class projects, which have been praised by both tenants and the industry in general, says Michael Kirchmann, CEO at GDSNY.

*“We at GDSNY have appreciated our many years of working together first with Klöver and then with Corem”*

*Michael Kirchmann, CEO, GDSNY*





Interior of the property Livia 16, Västerås

## Västerås

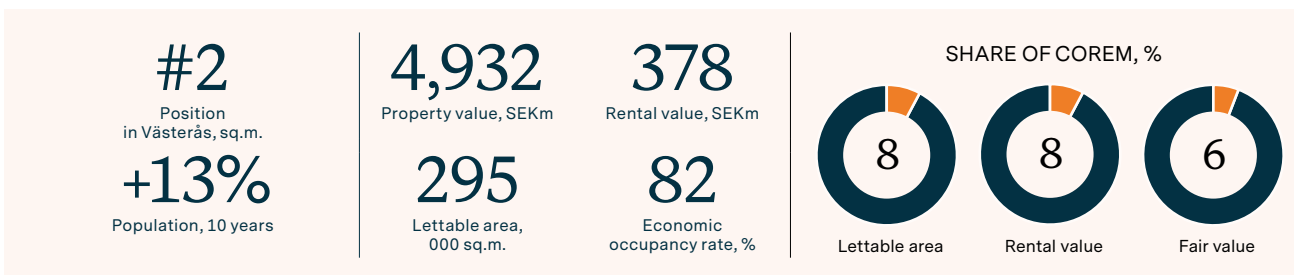
Corem is the second largest property owner in Västerås. The portfolio consists of both centrally located offices and retail properties as well as warehouses and logistics properties on the outskirts of the central area.

In 2021, the implementation phase of Corem's large urban development project in Västerås has been started in earnest. A collaboration agreement, "Vision City", has been signed by Corem, Castellum, Kungsleden, Imperia fastigheter and the City of Västerås. Together, a common vision is produced for development of the central parts of Västerås where Corem is one of the larger property owners. Associated with this work, Corem has started transformation of the retail property Gallerian where a new entrance and a new façade along Kopparbergsvägen will raise the standard and modernize the building and the location. During the year, in the property inter alia a 15-year lease has been signed with Region Västmanland for an approximately 2,000 sq.m. large health care centre.

At the Gustavsvik block, another of Corem's urban development areas in Västerås, a lease was signed during the year with the gym chain Member 24 for around 2,400 sq.m. Some existing tenants have also expanded their space, including Kraftmark which first signed up for 1,500 sq.m. to subsequently increase it to 1,700 sq.m.

During the year, Every Padel has opened a 3,500 sq.m. padel facility in Kopparlunden and FirstOffice has established its modern business center concept of around 1,500 sq.m. in central Västerås.

All of Corem's refurbishment projects and tenant customizations in Västerås focus consistently on sustainability. During the year, two solar cell facilities have been established and an electric car pool has been started for Corem's tenants at the location.





The property Morellen 1, Linköping.

# Linköping

Corem is the largest property owner in Linköping. The lettable area amounts to 287,000 sq.m. and the portfolio consists of both centrally located offices and warehouses and logistics properties in the outer areas of the city.

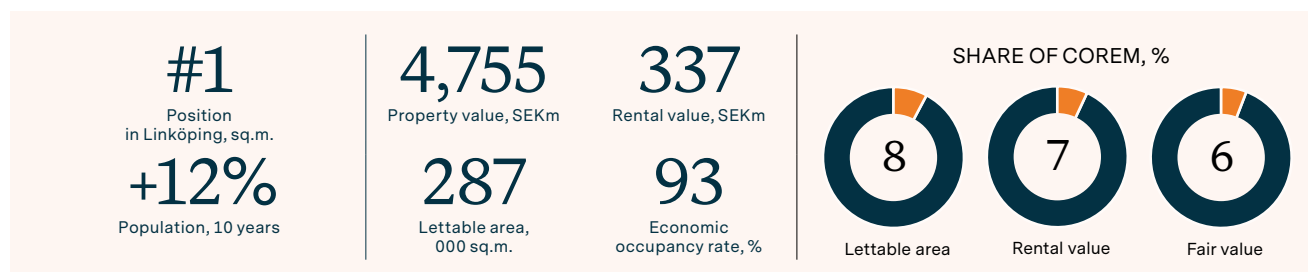
A major refurbishment project has been completed during the year at the property Morellen 1. The Swedish Transport Administration and Nobeli Business Support have moved into modern offices and other space there.

Among the major lettings during the year are, among others, Dynamic Code, with around 3,300 sq.m., and Lejonfastigheter, with around 3,500 sq.m. In addition to new letting, there is also a focus on meeting the needs of existing tenants which are both expanding and, in one or two cases, downsizing. During 2022, Corem is going to construct a new building for Nira Dynamics at Mjärdevi. The first sod for the building was cut in December 2021.

Corem's development properties in Linköping are largely located in areas which in one or another way are affected by the planned high-speed railway, Ostlänken. The Swedish Transport Administration will present its final proposal for Ostlänken's route in the spring of 2022.

Work on a local plan for a Multisport hall in Kallersta has started. The goal is to have the new local plan completed by the start of 2023.

In 2021, an energy efficiency programme was carried out, which has led to a reduction in the average energy consumption in Corem's property portfolio in Linköping from 99 kWh/sq.m. to 84 kWh/sq.m.



MORELLEN 1, LINKÖPING

# Property development in Linköping



The property Morellen 1, Linköping.

During 2021, a refurbishment project was completed in Linköping, one of the new tenants being the Swedish Transport Administration. The property was acquired in 2020 as a project property of almost 19,000 sq.m. of lettable area. Two major projects were already in process at the time of acquisition. The smaller of these projects concerned refurbishment of a gym, X-Force. Three floors of offices were built above the larger project.

The Swedish Transport Administration occupies four of the property's six floors. Other tenants include Mölk, NAF, Nobeli and Skill. There is also a popular lunch restaurant, Krubbstugan, a much appreciated service for tenants and others working and living nearby.

The property is located in the Tanagerfors area of Linköping, an area with a mix of businesses, housing and schools, close to SAAB and Linköping

Airport. The area is also close to the planned station area at the planned location of the future main line, Ostlänken.

The original industrial feeling has been retained at and in the house with bricks and concrete, but complemented with matching choice of materials, such as, for example, rusty sheet metal. The external visible steel beams form part of an exciting and visually attractive design.

The property is logistically well located with good parking space and electric charging points for electric cars.

– In the course of the project, we have energy optimized the property; there is also an ongoing energy project to continue saving energy, says Anna Carnmalm Wiss, Corem's property manager. Energy costs have been reduced by 20-30 per cent, at the same time as the project and building has expanded.

*”Modern and new but retaining the industrial feel”*

*Anna Carnmalm Wiss, Property manager*





The property Formnminnet 6 in Malmö

## Malmö

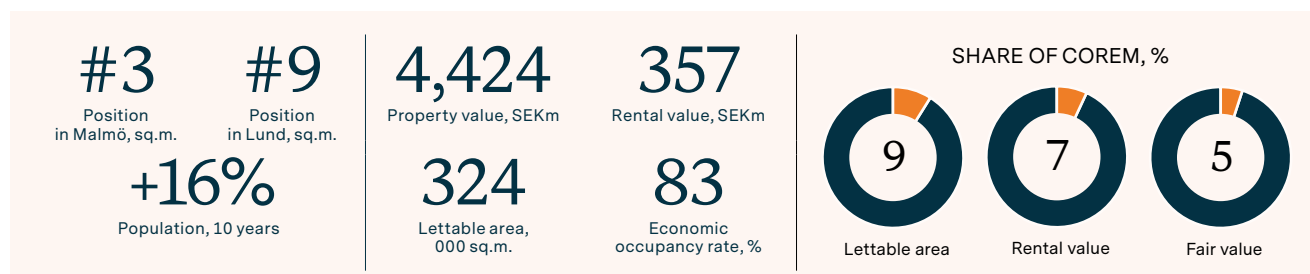
The business unit in Malmö includes a number of properties in Lund and has together a broad product offering. The portfolio extends from modern offices in central Malmö to well-located warehouse and logistics properties in Malmö and Lund.

The portfolio in Malmö has during the year expanded due to Corem's acquisition of Klöver and at the year-end comprised around 324,000 sq.m. of lettable area, consisting of both logistics premises and office buildings and retail.

During the year, intensive work has taken place on development of the Caroli shopping mall. Nordic Outlet opened its over 4,000 sq.m. large store in the mall during October. It is intended in 2022 to start the refurbishment for a new food court. The desacralized Caroli church is also part of the property, which is now being refurbished for new purposes associated with the activities of the mall.

During the year, a number of existing customers have expanded with Corem, including String Furniture, Werksta Sweden and the Transtema Group. Corem has signed new leases in Östra hamnen and in Elisedal for 4,000 sq.m. and 1,800 sq.m. respectively and welcomes the new customers Nordanå Transport and Tildas.

Refurbishment has started at Dragörkajen in Limhamn to establish an additional business center run by First Office.





Uppsala Gate, Uppsala.

# Uppsala

Corem's property portfolio in Uppsala is mainly concentrated around Uppsala Business Park in Fyrislund. Other properties consist primarily of offices in and around central Uppsala.

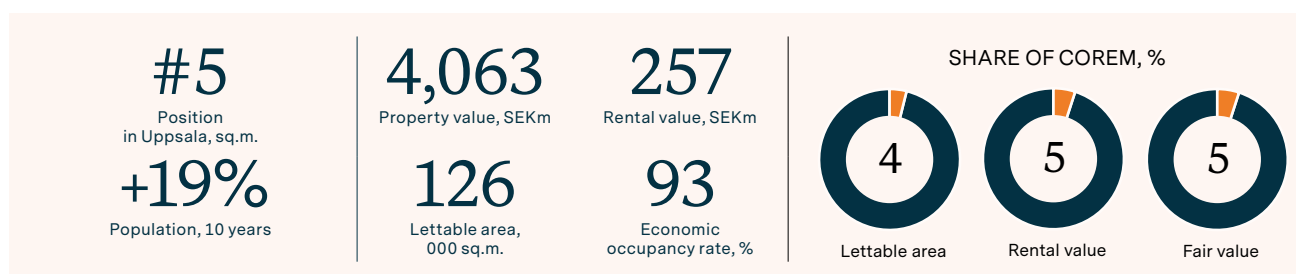
During the year, the Uppsala business unit's management organization has focused on active letting work and strategic energy optimization. This has led to a number of new lettings and reduced energy consumption.

During 2021, work has been initiated on a new local plan in the urban development project Uppsala Business Park. The plan will enable development of the area into a vibrant city district and world-class innovation environment. During the year, communication on development has been intensified and the new brand platform has been launched.

During the year, the first sod was cut for the Research Hub project, which is targeted on small and medium-sized research-intensive companies. The concept Factory Hub has been produced for larger companies in need of space for research and production. Work on producing a third concept,

Office Hub, is in process. Together, these three concepts will constitute a first phase in the development of Uppsala Business Park. As a component in the development, the present target groups, mainly in life science, will be complemented with other industries, which have the prerequisites to complement and reinforce one another.

Work on sustainability has intensified during the year, inter alia, with a collaboration project with the Municipality of Uppsala and White arkitekter with financing from the Energy Authority, Formas and Vinnova. The project is intended to investigate the possibility of making Uppsala Business Park Uppsala's first energy-positive neighbourhood.





Kopparhusen in Norrköping

# Norrköping

Corem is the largest property owner in Norrköping. Offices in Industrilandskapet make up the largest market segment.

In Norrköping, the portfolio has further developed during the year. Corem owns properties in a number of development areas in the city, including Norra Himmelstalund and around the Travel Interchange, Resecentrum.

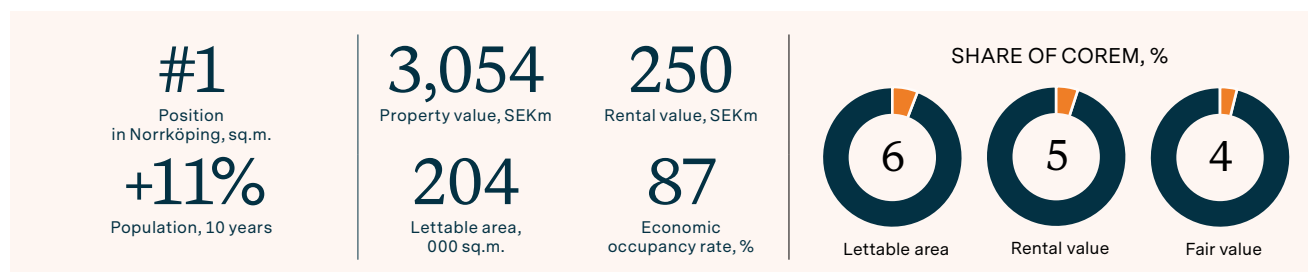
New production in the Stålet block has started where new premises for an installation company are to be completed by early 2023.

The Kondensatorn block at Ingelsta Retail Park continues to be developed with a number of refurbishments in process at year-end 2021. In the spring, Every Padel is opening indoor and outdoor padel courts. NetOnNet, which is already a tenant, has expanded its premises during the year. On the roof, there is one of Corem's largest solar cell facilities. This has now been in operation for a whole year after having been installed in 2020. In full production, the facility will

generate over 230,000 kWh/year. At the Platinan block, also in Ingelsta, refurbishment is taking place for Colorama, which is moving in during 2022.

At Industrilandskapet in central Norrköping, Hvilan utbildning has opened a new upper secondary school in the autumn of 2021. Ruff Golf has also moved in with its golf simulators.

In preparation for the coming years, we can note that there is still great interest in the business unit's premises and buildings, even in less central locations, due to the good connections with the city's trunk roads into and out of Norrköping.







The property Ana 11, Nyköping

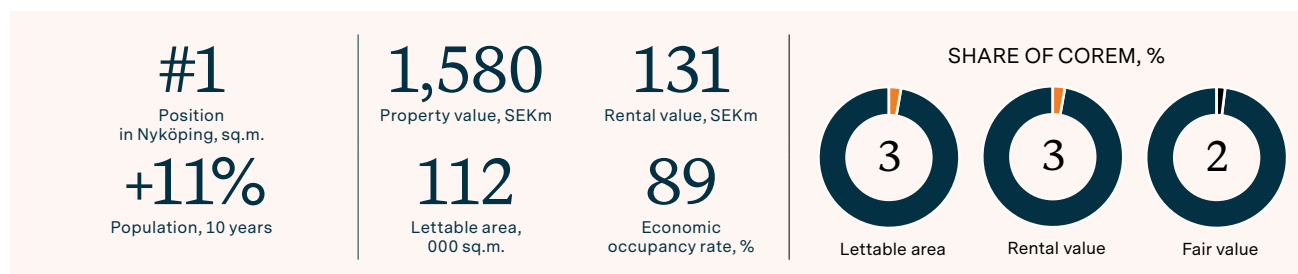
# Nyköping

Corem is Nyköping's largest commercial property owner with a very coherent portfolio. The properties consist of both centrally located offices and retail properties as well as warehouse and logistics properties in the outer areas.

During the year, leases have been signed with, among others, Servistore, Instrumentcenter, and a large expansion of Pratikertjänst's health centre in the Spelshagen neighbourhood. Business centers have been in great demand during the year and at year-end 2021, in principle all business centers were fully let. The focus in the day-to-day management has been on continuing the work of energy optimization and on letting efforts.

Early design work is being performed for a new office building at Spelshagen for which letting is in process. The office market in Nyköping is good and new offices are in demand.

A property which was previously Saab's warehouse has been refurbished as self-storage and an indoor car park. The project was completed in April 2021 and consists of around 10,000 sq.m. of newly refurbished space. The project is an important part of the development of the city neighbourhood Spelshagen where Corem is also carrying out local plan work for housing close to the waterside. The local plan work in 2021 has made progress and it is hoped that there will be a local plan with legal force during 2022 for around 400 new apartments.





The city library in Kalmar.

# Kalmar

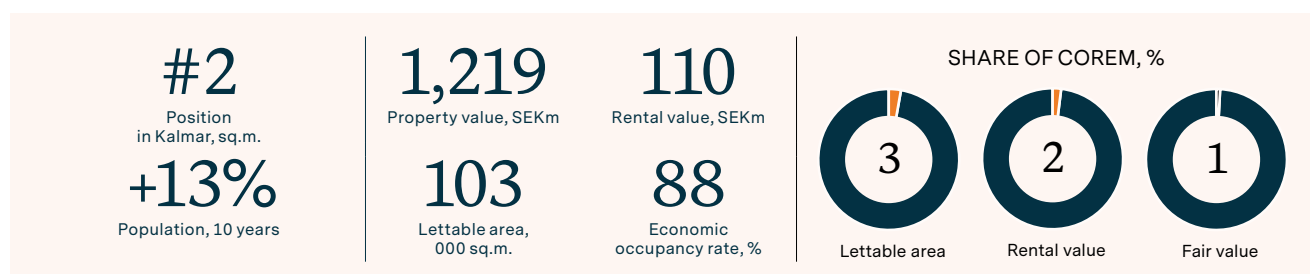
Corem is the second largest property owner in Kalmar with both central office properties and warehouse and logistics properties on the edge of the city centre.

In 2021, Corem was awarded the Municipality of Kalmar's urban construction prize for refurbishment of the new City Library which moved into the city's former main post office in October 2020. The refurbishment has been respectful with a considerable focus on sustainability.

Work on the transformation of the property has continued for the Kvasten mall in central Kalmar. The focus is on the dining experience and entertainment on the entrance

and basement floors. The upper floor will contain offices. A letter of intent has been signed by several players and it is aimed to start construction during the first half of 2022.

Major lettings by the Kalmar business unit during 2021 have been made to Region Kalmar with around 700 sq.m. and to the gym operator Apex IF for around 500 sq.m. During the year, a number of tenant customizations have been made for existing tenants.





The property Hedenstorp 2:41, Jönköping.

# Jönköping

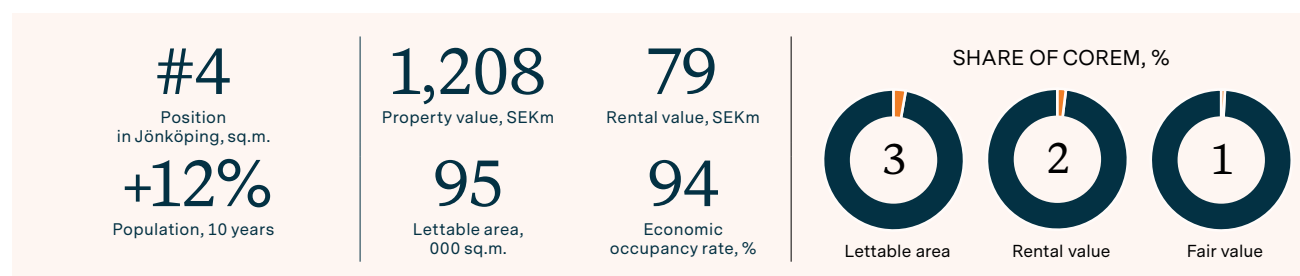
Corem's property portfolio in Jönköping is well concentrated and consists of 95,000 sq.m. of lettable area. The properties consist primarily of warehouse and logistics space.

In 2021, Corem has completed a 1,900 sq.m. solar cell facility. The facility is located on the roof of one of the properties in the Torsvik area, one of the largest and oldest logistics centres in the Nordic countries, and generates the equivalent of around 300,000 kWh/year.

At the start of the year, a relatively new built logistics property, Hedenstorp 199, was purchased, which was fully let from the beginning. The tenants include SSG Nordic and

Team Olmed. Other lettings and tenant customizations were made during the year to Every Padel and Yrkesakademin, among others.

The population of Jönköping is increasing and a new expansion strategy is in process of being drawn up. Forecasts for coming years indicate that demand for premises will increase, inter alia, due to the strategic location for logistics in Sweden.







Pro Stop, Borås.

# Borås

Corem’s property portfolio in Borås is well concentrated and mainly located around Riksväg 40. On 31 December 2021, the total lettable area amounted to 101,000 sq.m.

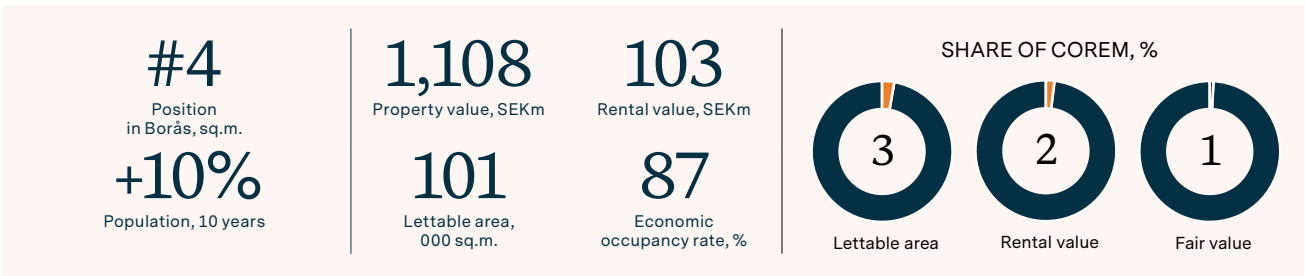
Corem’s concept Pro Stop, which is a retail area for specialist stores, opened in 2018 in Borås with Hornbach and Bevego as the first tenants. The area has subsequently gradually developed and Granngården, Würth and Comfortbutiken Högbergs Rör have moved in. Pro Stop has also been complemented with the service facility Mjuk Biltvätt.

Alongside Pro Stop, there is a former Ericsson factory, which has been re-built from a single-tenant to a multi-tenant facility. Ericsson and Ica were already tenants here. In 2021, Volvo Cars moved in to around 3,300 sq.m.

ProStop Borås is located adjacent to Riksväg 40, five minutes by car from central Borås and adjacent to the industrial area Ramnaslätt. There is around 15,000 sq.m. of retail area here and another 4,000 sq.m. is at the design stage.

Borås has a good location for logistics with railways, major highways and closeness to Landsvetter airport and Jönköping.

The city has a strong retail tradition and is on the cutting edge for e-commerce and logistics.





Lokstallarna, Halmstad.

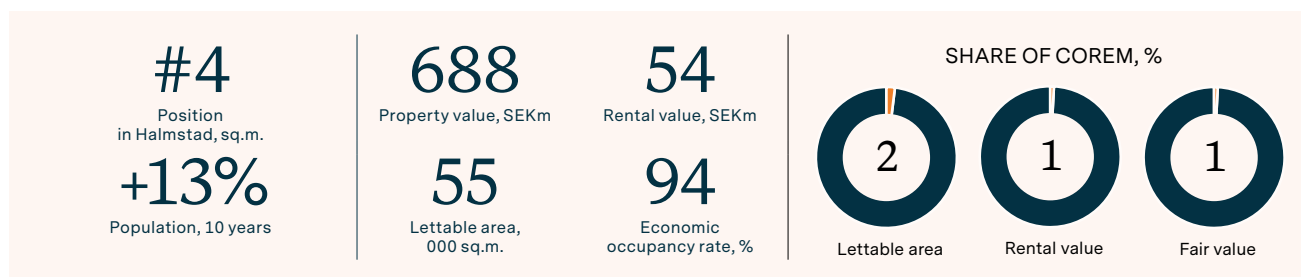
# Halmstad

Corem's Halmstad portfolio consists both of centrally located offices and areas for other activities and properties on the outer edge of the city centre.

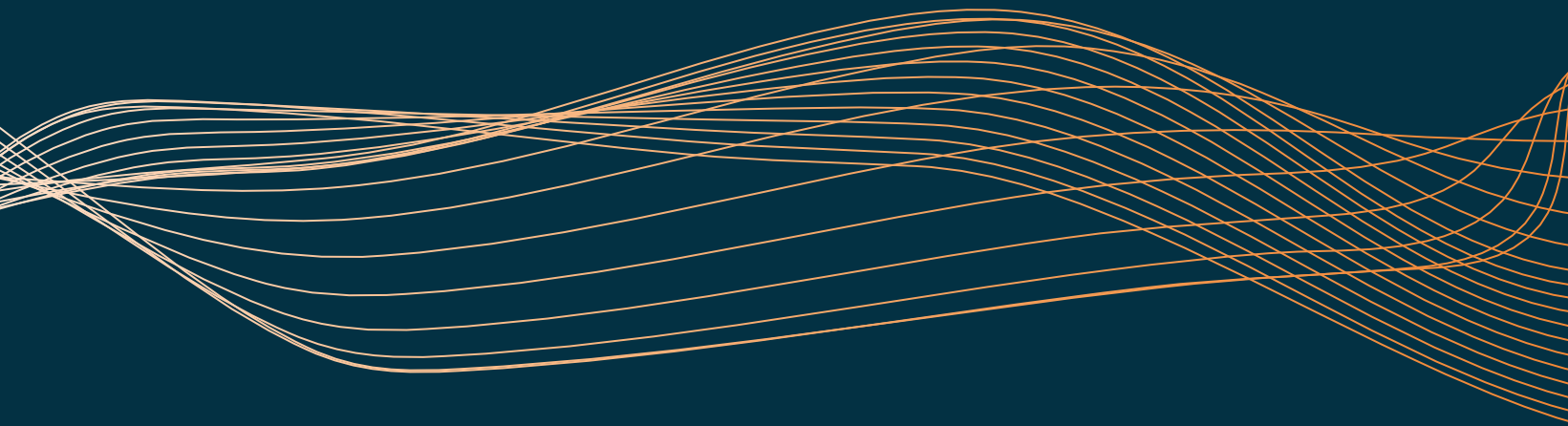
In 2021, the Halmstad business unit has, among other things, focused on energy optimization of the properties in the portfolio, with the aim of attaining the goal of a gradual reduction in energy consumption per square metre.

During the year, a major renegotiation has taken place in and around Lokstallarna. Leases have been renegotiated for all areas leased to the business unit's largest tenant, HMS and design work has started for a tall warehouse of 1,150

sq.m. for the tenant. The project will be carried out during 2022. At the same property, new construction of around 3,000 sq.m. of offices was started in 2021. Tenants are the Swedish Social Insurance Agency, Försäkringskassan, which will lease around 2,300 sq.m. of the building and FirstOffice. The project is proceeding according to plan and moving-in is planned to take place in the second quarter of 2022.



# Real estate operations





# Transactions

During the year, Corem has acquired 347 investment properties with a total lettable area of 2,471,000 sq.m. This includes the business combination with Klöver, with its property portfolio of 342 investment properties. The property portfolio has thus been considerably broadened as regards type of premises, locations and project potential at the same time as the company's greater volume is expected to lead to valuable synergies.

## BUSINESS COMBINATION WITH KLÖVERN

Since 2011, Corem has had a long-term involvement with Klöver. In March 2021, Corem made a public offer to Klöver's shareholders with a view to combining the two companies.

At the time of acquisition, Klöver's property portfolio consisted of 342 investment properties with a lettable area of 2,458,000 sq.m. and with a property value of SEK 61,557 million. and 9 properties classified as current assets.

The acquisition of Klöver provides a broad portfolio of investment properties in geographical locations and of property types that complement Corem's property portfolio well. Combining Corem's portfolio of properties for city logistics with Klöver's properties focused on offices has created a geographically well focused portfolio of properties for commercial use with good risk diversification. At the same time, there will continue to be a focus on local management and long-term sustainable ownership, which has been a cornerstone for both companies.

The acquisition also includes an extensive project portfolio of development projects, new construction and urban development projects, which provide good value increase and yield potential.



The Codan building in Copenhagen.

## PROPERTY TRANSACTIONS, TAKING OF POSSESSION/VACATION 2021

Quarter	Property	City	Municipality	Property category	Acquisition	Divestment
Q1	Hedenstorp 1:99	Jönköping	Jönköping	Logistics	4,033	–
Q1	Kalvsvik 16:20	Stockholm	Haninge	Logistics	6,224	–
Q2	Märsta 21:48	Stockholm	Sigtuna	Logistics	864	–
Q2	Instrumentet 13 & 18	Stockholm	Stockholm	Logistics	–	–5,646
Q2	Business combination with Klöver	Several	Several	Property portfolio	2,457,740	–
Q3	Rosersberg 11:151	Stockholm	Sigtuna	Land	0	–
Q3	Flygbasen 2	Malmö	Malmö	Office	1,821	–
Q4	Svedala 306:9	Malmö	Svedala	Logistics	–	–17,490
Q4	Ekplantan 1	Stockholm	Sollentuna	Office	–	–2,600
TOTAL, SQ.M.					2,470,682	–25,736

**The offer and its acceptance periods**

Before the offer, Corem owned shares corresponding to 15.2 per cent of the capital and 14.7 per cent of the votes in Klöver AB. The offer entailed that holders of ordinary shares of Class A and B in Klöver receive 0.88 newly issued ordinary shares of Class A and B respectively in Corem and holders of preference shares in Klöver receive 1.12 ordinary shares of Class D or 1 preference share in Corem.

The period of acceptance for the offer, including two extensions, ran between 14 May and 18 August 2021, after which Corem held 98.5 per cent of the outstanding shares and 97.7 per cent of the outstanding votes in Klöver. Compulsory redemption was requested with a view to obtaining the remaining shares. The final day of trading of Klöver's shares on Nasdaq Stockholm was 20 July 2021.

On 31 December, Corem's ownership amounted to around 98.6 per cent of the outstanding share capital in Klöver. The redemption process is continuing.

**Consolidation of Klöver**

Klöver was consolidated by Corem from 15 June 2021. In conjunction with the acquisition date, Corem revalued Corem's holding to correspond to the value in accordance with the offer, which entailed a positive effect on earnings of SEK 581 million, which was reported in the line Changes in value, financial investments in the Income Statement. The acquisition has had its full impact in the balance sheet while the effect on profit from property management and earnings for the period after tax only include income and expenses from 15 June. Please see Note 34 for further information.

**PROPERTY TRANSACTIONS**

During the year, the property portfolio has been developed by strategic property transactions, consisting of acquisitions in priority areas and segments as well as some divestments in order to concentrate the portfolio.

**THE PURPOSE OF THE ACQUISITION OF KLÖVERN**

- A coherent property portfolio with property types that complement one another.
- A geographically concentrated portfolio with attractive locations in metropolitan areas and growth regions.
- A strong management base where in-house management enables closeness to the tenants and market knowledge.
- The project portfolio and project development provides good growth and yield potential. Continuous refinement takes place to adapt to changed circumstances and market requirements as well as increasing the value of the portfolio.
- Increased financial stability and strength, and the potential to reduce financing costs.

**Acquisitions**

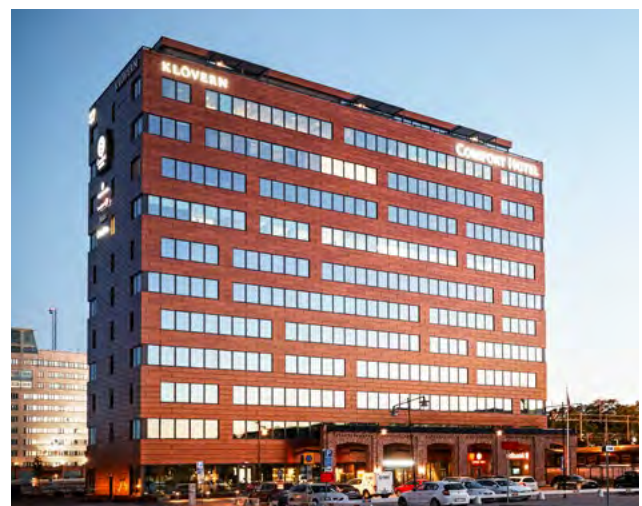
Besides the acquisition of Klöver, Corem took possession of an additional five properties during the year with an existing lettable area of 12,942 sq.m. The total purchase price amounted to SEK 292 million.

In January a fully let newly constructed logistics property in Haninge, Stockholm was taken possession of with good communications and closeness to Corem's existing portfolio in Jordbro. In February, a small logistics property in Märsta in Stockholm was taken possession of. During the summer, Corem took possession of an office property in Malmö which was already fully let at the time of acquisition and a 40,000 sq.m. undeveloped property with building rights in a highly visible location alongside the E4 highway at Rosersberg.

**Divestments**

During the year, four properties were divested with a total lettable area of 25,736 sq.m. for SEK 296 million. In April, two properties were divested with ongoing local plan work for housing at the Örnberg industrial estate in southern Stockholm. In the last quarter of the year, a project property in Svedala and a vacant office property in Sollentuna were divested.

At the end of the year, four agreements were signed on sale of retail properties in Norrköping, Västerås and Borås, all with vacation during the first quarter of 2022. The properties have a total lettable area of 69,125 sq.m. and the underlying property value amounted to SEK 863 million. Through the divestment, the property portfolio was concentrated on offices to an even greater extent. In Hallstahammar, agreements have been signed for sale of Nickeln 2 with planned vacation during the first quarter of 2022 and in Nyköping, agreements have been signed for sale of part of the property Gripen 1, consisting of two small vacant buildings, with vacation planned during the third quarter of 2022.



S7 (the property Sigurd 7) in Västerås.

# Property management

In 2021, net letting amounted to SEK 129 million and the economic occupancy rate in the investment portfolio was 90 per cent at the end of the year. During the year, net operating income, excluding the part that originated from Klöver, rose by 12 per cent.

## Properties

### THE PROPERTY PORTFOLIO

At the end of 2021, Corem had a total of 518 investment properties (167) and 1 property classified as a current asset. The 518 investment properties are located in 36 Swedish municipalities (20) as well as in Copenhagen and New York. The value of the investment properties totalled SEK 83,084 million (14,002) and the lettable area was 3,479,000 sq.m. (986,000), of which 3,194,000 sq.m. was investment and 284,000 sq.m. for development. The rental value amounted to SEK 4,957 million (970).

The change in the value of the investment properties in 2021 was due to business combination of SEK 61,557 million, acquisitions of SEK 292 million (478), sales of SEK –296 million (–60) investments of SEK 1,771 million (741), reclassification of properties held as current assets of SEK 1,930 million, unrealized changes in value of SEK 3,421 million (742) and currency translation of SEK 407 million (–13).

The changes in value are mainly explained by new lettings, renegotiations, and reduced yield requirements as well as nine properties classified as current assets being reclassified as investment properties. On average, Corem's properties, as at 31 December 2021, have been valued at a yield requirement of 5.1 per cent (5.5)

### COMPARABLE PORTFOLIO<sup>1</sup>

	31.12.2021	31.12.2020	Change
Lettable area, 000 sq.m.	908	909	0%
Let area, 000 sq.m.	823	826	–0.4,%-points
Fair value, SEKm	13,955	12,307	13%
Yield requirement, %	5.2	5.6	–0.4,%-points
Economic occupancy rate, %	94	93	1%
Area-based occupancy rate, %	91	91	0%
Income, SEK/sq.m.	998	947	5%
SEKm	2021	2020	
Income	822	782	5%
Property expenses	–187	–168	11%
<b>Net operating income</b>	<b>635</b>	<b>614</b>	<b>4%</b>

1) Refers to properties owned throughout 2020 and 2021, one-off items have been excluded.

### INCOME AND AVERAGE RENT

Income amounted to SEK 2,805 million (894) during 2021. The increase in income is mainly due to the acquisition of Klöver, other contributory causes are associated with completed projects, lettings and renegotiations. In a comparable portfolio, that is properties owned throughout 2020 and 2021, income increased by 5 per cent to SEK 822 million (782).

The average rent for investment properties is calculated on the basis of contract value and the area let and amounted to SEK 1,475 per sq.m. (1,008) as at 31 December. The average rent varies between regions depending on the type and location of properties, and the local rental market. The inflation rate, measured as CPI, amounted in October 2021, to 2.8 per cent and thus affects the contract value positively in 2022.

### PROPERTY COSTS

The property costs amounted to SEK 911 million (226). The consolidation of Klöver explains the larger part of the increase, the property costs were also affected by increased energy consumption as the first quarter of 2021 was considerably colder than the same period the previous year. For a comparable portfolio, property costs increased by 11 per cent to SEK 187 million (168).

Corem's provision for and actual rent losses amounted to SEK 6 million (2), corresponding to 0.21 per cent (0.22) of the income.



**DISTRIBUTION BETWEEN GEOGRAPHICAL AREA**

Corem's property portfolio and operations (excluding Klöver) are divided in geographical regions: Region Stockholm, Region South, Region West, and Region Småland. With the acquisition of Klöver, the portfolio was considerably expanded in the second quarter of 2021. For the sake of transparency and clarity of the comparative figures, Klöver has

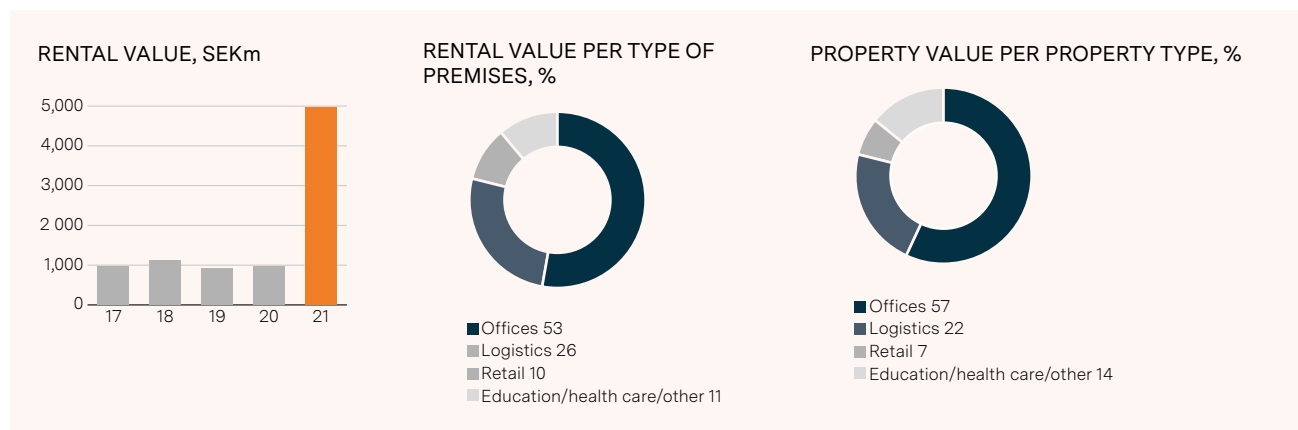
been separately reported in accordance with the region breakdown used for Klöver. In addition, certain aggregated figures are shown where the property portfolio is also broken down into investment portfolio and development portfolio. Income and expenses for Klöver refer to the period 15 June-31 December 2021. The regional breakdown is in accordance with the internal follow-up model for the CEO and the Board.

**INCOME STATEMENT ITEMS AND INVESTMENTS PER GEOGRAPHICAL AREA**

	Income, SEKm		Property expenses, SEKm		Net operating income, SEKm		Operating margin, SEKm		Investments, SEKm	
	2021 Jan-Dec	2020 Jan-Dec	2021 Jan-Dec	2020 Jan-Dec	2021 Jan-Dec	2020 Jan-Dec	2021 Jan-Dec	2020 Jan-Dec	2021 Jan-Dec	2020 Jan-Dec
Stockholm	569	515	-167	-147	402	368	71	71	196	301
South	126	126	-32	-29	94	97	75	77	73	60
West	223	187	-45	-37	178	150	80	80	88	339
Småland	88	66	-16	-13	72	53	82	80	24	41
<b>Corem</b>	<b>1,006</b>	<b>894</b>	<b>-260</b>	<b>-226</b>	<b>746</b>	<b>668</b>	<b>74</b>	<b>75</b>	<b>381</b>	<b>741</b>
Region Stockholm	927	-	-390	-	537	-	58	-	433	-
Region East	396	-	-132	-	264	-	67	-	200	-
Region West	339	-	-127	-	212	-	63	-	213	-
International – Copenhagen	137	-	-3	-	134	-	98	-	45	-
International – New York	0	-	1	-	1	-	-	-	499	-
<b>Klöver</b>	<b>1,799</b>	<b>-</b>	<b>-651</b>	<b>-</b>	<b>1,148</b>	<b>-</b>	<b>64</b>	<b>-</b>	<b>1,390</b>	<b>-</b>
<b>TOTAL</b>	<b>2,805</b>	<b>894</b>	<b>-911</b>	<b>-226</b>	<b>1,894</b>	<b>668</b>	<b>68</b>	<b>75</b>	<b>1,771</b>	<b>741</b>
Investment property	2,620	-	-823	-	1,797	-	69	-	1,075	-
Development property	185	-	-88	-	97	-	53	-	696	-
<b>TOTAL</b>	<b>2,805</b>	<b>894</b>	<b>-911</b>	<b>-226</b>	<b>1,894</b>	<b>668</b>	<b>68</b>	<b>75</b>	<b>1,771</b>	<b>741</b>

**KEY FIGURES PER GEOGRAPHICAL AREA**

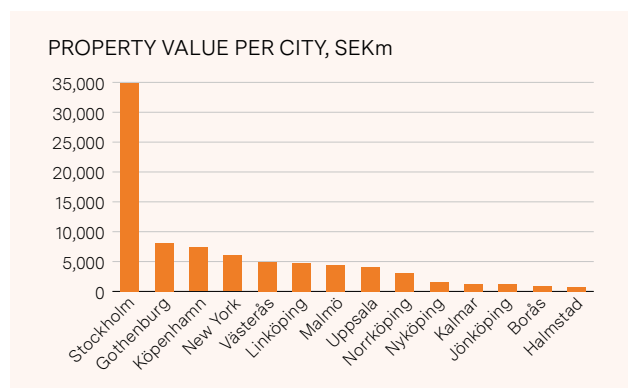
	No. of properties		Fair value, SEKm		Rental value, SEKm		Economic occupancy rate, %		Lettable area, 000 sq.m.	
	2021 31 Dec	2020 31 Dec	2021 31 Dec	2020 31 Dec	2021 31 Dec	2020 31 Dec	2021 31 Dec	2020 31 Dec	2021 31 Dec	2020 31 Dec
Stockholm	95	94	9,051	7,903	615	564	95	94	475	458
South	24	25	1,857	1,650	129	134	94	95	174	193
West	26	26	3,637	3,271	230	196	89	91	250	237
Småland	23	22	1,399	1,178	92	76	95	92	103	98
<b>Corem</b>	<b>168</b>	<b>167</b>	<b>15,944</b>	<b>14,002</b>	<b>1,066</b>	<b>970</b>	<b>94</b>	<b>93</b>	<b>1,002</b>	<b>986</b>
Region Stockholm	127	-	34,821	-	2106	-	85	-	1,127	-
Region East	112	-	10,417	-	814	-	90	-	698	-
Region West	98	-	9,048	-	720	-	88	-	528	-
International – Copenhagen	8	-	6,830	-	251	-	97	-	124	-
International – New York	5	-	6,024	-	0	-	0	-	0	-
<b>Klöver</b>	<b>350</b>	<b>-</b>	<b>67,140</b>	<b>-</b>	<b>3,891</b>	<b>-</b>	<b>88</b>	<b>-</b>	<b>2,476</b>	<b>-</b>
<b>TOTAL</b>	<b>518</b>	<b>167</b>	<b>83,084</b>	<b>14,002</b>	<b>4,957</b>	<b>970</b>	<b>89</b>	<b>93</b>	<b>3,479</b>	<b>986</b>
Investment property	448	-	68,854	-	1,797	-	90	-	3,194	-
Development property	70	-	14,230	-	97	-	73	-	284	-
<b>TOTAL</b>	<b>518</b>	<b>167</b>	<b>83,084</b>	<b>14,002</b>	<b>1,894</b>	<b>970</b>	<b>89</b>	<b>93</b>	<b>3,479</b>	<b>986</b>



## INVESTMENT PROPERTIES, AREA AND AVERAGE RENT PER TYPE OF PREMISES

	Offices		Industrial / Warehouse		Retail		Education/health care/ other <sup>1</sup>		Total	
	Total area, 000 sq.m.	Average rent <sup>2</sup> , kr/kvm	Total area, 000 sq.m.	Average rent <sup>2</sup> , kr/kvm	Total area, 000 sq.m.	Average rent <sup>2</sup> , kr/kvm	Total area, 000 sq.m.	Average rent <sup>2</sup> , kr/kvm	Total area, 000 sq.m.	Average rent <sup>2</sup> , kr/kvm
TOTAL	1,090	1,893	1,076	992	297	1,441	418	1,650	2,880	1,475

- 1) Consists of education, health care, physical exercise, residential, and other areas such as laboratories, fair, postal and technical space.  
2) Estimated on the aggregate contract value for type of premises, offices, warehouse/logistics, retail and other and the let area.



## OCCUPANCY RATE

The economic occupancy rate, the contract value in relation to the rental value, amounted to 89 per cent (93) at the end of 2021. The economic occupancy rate for the investment portfolio was 90 per cent and 73 per cent for the development portfolio. The occupancy rate measured as area amounted in total to 83 per cent (91). The area-based occupancy rate for the investment portfolio was 85 per cent and the corresponding figure for the development portfolio was 63 per cent.

VEDDESTA, STOCKHOLM

# High-level premium logistics



Veddesta 2:79, Stockholm.

In 2021, Corem won the award Logistic Establishment of the Year, awarded by the publication Intelligent Logistik for a new-thinking, innovative and sustainable logistics establishment. The prize was awarded to Corem together with the tenant MTAB.

The almost 17,000 sq.m. large three-storey warehouse is at Veddesta, Stockholm and is Sweden's first multistorey warehouse with separate floors. This type of building will probably be more common in future, in particular in city logistics areas with high land prices.

The warehouse was built for the tenant MTAB; it is modern and well thought out in everything from warehouse design and location to transport flows and personnel. Corem and MTAB have collaborated closely throughout the process, from planning and implementation to moving in. Corem builds long-term relationships with a view to many years of management and collaboration. Closeness and regular collaboration with the tenant are important for Corem.

The whole property is imbued by the concept of sustainability. During the winter, the building is heated by geothermal heating and in the summer cooled by cold water from the same geothermal air conditioning.

One façade is clad with solar panels and it is planned to environmentally certify the building. Veddesta 2:79 is also completely fossil-free as regards property operation and energy consumption and is Corem's first self-sufficient building for heating and cooling.

The lift manufacturer Aritco Lift also has premises at the property. Customizations and improvements of the indoor environment have been made together with the tenant.

*"Many years of collaboration produce fine results"*

Simon Fors, CEO MTAB

Aritco also furnished and fitted its premises largely through recovered material.

Sustainability, energy saving and environment is in focus through the whole project.





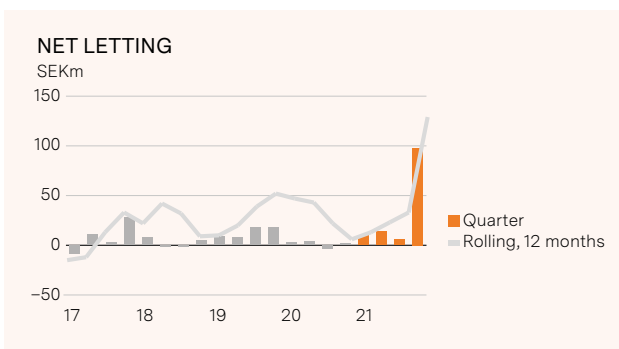


Employees in Corem's newly renovated premises at Kista Gate, Stockholm.

## Tenants

### NET LETTING

During the year, net letting totalled SEK 129 million (9). In all, letting and renegotiations totalled SEK 371m, of which 58 per cent was for new customers and the remainder letting to existing customers. The letting achieved affects contract value and rental income after the tenants have moved in. Among the larger contracts signed during the year where the tenants have not yet moved in are a 15-year lease with A24 Films in New York and an 11-year lease with Bilia in Stockholm.



### COREM'S TEN LARGEST TENANTS

Tenant	Contract value, SEKm	Share of total contract value, %	Remaining average contract period, years	No. of contracts	Space, 000 sq.m.
Ericsson	272	6.2	3.7	28	144
Tele2 Sverige	75	1.7	6.2	37	26
WSP Sverige	58	1.3	2.8	12	22
Kammeradvokaten	56	1.3	8.2	2	23
Silex Microsystems	52	1.2	10.0	1	10
Arbetsförmedlingen	38	0.9	2.5	22	16
PostNord Sverige	37	0.8	5.1	15	30
Copenhagen Business School	35	0.8	4.9	1	19
Codan Forsikring	34	0.8	4.2	1	16
CGI Sverige	34	0.8	1.6	19	16
<b>TOTAL</b>	<b>692</b>	<b>15.7</b>	<b>4.9</b>	<b>138</b>	<b>322</b>



Kista Gate, Stockholm.

### TURNOVER RATE

Limiting tenant turnover has a positive effect on earnings through lower loss of income due to fewer vacancy periods and lower costs for tenant customisations. Structured meetings with tenants enable Corem to anticipate needs and increase customer loyalty.

In 2021, tenant turnover was 7.8 per cent (12.7).

### CONTRACT VALUE

In all, Corem had around 7,600 contracts (1,060) with around 4,300 tenants (670) at the year-end. The average contract period was 3.7 years (4.4). In all, the contract value totalled SEK 4,403 million (906). 84 per cent of the contract value in Sweden was indexed in relation to the October consumer price index (CPI), which rose by 2.8 per cent.

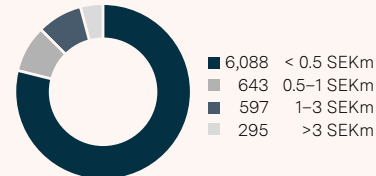
The 10 largest customers' share of Corem's contract value amounted at year-end to 16 per cent and the average contract time for these was 4.9 years.

### NKI – SATISFIED CUSTOMER INDEX

The latest NKI measurement took place in the autumn of 2021 and produced an outcome of 71 (68) on a scale of 0 to 100. This is a good result even if there is some way to go to achieve Corem's goal of at least 75 per cent. Service and treatment, Customer care and handling of Service/complaints appear as the strongest areas, while areas with improvement potential are information on planned work and customer dialogue.

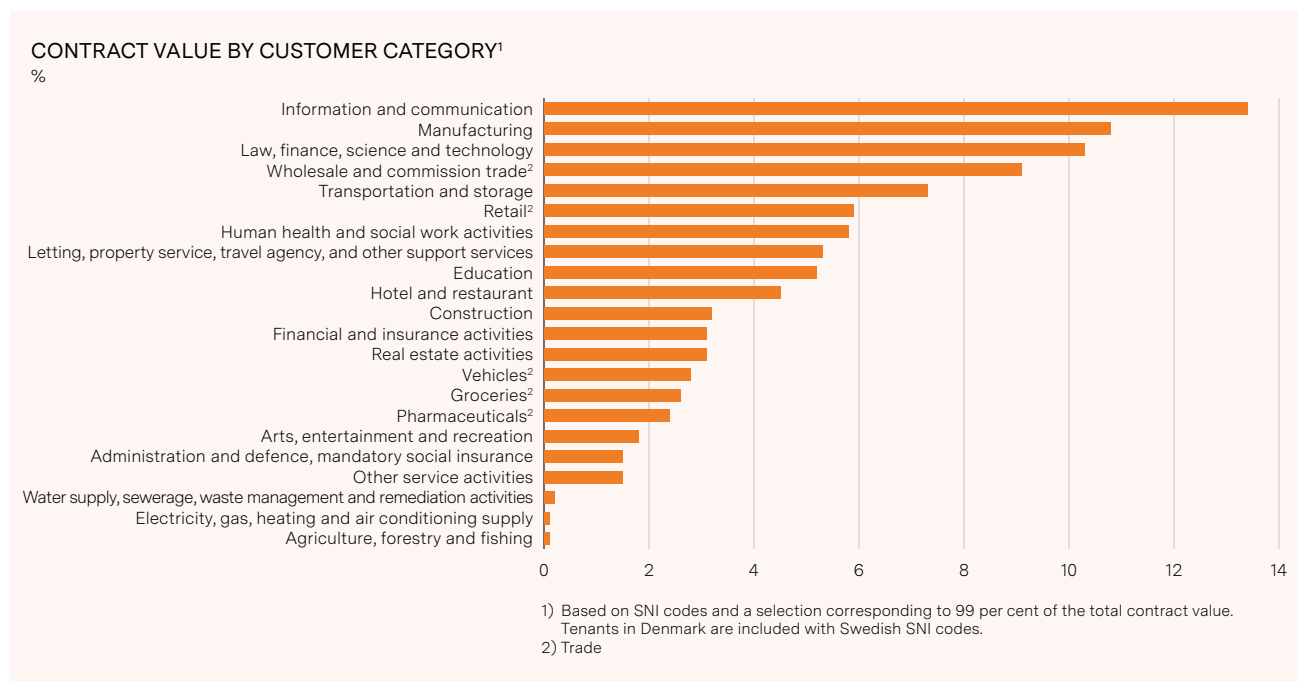
### LEASE CONTRACTS BY VALUE

Number





The logistics property Hedenstorp 2:41 in Jönköping







S7 (the property Sigurd 7) in Västerås.

# FirstOffice



FirstOffice Livia, Västerås.

## FLEXIBLE OFFICE SOLUTIONS FOR SMALL BUSINESSES

Corem's business center activities take place using the brand name FirstOffice. FirstOffice owns and operates 60 business centers in 10 cities in Sweden. FirstOffice offers flexible office solutions with associated service, smart technology and professional and fully equipped offices and meeting rooms, and takes care of everything that concerns the office and allows companies to operate in a well-functioning and inspiring office environment. With First Office flexible office solutions and short periods of notice, the best conditions are created for customers to expand or downsize and to act agilely and quickly in response to changes. FirstOffice business centers are mainly located on the outskirts of the city, where people live and engage in activity, but business centers are also available in the city centre in a number of locations, FirstOffice offers individual offices, coworking and BigOffice – turnkey offices for larger companies looking for flexibility.

## INCREASED DEMAND AND STRONG EXPANSION

With FirstOffice updated concept, a better customer experience is created and five new top modern facilities have been opened during the year in Stockholm, Gothenburg and Västerås. The customer offer has been expanded through offering all tenants access to business centers in the ten cities where FirstOffice is active. When new facilities have opened, take-up has been high at most locations from the start, for example, the new facility FirstOffice Globen, which was fully let already at the time of opening. During 2022, at least five

new facilities are being planned and constructed for continued expansion.

During 2021, the number of enquiries for flexible office has increased compared with the previous year and there is great interest in FirstOffice office solutions. As a result of this, net lettings have increased during the year. A number of companies who have previously been located in traditional office locations, have sought business centers which can offer a more flexible solution. For this reason, efforts have been made during the year to provide space for somewhat larger offices, BigOffice, which has been well received by the market. The increased number of enquiries is partly due to the pandemic affecting market demand for flexible offices, but also focused letting work with increased rent levels and marketing have contributed positively to earnings. In a number of cities, a strong increase of tenants has taken place, for example, in Gothenburg where four facilities have increased from 50 per cent take-up to 90 per cent in a year.

## CUSTOMER EXPERIENCES

FirstOffice is passionate about customer service and satisfied customers are our absolute top priority. During the year, FirstOffice carried out a customer survey with measurement of the Satisfied-Customer-Index (NKI). The outcome was an NKI of 80 on a scale of 0 to 100. The responsible site managers for the serviced offices received a very high rating of 88. FirstOffice will continue to have frequent and regular dialogue with the tenants and works continuously to develop both customer experiences and transactions.





FirstOffice Majorna, Gothenburg.



# Project development

As an active urban developer, Corem is working to strengthen and develop whole city neighbourhoods not just separate properties. Investments are made with a view to creating sustainable urban environments and increasing property value by improved cash flows.

Investments often take place in conjunction with new lettings with a view to increasing the rental value by customizing and modernizing premises. Project activities make it possible to meet tenants' changed requirements for premises as well as developing and creating added value in the property portfolio. Through the acquisition of Klöver, Corem has expanded the project portfolio with a number of ongoing and planned projects, both concerning commercial and residential properties. In all, SEK 1,771 million (741) was invested. The estimated aggregate expenditure for the 666 projects in process at the year-end amounted to SEK 6,367 million (1,092), with a remaining

investment of SEK 2,430 million (327). At the end of 2021, a total of 10 projects were in process with an estimated investment exceeding SEK 50 million each. Corem's business area for project development drives forward the development of both commercial and residential properties. Project development is an important part of Corem's business model and the business area has a central position in the company's role as a long-term urban developer. In all, Corem's project development, including development of building rights, contributed to increases in value of properties of SEK 661 million during 2021.

## COREM'S ONGOING COMMERCIAL PROJECTS, 31 DECEMBER 2021

City	Property	Description	Project area, sq.m.	Estimated investment, SEKm	Accrued investment, SEKm	Increase in rental value, SEKm	Completion, year/quarter
New York	1245 Broadway	New construction, offices	16,700	1,417	1,023	181	22Q4
New York	28&7	New construction, offices	9,100	770	561	87	22Q4
Örebro	Olaus Petri 3:234	New construction for Scandic Hotels and offices	8,638	292	249	22	22Q2
Stockholm	Orgelpipan 4	Refurbishment, offices	4,240	256	99	17	23Q2
Uppsala	Fyrislund 6:6	New construction, offices and laboratories	3,097	159	37	11	22Q4
Örebro	Olaus Petri 3:234	Refurbishment/extension and office premises for Swedish Transport Administration	10,318	128	8	6	23Q4
Gothenburg	Mejramen 1	New construction for Kollmorgen Automation	3,519	85	79	7	22Q1
Halmstad	Halmstad 2:28	New construction for the Swedish Social Insurance Agency	2,790	84	51	7	22Q2
Norrköping	Stålet 3	New construction for Bravida	3,295	72	38	5	23Q1
Norrköping	Kondensatorn 1	Refurbishment for Every Padel	3,794	55	45	5	22Q1
<b>TOTAL</b>			<b>65,491</b>	<b>3,318</b>	<b>2,190</b>	<b>348</b>	

## Commercial projects in process, Sweden



### Stockholm, Klarabergsgatan

Orgelpipan 4 is located on Klarabergsgatan between Stockholm Central Station and Sergels torg.

It is a culturally historic building and its exterior is being respectfully refurbished to retain architectonic features and choice of material typical of its time. The existing stairwells are being retained and the premises totalling around 4,200 sq.m. and the technical installations are being modernized. The project is expected to take place between 2021 and 2023. The goal is to environmentally certify the building in compliance with BREAM.



### Uppsala, Research Hub Uppsala Business Park

A new advanced world-class laboratory building is being constructed at Uppsala Business Park with flexible use of premises built into the concept. The Research Hub is intended for small- and medium-sized research companies with premise requirements from individual rooms up to 3,000 sq.m.

Construction started in June 2021 and is expected to continue during 2022. The building is being certified in compliance with Miljöbyggnad Silver.



### Örebro, Örebro Entré

At the northern entrance to Örebro centre and very close to the Central Station, Corem is constructing the urban development project Örebro Entré totalling around 19,000 sq.m. The first stage of the project, a 14-storey new production, has been completed and in March 2022, Scandic Hotels opened a hotel called Örebro Central.

The second stage is the planned refurbishment and extension of a former post sorting office which will contain around 10,300 sq.m. of offices and other premises. Construction is expected to take about two years starting in 2022. The Swedish Transport Administration has signed a six-year lease contract for 2,625 sq.m. of premises with planned taking of possession at the end of 2023.

The building is being certified in compliance with the Miljöbyggnad Silver method.



### Halmstad, part of Halmstad 2:28

Alongside Lokstallarna in Halmstad, Corem is constructing a completely new five-storey office building. The Swedish Social Insurance Agency will lease the largest part of the building but also Corem's own business center concept, First Office, will be located in approximately 460 sq.m. on the ground floor. Corem has signed a six-year lease with the Social Insurance Agency for around 2,300 sq.m. Moving-in is expected to take place during the second quarter of 2022.

In all, the building's lettable area encompasses over 2,800 sq.m. and is intended to be certified in compliance with Miljöbyggnad Silver.

## Commercial projects, New York



### New York, 1245 Broadway

1245 Broadway is Corem's largest ongoing project and is located on Broadway at the intersection with 31st Street. The project is being carried out in collaboration with the locally based real estate developer GDSNY. The 22-storey office building has floor-to-ceiling windows with a lettable area of around 16,700 sq.m. The use of natural light, modern fittings and minimalist shapes will create a clear feeling of Nordic design. The building will be environmentally certified in compliance with LEED Gold. The exterior of the building has been completed but tenant customization will continue throughout 2022. Letting work is in process and to date three lease contracts spread over seven floors have been signed, the first moving-in being in the second quarter of 2022.



### New York, 28&7

28&7, a 12-storey office building at 322-326 7th Avenue, New York, at the intersection with 28th Street in Manhattan, is Corem's second largest ongoing project. The project is located close to Penn Station and major tenants in the area include both Facebook and Amazon. The total lettable area will amount to over 9,000 sq.m. and the building will be certified in compliance with LEED Gold. The exterior of the building has been completed but tenant customisation of the interior will continue throughout the remainder of 2022. In the fourth quarter of 2021, the first lease contract was signed for approximately 600 sq.m. of lettable area on the top floor.



### New York, Park View (118 10th Avenue)

The planned Park View project is in the Meatpacking district in Manhattan between 17th Street and 18th Street, close to The High Line. There are a number of tech companies in the area such as Google, Apple and Samsung and rental levels are among the higher in Manhattan. Here, together with GDSNY, Corem is designing a 10-storey LEED Gold certified office building of just over 13,000 sq.m. The façade will give the building a special character with the aid of arched glazed sections facing The High Line. Construction start is planned for the second half of 2022.



### New York, 417 Park Avenue

Corem owns two properties on Park Avenue which together make up the company's fourth project in Manhattan, located at 417 and 407 Park Avenue. The total building right encompasses around 35,000 sq.m. The future development of a modern office building at the location is being evaluated and project management is in process.



## Planned commercial projects, Sweden



### Stockholm, Sicklaön 356:1

The property is located at the entrance to Nacka Forum and contains the tenant Bilia's activities including garage, tyre facility and staff areas. The building is to be modernized in accordance with Bilia's requirements for standard and design. In conjunction with implementation of the project, Bilia signs a new 11-year lease. The existing activities will continue throughout the construction period and the project is expected to be completed during the first quarter of 2024.

Corem's long-term plan for development of the property is to plan the area for residential and commercial use. Planning decisions have been received for around 45,000 sq.m.



### Stockholm, Märsta 21:46-48

A new 3,600 sq.m. warehouse building is being constructed at Arlandastad to be leased by the National Defence History Museums, a government agency tasked with promoting knowledge on the Swedish armed forces and their role in society over time. The lease period is 15 years and moving-in is expected to take place during the first quarter of 2023.

The building is to be certified in compliance with Green Building.



### Borås - Skruven 3B

Corem is continuing the development of Pro Stop at Ramnåslätt industrial estate into an attractive retail location. Pro Stop was inaugurated in 2018 and the area has been extended in stages. Approximately 15,000 sq.m. has been completed with, among others, Hornbach, Bevego, Granngården, Högbergs Rör and Würth as tenants.

The next phase of the expansion of Pro Stop is around 4,000 sq.m. of warehouse and retail space. The building is to be certified in compliance with Green Building.



### Uppsala, Uppsala Business Park

Uppsala Business Park is being planned for building rights for around 300,000 sq.m. In the north-west corner of the area, a number of new buildings of Factory Hub are planned, a concept that is primarily targeted on companies seeking premises containing offices, laboratories and production premises, including marshalling yards of between 2,000 and 10,000 sq.m. Construction of the first building is planned to be started during the latter half of 2022 and the building will be environmentally certified in compliance with Miljöbyggnad Silver.

## Urban development



### Uppsala Business Park

Uppsala Business Park (UBP) now houses a variety of companies and activities, which are crucial for the ecosystem. Over 80 companies now operate from the site and a number of successful life science businesses have been started, developed and grown stronger here.

Uppsala Business Park is a large-scale urban development project for innovation and growth with the goal of attracting companies and talents in the region as well as nationally and internationally. The new urban neighbourhood covers an area a kilometre across and will include offices, laboratories, production premises, different types of service, retail outlets, restaurants, educational premises, a hotel and a large physical training facility. When fully developed, the new city neighbourhood will create prerequisites for 15,000 workplaces, 1,500 students and 3 million visitors annually.

The first new production is taking place in the form of Research Hub, a new advanced world-class laboratory building. The concept is very flexible, both as regards size and function and can be quickly adapted for specific requirements where companies can grow and focus on their core activity.

A number of unique concepts will be produced to meet market demand and complement the existing portfolio as well as the offering of services at the Uppsala Business Park, such as reception, conference facility, restaurants and UBP Community.



### Kista Science City

At Kista Science City, Corem intends, together with the City of Stockholm, Region Stockholm, the Royal Institute of Technology (KTH), Stockholm University and leading companies in Kista, to create a city neighbourhood with space for all functions to collaborate. Workplaces and educational activities are to be complemented by housing, social service, culture, entertainment and retail outlets. An attractive destination is growing up here in a complete diverse urban environment where the ambition is to create a vibrant city life within walking distance and round the clock.

Corem also wishes to contribute to a varied offering of secure locations for play, physical training and rest as well as working to make use of available green areas such as nearby Kymlinge and Ursvik. Through the link to Helenelund and the extension of the cross-city light railway, Tvärbanan, along Kistagången, existing properties and blocks will continue developing with new and existing undertakings, activities and people, which continue to grow.

The future is here. New perspectives. A creative hub. And the largest urban development project in the Nordic region.





### Söderstaden

Söderstaden is one of Stockholm's largest and most interesting development areas with the intention of creating southern Stockholm's strongest workplace hub and a coherent destination with the focus on food, culture, entertainment and sport.

Söderstaden consists of the Globen area, the Meatpacking district, and Gullmarsplan where all areas will undergo large exciting changes with the common vision of developing a vibrant mixed city by 2035, offering businesses, residents, and visitors a dynamic mix of top-class experiences. The city district will be the barrier-breaking link between Södermalm, Hammarby Sjöstad, Johanneshov and Årsta.

Corem is focusing on creating the best conditions for a coherent vibrant urban landscape with improved flows, simple, comfortable transport links and a heightened visitor experience. In collaboration with the City of Stockholm, Corem is working to create a dynamic urban integration between the development of the small-scale Meatpacking district, the large-scale Events area and the strong communications hub Gullmarsplan. A bearing part is the development of Globen Shopping with an active urban street along Arenavägen, an intimate square environment along Arenatorget and a new metro entrance which further enhances the accessibility of the Globen area. Corem is driving forward local plans for the development of housing and offices in the Meatpacking district.



### Västerås

Urban development is taking place in the areas City, Mälärporten, Kopparlunden and Öster Mälärstrand with plans to create commercial premises and housing. Through development of the three city centre shopping malls and Mälärporten close to the station, Corem has a strong presence in the hub made up by the heart of the city and the new travel interchange with public transport, train, bus services and cycle tracks.

The development of Mälärporten aims at reducing the barrier and strengthening the link between the centre and Lake Mälaren. At present, building rights are being planned at Corem's property Sigurd 3 for commercial premises and housing alongside the City's new travel interchange.

At a short cycling or walking distance from the centre of Västerås is the historic Kopparlunden where Corem is improving existing buildings and land for residential and commercial purposes. A local plan, Kopparlunden Syd, has attained legal force during the year, enabling the construction of approximately 90 housing units.

At Öster Mälärstrand, Corem is planning building rights for housing and a pre-school in surroundings close to nature.

Properties and building rights at Kopparlunden and Öster Mälärstrand, both planned and assessed, are included in the transaction between Corem and ALM Equity.



## BUILDING RIGHTS

Development potential on the company's own land in the form of building rights within the existing property portfolio has increased over time. Through active zoning plan efforts, Corem is continually working with developing the company's portfolio of building rights. This takes the form of developing existing building rights and adding new building rights. As a result of this, Corem currently has building rights according to local plans (zoning) and/or assessed building rights at all prioritized locations in Sweden. Assessed building rights are building rights that can reasonably be assumed to be created at the property in question on the basis of the contents of general plans and surrounding zoning plans, given the nature and location of the property. Normally, about 10-20 zoning plan applications are being pursued within the portfolio. This work is conducted in close collaboration with municipalities.

Building rights with zoning plans or assessed building rights (excluding 145,000 sq.m. at Tobin Properties), both commercial and residential, amounted on 31 December 2021 to 1,967,000 sq.m. Of these, 514,000 were building rights with zoning plans.

## RESIDENTIAL PROJECTS

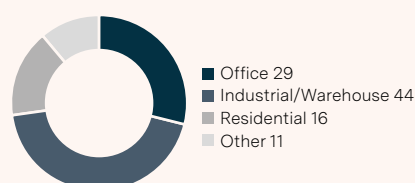
Corem works on a large number of residential projects. The ongoing sale of housing units includes a total of 233 apartments, of which 200 were sold by 31 December 2021. Resi-

dential projects which are planned but not yet under construction are in various stages of development but they are all for the purpose of creating future opportunities for future construction of housing within Corem's existing property portfolio. There may in the longer term, primarily through new or amended zoning plans, be space for as many as 13,000 apartments within the existing portfolio, among other places, in Stockholm, Uppsala, Västerås and Nyköping.

The pace and extent of future expansion depends in part on the volume of zoning plan building rights for housing that is created going forward and on the development of the housing market. Alternative ways of realizing the value of building rights provide great flexibility when it comes to investment volumes and the balance between risk level and value creation.

See also page 58 on the joint company which Corem and ALM Equity are establishing.

BUILDING RIGHTS WITH ZONING PLANS, SQ.M., %



## BUILDING RIGHTS, 31 DECEMBER 2021

	Total building rights, 000 sq.m. GA <sup>1</sup>	Building rights with zoning plans, 000 sq.m. GA <sup>1</sup>	Assessed building rights, 000 sq.m. GA <sup>1</sup>	Housing share of total building rights, 000 sq.m. GA <sup>1</sup>
Stockholm North	381	156	225	262
Stockholm South	59	15	44	0
Uppsala	512	43	470	40
Västerås	311	36	275	203
<b>Region Stockholm</b>	<b>1,263</b>	<b>249</b>	<b>1,014</b>	<b>505</b>
Linköping	344	85	259	107
Norrköping	53	31	22	0
Nyköping	76	26	51	75
Kalmar	31	0	31	20
<b>Region East</b>	<b>504</b>	<b>141</b>	<b>363</b>	<b>202</b>
Gothenburg	99	27	73	5
Malmö	14	11	4	0
Halmstad	12	12	0	0
<b>Region West</b>	<b>126</b>	<b>50</b>	<b>76</b>	<b>5</b>
<b>Total Klöver</b>	<b>1,893</b>	<b>440</b>	<b>1,453</b>	<b>711</b>
<b>Total Tobin Properties</b>	<b>145</b>	<b>102</b>	<b>43</b>	<b>140</b>
<b>Total Corem</b>	<b>74</b>	<b>74</b>	<b>0</b>	<b>0</b>
<b>TOTAL</b>	<b>2,112</b>	<b>617</b>	<b>1,495</b>	<b>852</b>

1) GA, gross area, refers to area of measurable sections of one or more floors limited by the external surface of the building elements enclosing them.

## Ongoing residential projects

### COREM'S ONGOING RESIDENTIAL PROJECTS, 31 DECEMBER 2021

City	Project name	No. of residential units	Units sold	Units sold, %	Gross area, sq.m.	Area, sq.m.	Sales start, year	Expected completion, year
Stockholm, Sundbyberg	Rio	173	172	99	11,700	8,700	2017	2021
Stockholm, Nacka	Nacka Strand, K1	60	28	47	5,000	3,700	2021	2023
TOTAL		233	200	86	16,700	12,400		



#### K1 Nacka Strand, Stockholm

Construction of 60 apartments is in process at Nacka Strand in the K1 project where construction started during the latter part of 2020. Nacka is growing and there is a good offering of service, workplaces and restaurants directly adjacent to the sea and nature. The already good communications will be strengthened by the planned extension of the metro to Nacka. In future, a total of around 560 residential units can be constructed at existing building rights.

Corem's other properties and building rights in Nacka are included in the transaction between Corem and ALM Equity.

## Planned residential projects



#### Southern Meatpacking District, Stockholm

Söderstaden, which includes the Globen area and the Meatpacking district, is being developed into an urban mix for residents, visitors and workplaces. Corem has signed a land allocation agreement with the City of Stockholm for planning and acquisition of land for residential purposes in the Southern Meatpacking District. In all, it is estimated that around 11,500 sq.m. or around 115 apartments can be constructed at the site when the local plan has attained legal force.



#### Mälarporten, Västerås

Planning work is in process for Corem's property Sigurd 3 which is part of the Mälarporten development project, located between Lake Mälaren and the centre of Västerås. The project includes planning of Corem's property Sigurd 3 and Västerås new travel interchange. Sigurd 3 is to be converted from present industrial use into a secure and accessible block with a diversity of functions with premises and residential units and the main entrance of the travel interchange from Kungsängen and Östra hamnen via Sigurdsterrassen.

# Corem and ALM Equity establish a *joint company*

At the end of 2021, Corem and ALM Equity signed a letter of intent to investigate the conditions for establishing a joint management company. In February 2022, the parties signed a binding contract to establish a joint company, the purpose of which would be to develop efficient and climate-smart rental housing for our own management.

The property portfolio will consist of investment properties and building rights for future development.

The building rights portfolio consists of around 65 projects with an aggregate potential for around 24,000 residential units. Geographically, the major part of the projects are projects located in the Stockholm region and the remainder are primarily in Mälardalen.

The properties and building rights gathered together in the joint company have together an underlying property value of SEK 10 billion. Transfer of possession is planned to take place in

the second quarter of 2022.

Corem will transfer properties with an aggregate market value of around SEK 5.4 billion to the joint company. The impact on earnings is assessed not to be significant for Corem. The properties currently have a lettable area of around 160,000 sq.m. with an annual rental value of SEK 120 million and expected building rights corresponding to around 13,000 housing units.

The company will consist of Corem's present subsidiary Tobin Properties which will change its name to Klöver. The ownership of the joint company will, after the issue in kind, amount at the time of acquisition to around 51 per cent for Corem and 49 per cent ALM. The agreement is conditional on the requisite official permits and the requisite decisions at annual general meetings.

The goal of the joint company is to create growth and it can be expanded to include additional property owners. The parties intend to list the joint company on Nasdaq Stockholm.



One of Corem's current local plans enables construction of a 29-storey building, which would be a new landmark in Kista.



The Isafjord block, Stockholm

*"We see that there is great potential in our building rights as regards the development of rental housing"*

*Eva Landén, CEO Corem.*

*"We are two entrepreneurial companies with long experience"*

*Joakim Alm, CEO ALM Equity.*





First Office Åby Arena, Gothenburg

# Property valuation

On 31 December 2021, the market value of Corem's investment properties was SEK 83,084 million. During the year, changes in value of the investment properties amounted to SEK 3,432 million.

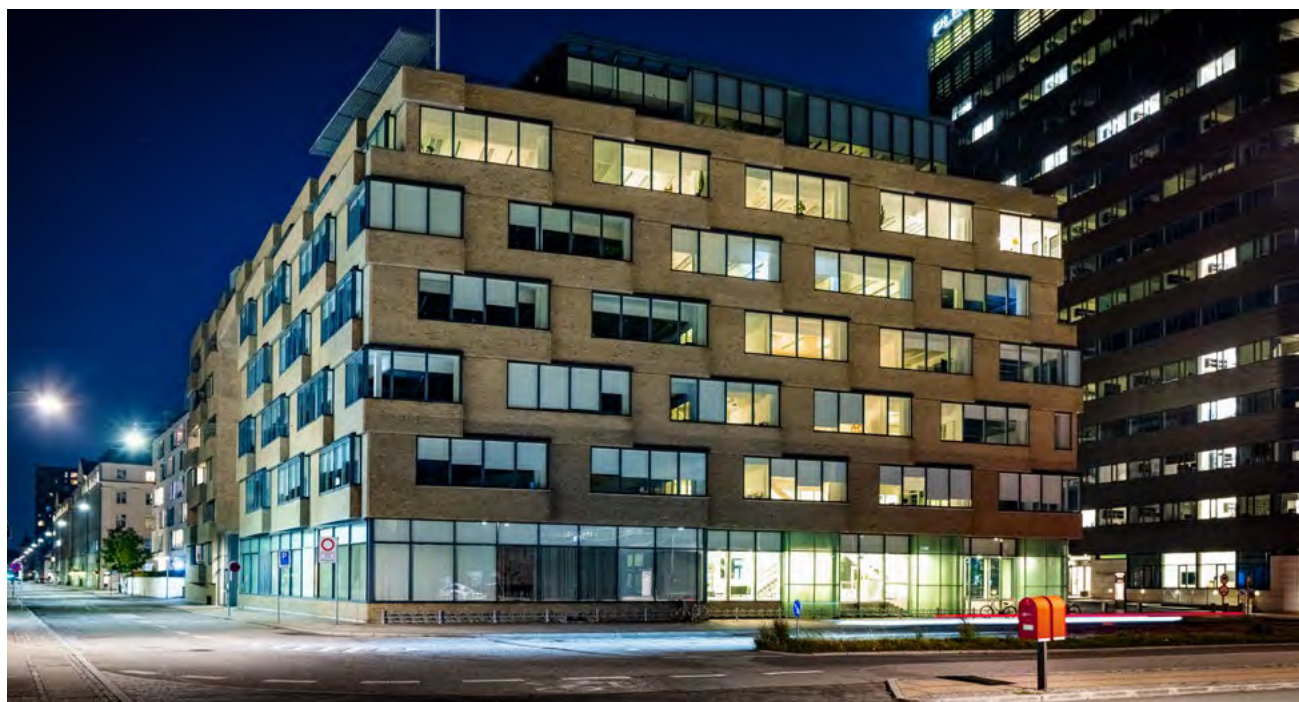
On 31 December 2021, the total market value of Corem's investment properties was SEK 83,084 million (14,002). Changes in value of Corem's investment properties amounted during the year to SEK 3,432 million (759), the unrealized change in value was SEK 3,421 million and the realized change in value SEK 11 million. The unrealized change in value is mainly attributable to renegotiations, new lettings and reduced yield requirements as well as 9 properties classified as current assets being reclassified as investment properties. The average yield requirement at the year-end was 5.1 per cent (5.5).

## THE REAL ESTATE AND TRANSACTION MARKET

2021 was a record year for property transactions with a volume in the Swedish market of SEK 396 billion. The volume in the previous record year of 2019 was SEK 218 billion. A number of transactions took place where whole real estate companies were acquired, largely due to high investor interest

and low supply. Transactions with office properties made up 21 per cent of the total volume in 2021, which is a normal proportion. The office market was somewhat hesitant during 2020 and the first half of 2021 due to the pandemic. Activity on the rental market increased during the latter part of 2021. Offices are considered to be a strong segment looking forward and there is expected to be strong interest for office properties in inner city locations and office clusters with good communications. A number of transactions during the year have also shown interest in offices outside prime locations. Transactions for office properties with higher vacancies or considerable maintenance requirements have taken place at good levels, which indicates strong belief in the future among investors for the office segment.

The high level of investor interest in warehouse, logistics and industrial properties continued during 2021 after 2020's record levels. Interest in this type of property exist both among



Amerika Plads, Copenhagen.





Pro Stop Backa, Gothenburg.

national and international investors. The increasing e-commerce is estimated to be one of the foremost driving factors. The existing offering of properties has not corresponded to demand, which has led to steadily falling yield requirements.

#### VALUATION OF PROPERTIES

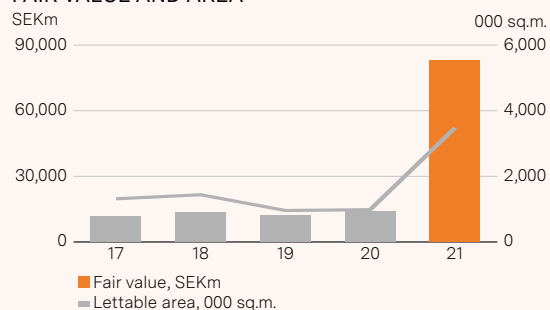
Every quarter Corem values all properties, of which 20 to 30 per cent are normally valued externally. Every property in the portfolio is externally valued at least once a year. External valuations have been carried out by CBRE, Cushman & Wakefield, Newmark Knight Frank, Newsec and Savills. Corem obtains continuous market information from external valuation agencies as support for its internal valuation process.

The value assessments are yield-based using the cash flow method, i.e., based on the forecasts of future cash flow together with the residual value. In the normal case, a ten-year period of calculation has been used. The value-affecting parameters used in the valuation correspond to the valuation agency's interpretation of how investors and other market participants think and act.

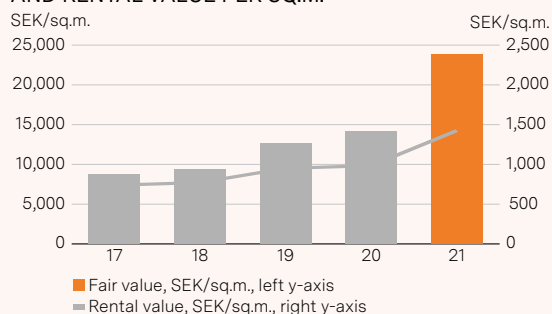
The weighted average yield requirement in the valuations at the end of the period of calculation was 5.1 per cent as at 31 December 2021, compared with 5.5 per cent at the beginning of the year. See Note 11 for additional description of valuation and the valuation method.



### INVESTMENT PROPERTIES, FAIR VALUE AND AREA



### INVESTMENT PROPERTIES, FAIR VALUE AND RENTAL VALUE PER SQ.M.



### SUMMARY

Valuation date	31 December 2021
Fair value	SEK 83,084 million
Calculation period	Normally 10 years
Yield requirement for assessment of residual value	Between 3.15 and 8.50 per cent
Cost of capital/discount rate	Between 5.15 and 10.50 per cent
Long-term vacancy	Normally between 5 and 10 per cent
Inflation	2 per cent

### PROPERTIES: FAIR VALUE, SEKM

Group	2021	2020
Total as at 1 January	14,002	12,114
Business combination, Klöver	61,557	-
Acquisition	292	478
New construction, extension and refurbishment	1,771	741
Divestments	-296	-60
Reclassification of properties classified as current assets	1,930	-
Unrealized changes in value	3,421	742
Foreign currency conversion	407	-13
<b>Total as at 31 December</b>	<b>83,084</b>	<b>14,002</b>

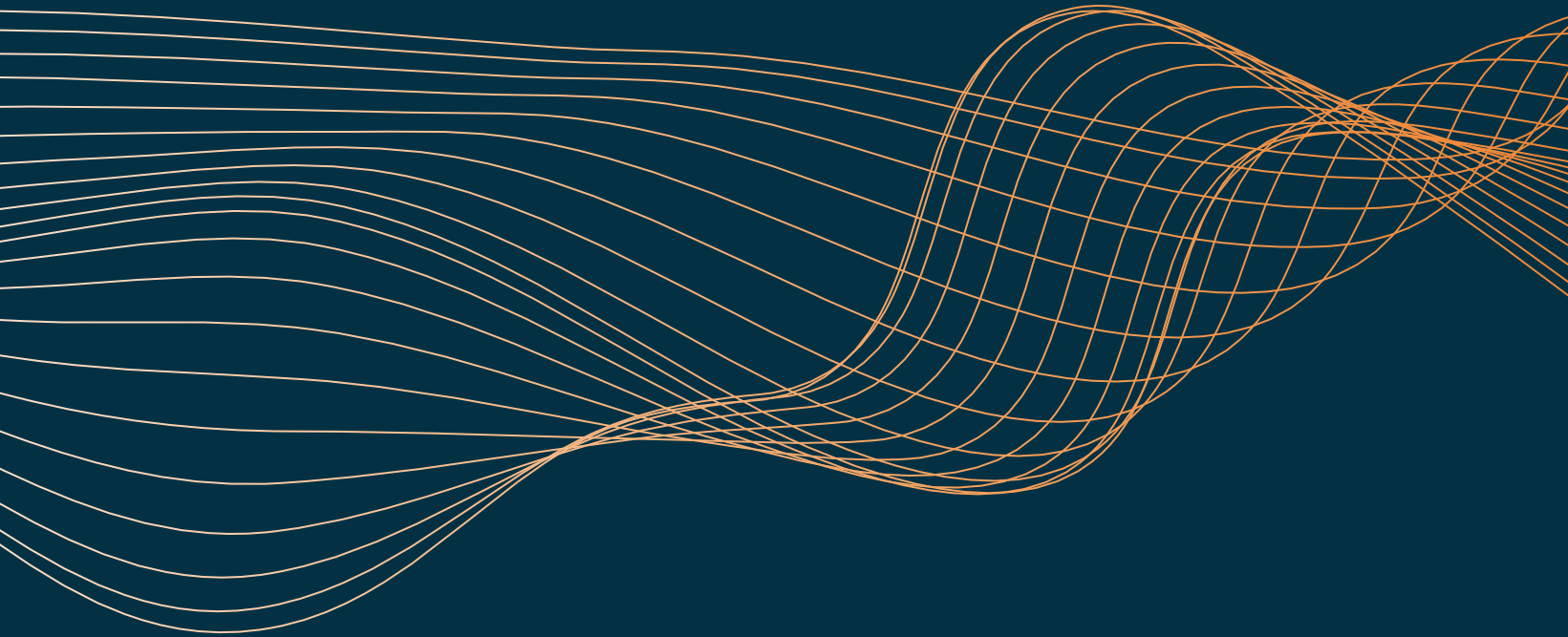
### SENSITIVITY ANALYSIS, PROPERTY VALUATION

	Change +/-	Effect on property value, SEKm	Effect on property value, %
Yield requirement	0.5 percentage points	-6,969/+8,482	-8.4/+10.2
Rental income	SEK 50/sq.m.	+/-3,407	+/-4.1
Operating costs	SEK 25/sq.m.	-/+1,703	-/+2.1
Vacancy rate	1.0 percentage points	-/+971	-/+1.2

### PROPERTY PORTFOLIO AND VALUATION AT FAIR VALUE

	Fair value, SEKm	No. of properties	Rental value, SEKm <sup>1)</sup>	Economic occupancy rate, %	Lettable area, 000 sq.m.	Cost of capital, %	Yield requirement, %	Yield requirement, average, %
<b>Corem</b>								
Stockholm	9,051	95	615	95	475	6.00-9.00	4.00-7.00	5.0
South	1,857	24	129	94	174	6.90-8.45	4.90-6.45	5.5
West	3,637	26	230	89	250	6.50-8.65	4.50-6.65	5.2
Småland	1,399	23	92	95	103	6.60-9.25	4.60-7.25	5.3
<b>Total</b>	<b>15,944</b>	<b>168</b>	<b>1,066</b>	<b>94</b>	<b>1,002</b>			<b>5.1</b>
<b>Klöver</b>								
Region Stockholm	34,821	127	2,106	85	1,127	5.35-9.25	3.35-7.25	5.0
Region East	10,417	112	814	90	698	6.50-10.50	4.50-8.50	5.9
Region West	9,048	98	720	88	528	5.40-10.25	3.40-8.25	5.8
International	12,854	13	251	97	124	5.15-8.25	3.15-6.25	4.1
<b>Total</b>	<b>67,140</b>	<b>350</b>	<b>3,891</b>	<b>88</b>	<b>2,476</b>			<b>5.1</b>
<b>of which</b>								
Investment	68,854	448	4,657	90	3,194	5.15-10.50	3.15-8.50	5.1
Development	14,230	70	300	73	284	5.35-10.25	3.35-8.25	5.0
<b>TOTAL</b>	<b>83,084</b>	<b>518</b>	<b>4,957</b>	<b>89</b>	<b>3,479</b>	<b>5.15-10.50</b>	<b>3.15-8.50</b>	<b>5.1</b>

# Sustainability



# For a sustainable future

For Corem, sustainability is about creating long-term sustainable growth within the limits of the planet. Our focus on sustainability in management and development of the property portfolio creates the conditions for people and businesses to grow in a sustainable way.



## COREM WORKS IN A CLIMATE-SMART WAY BY

- ✓ Reducing the impact of our activities on the climate
- ✓ Efficient use of energy and renewable energy
- ✓ Environmentally certify buildings
- ✓ Supporting tenants in their changeover
- ✓ Creating climate-smart offices without sacrificing comfort, quality and aesthetic qualities

## SUSTAINABILITY REPORT IN COMPLIANCE WITH THE ANNUAL ACCOUNTS ACT

Corem's sustainability work for the 2021 financial year is described in compliance with the statutory requirement for a sustainability report. The Group's sustainability report in compliance with the Annual Accounts Act can be found on pages 10–15, 63–75, 93 and 147–169.



## A LONG-TERM APPROACH

Since Corem was founded, a long-term approach has been an integral part of the business and way of working. Our properties are intended to be used for many years, to be adaptable and able to meet needs that change over time. Every part of the business aims to create value not just today but over the long term. Sustainability efforts that are integrated in every part of the business contribute to ensuring that activities are conducted in a responsible and long-term way. This means combining an economically sustainable business with high standards of business ethics, social responsibility and concern for the environment.

Corem's sustainability strategy is based on our vision, business concept and values. The sustainability strategy describes Corem's economic, environmental and social re-

sponsibility according to the UN global goals for sustainable development, the 10 principles of the UN Global Compact and the global climate agreement. It links together the core activity with the aim of contributing to sustainable development, thus ensuring that Corem's activities are sustainable in the long term. This is also why sustainability efforts are integrated into every part of the business and can be found as part of the strategies and goals set for different parts of our activities.

New sustainability goals have been adopted during the year which raise the level of ambition of sustainability work, above all as regards Corem's climate impact. Going forward, the work is focused on four areas: *Good business partner and long-term value development, Reduced climate impact, Attractive employer and Sustainable and vibrant city.*

## COREM'S NEW FOCUS AREAS AND SUSTAINABILITY GOALS

### Good business partner and long-term value development

By conducting operations in a responsible and economically sustainable way, Corem creates the conditions for people and companies to grow. Combined with making use of the opportunities offered by digitalization, this is a means of future-proofing our business.

- Corem shall have satisfied customers in long-term partnerships.
- Corem shall have good profitability and a high occupancy rate.
- The share of green and sustainability-related financing as well as green income should in the long term constitute as large a proportion as possible.
- Corem shall have digital services and working methods that support its business.
- Corem's suppliers shall work in compliance with Corem's code of conduct for suppliers.

### Attractive employer

A sustainable business is created by the people working in it. Corem shall be an attractive employer with a sound and safe working environment, where staff enjoy their work and contribute to driving Corem onward to its vision.

- Corem shall offer a workplace where everyone is treated equally with good well-being and diversity.
- Corem shall have a sound and safe working environment with the focus on healthy staff and a sustainable working life.
- Corem is a value-governed company with committed staff dedicated to the business.

### Reduced climate impact

A science-based climate changeover is a strategically crucial issue for both the world and Corem. Reducing the negative environmental and climate impact and contributing to sustainable development is therefore one of Corem's most important focus areas.

- By 2035, Corem's activities shall be climate-neutral throughout the chain of value.
- All energy used in Corem's operations shall be fossil-free by 2030.
- By 2030, the average energy consumption shall be at most 65 kWh/sq.m.
- Corem shall environmentally certify buildings and offer sustainable services to its tenants.

### Sustainable and vibrant city

For us, sustainability means that the whole city should be vibrant. Together with tenants and the local community, we make areas alive and thriving. This is how we can create long-term value.

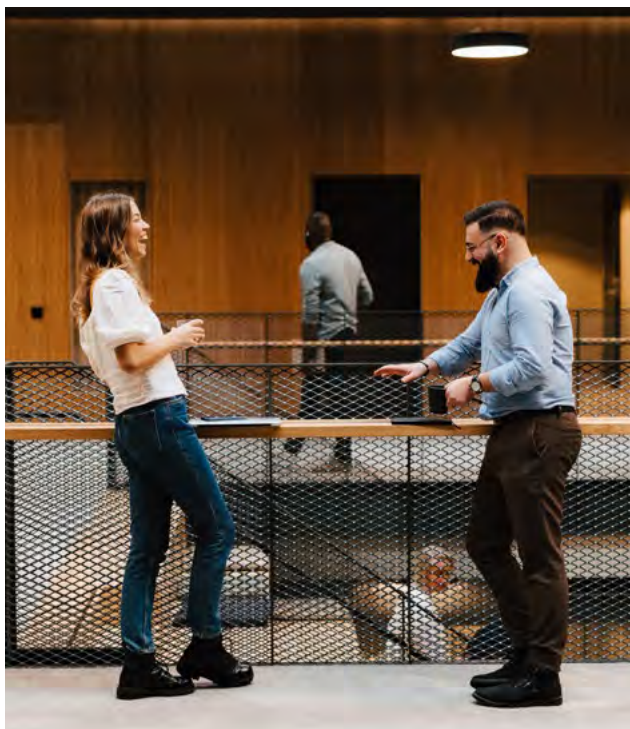
- Corem shall develop sustainable properties and vibrant areas.
- Corem shall strive to preserve and develop ecosystem services in conjunction with property development.

### Continued striving towards global goals

Corem's sustainability goals are based on the ten principles in the UN Global Compact as well as Agenda 2030 and the global climate agreement. Among the 17 overarching goals in Agenda 2030, Corem has identified seven as particularly relevant for the company and which Corem has the greatest possibility to contribute to.



# Sustainability events 2021



The year's customer survey shows that customer satisfaction is increasing and that customers appreciate Corem's ambitious environmental and climate-related work.

## SUSTAINABILITY GOALS

The long-term goals have been updated during the year. The new goals both raise the level of ambition and provide scope for the company's broader activities. Even if sustainable development is about a lot more than just the climate, the climate issue is one of the single most important issues and is therefore often at the top of the agenda. For Corem, the climate changeover is a strategically crucial issue. Corem's overarching long-term sustainability goal is for Corem's operations to be climate-neutral in the whole chain of value by 2035, and thus contribute to the Paris agreement's goal of at most 1.5 degrees of global temperature increase. The road to this goal is through:

- Using energy more efficiently and investing in innovative technology.
- Using renewable energy and producing our own electricity by using the roofs of our houses for solar cells.
- Reducing climate emissions when we construct and refurbish.
- Environmental certification of our properties.
- Creating climate-smart offices and premises together with our tenants.

## CUSTOMER SATISFACTION

This year's customer survey shows an overarching NKI (Satisfied Customer Index) of 71 (68), which is a positive and gratifying development. The survey also clearly shows that our customers appreciate that Corem engages in an ambitious environmental and climate-related work.

## STAFF CREATE A STRONGER COREM

A sustainable business is based on its employees. The merger of Corem and Klöver means that the number of employees has increased from 62 to 368. Integration and change processes following on from the merger have taken place during the year and will continue to be in focus in 2022. The knowledge, responsibility and commitment of staff are important factors to make Corem's business successful in the long term. Corem shall be an attractive employer offering a sound and safe working environment with the focus on healthy employees and a sustainable working life.



The property Svånghjulet 1 is one of Corem's properties that has been energy optimized with the aid of AI technology.

71 52%

Satisfied customer  
index (NKI)

of Corem's largest suppliers have  
been reviewed for sustainability

### SUSTAINABLE SUPPLIERS

During the year, 52 per cent of Corem's largest suppliers have been reviewed for sustainability. The selection has been made on the basis of sustainability risk and purchasing volume.

### LEADING THE WAY IN CLIMATE ISSUES

Klövern was designated one of Europe's Climate Leaders by the Financial Times in 2021.



Corem's office at Kista Gate has been refurbished by recycling and is a 1,210 sq.m. office to be proud about and to enjoy being in.

### ECOCYCLE OFFICE

We have refurbished our office in Kista by recycling and thus been able to recycle and reuse 90 per cent of the building material and furniture and fittings.

### TO THE FUTURE WITH TECHNOLOGY

The installation of AI technology in a number of properties saves energy and contributes to the total reduction of electricity consumption of 10 per cent.



The property Veddesta 2:79 won the award Logistics Establishment of the Year 2021 with its solar cell panel on the southern facade.

### SELF-SUFFICIENT BUILDING

During the year, the first energy self-sufficient building as regards heating and cooling was completed. This building, Veddesta 2:79, is moreover one of Corem's first logistics buildings to be environmentally certified in accordance with Miljöbyggnad Silver.

### COREM MAKES COMPLETE CLIMATE REPORT

For the first time, Corem is publishing a climate report which covers all significant categories in compliance with the Greenhouse Gas Protocol (GHG) scope 1, 2 and 3.

### THE PROPORTION OF GREEN ASSETS INCREASES

The proportion of environmentally certified buildings amounts to 17 per cent of the property value. Together with energy-efficient buildings, the proportion of green assets amounted to 26 per cent of the property value at year-end 2021.

-10% 26%

Reduced electricity  
consumption compared  
with 2020

of the property value consists  
of green assets



# Reduced climate impact

Corem's long-term goal is to be climate neutral throughout the chain of value. By working continuously to reduce the company's negative impact on the environment and the climate, we are contributing to stopping climate change and to long-term sustainable growth within the limits of the planet.

There are great challenges facing the world, the real estate industry and Corem. But there are also solutions. For the construction and real estate industry, the climate challenges are about reducing carbon dioxide emissions from existing buildings, using existing buildings more efficiently and building new buildings with a minimal climate impact. For Corem, the new overarching goal of climate neutral operations by 2035 will govern everything we do in the long term in management and development of the property portfolio.

## COREM'S JOURNEY TO CLIMATE NEUTRALITY

For Corem, the climate transition is a strategically crucial issue. Corem is already working intensively to reduce the climate impact of the properties. During the year, climate-related work has consisted of ongoing work with reduced energy consumption and changeover to renewable energy as well as development of methods to reduce carbon dioxide emis-

sions associated with materials and waste in construction projects, including projects with the focus on reuse and recycling.

For 2021, Corem has prepared a climate report in compliance with the Greenhouse Gas Protocol, scope 1, 2 and 3, see sustainability note 5. This is the first time, Corem has presented a climate report covering all of the significant categories in scope 3. Even though a large part of the data in scope 3 is based on standard assessments and therefore does not provide a completely fair picture, a transparent and complete report is an important step towards understanding and acting on the climate impact that includes both plans for production of better data and goals governing activity. During 2022, great focus will be placed on further defining the company's path to climate neutrality. By producing climate neutral road maps for all parts of its operations, Corem is futureproofing its business.



# Ho-Man Wong

TECHNICAL SPECIALIST, COREM STOCKHOLM

**“Which of Corem’s energy projects in 2021 were most interesting?”**

## VEDDESTA 2:79

The property Veddesta 2:79 in north-western Stockholm is a very interesting project. It was designated as the winner of the Logistics Establishment of 2021 award, for, among other reasons, its high energy performance. The logistics building of around 17,000 sq.m. is Corem’s first energy self-sufficient building for heating and cooling. It is a three-storey warehouse, the first of its kind in Sweden, and is heated during the winter by geothermal heat and cooled in the summer by free cooling from drillholes. In collaboration with the customer, a solar cell façade was installed consisting of thin film modules. They have a lower climate impact than crystalline modules, are completely black and create a rather exciting impression architectonically, as well as contributing to increased production of renewable energy, of course.

## AI-TECHNOLOGY AT OUR PROPERTIES

Corem has over 10 properties with AI technology from the prop tech company Myrspöven. AI technology both optimizes the power output and collects data. The data collection is like a couple of additional eyes at the properties and assists us in our systematic work of continuously reducing energy consumption.

## PROACTIVE ENERGY OPTIMIZATION

I would like to draw attention to the collaboration between Corem’s central technology organization and the local operating teams. 2021 was both colder in the winter and warmer in the summer than the previous year. Despite this, we have achieved good results thanks to hard work in operations with continuous energy follow-up and optimization of operations. It is pleasing to see that our proactive work is producing good results.

*“Our proactive work produces results”*



## ENERGY EFFICIENCY AND RENEWABLE ENERGY

For Corem, the energy issue is of key importance and investments in increased energy efficiency are made continuously. Energy consumption per sq.m. decreased by 38 per cent between 2011 and 2020. Corem’s long-term energy targets are for energy consumption to be at most 65 kWh/sq.m. by 2030. To achieve such a challenging energy target requires both investments in new technology and systematic work to make energy consumption more efficient, which in turn requires resources and competence. The knowledge and commitment of our employees is a crucial force in the work of energy efficiency. Corem’s model (as well as previously Klövern’s) with local operating staff and national technology organization provides the necessary prerequisites to achieve these goals.

This year’s outcome is reported broken down separately for Corem and Klövern to produce the best comparisons as the calculations are based on differing preconditions, which will be adjusted in future reports. The outcome shows energy efficiency of 78.4 (79.2) kWh/sq.m. LOA for Corem and 88.2

(88.7) kWh/sq.m. for Klövern. This is a continued positive development and an acknowledgment of the work of both companies during the year. See sustainability note 4 for more information about energy development, goals and governance.

Corem’s other energy goal is that all energy used in Corem’s operations shall be fossil free at the latest by 2030. The goal covers energy used in construction and by tenants as well as fuel and other energy used in both management and project activity. The energy purchased is therefore an important part in the transition work. For many years now, the electricity used by Corem has been renewable, from solar, wind or hydroelectric power. The proportion of renewable or climate-compensated energy (district heating) increased during 2021 to 92 (90) per cent.

The ambition of contributing to climate transition also means producing our own renewable energy. This takes place by solar cell facilities installed on roofs or facades. In 2021, production of solar energy amounted to 1,246 MWh.

## CONSTRUCTION AND ENVIRONMENTAL CERTIFICATIONS

The construction and real estate industry accounts for a considerable part of society's impact on the environment, in among other ways, by waste and use of materials. In particular, the climate impact from new construction and refurbishments is one of the industry's major challenges. Taking control over the climate impact of construction to then be able to systematically reduce the impact has been a major focus in sustainability-related work during 2021 and will continue to be so looking forward.

Environmental certifications and life cycle analyses are important tools to achieve the long-term goals. All new production of a larger character is to be environmentally certified in order to calculate the environmental impact of material and waste. In future, life cycle analyses will be carried out for all new production.

Another important part of achieving the long-term goals is to work with environmental certifications in the existing portfolio. During the year, the pace of this work with environmental certifications has increased, through employing a project manager with a special focus on driving this work forwards. Corem uses chiefly the certification BREEAM in-

use and Very Good for the existing portfolio. An environmental certification entails increased energy efficiency but also a greater focus on other environmental aspects such as the materials and products used, water consumption and green lease contracts. A certification is a quality assurance of a building's environmental performance and together with energy efficiency generates a green asset. In 2021, 7 buildings were environmentally certified in compliance with BREEAM In-Use or Miljöbyggnad, and an additional three were certified in compliance with Green Building, a certification which focuses on the building's energy efficiency. Further information is available in sustainability note 6.

As for renovations and tenant customizations of premises in a sustainable way, Corem completed its new office in Kista during the year, which was renovated by recycling. The recycling project is described in more detail on the following page. The pilot project was successful and the experiences will be used in future tenant customizations.

During the year, additional pilot projects were started with a view to reducing the climate impact in tenant customizations by using a digital tool for climate calculations of material in construction projects. This will further increase knowledge about how the climate impact can be reduced.

## Teresa Mattisson

HEAD OF SUSTAINABILITY, COREM

**“What are the three most important reasons for Corem to adopt a goal of climate neutrality throughout the whole chain of value by 2035?”**

### BECAUSE IT IS THE RIGHT THING TO DO

Fundamentally, it is about all of us having to take our share of responsibility for limiting the climate changes and keeping global warming below 1.5 degrees, to prevent the worst consequences of a global increase in temperature.

### BECAUSE THE FINANCIAL MARKET IS ADJUSTING

Apace with the implementation of the EU package for sustainable finances, spearheaded by the green taxonomy, businesses need to show what they

are doing to reduce their climate impact and take their share of responsibility for a positive development.

### BECAUSE COREM'S CUSTOMERS ARE ADJUSTING

Everything is connected and the requirements of the surrounding world also affect Corem's customers. For real estate companies, this means that we need to be able to show how Corem supports its customers in their transition and how we through our competence help our tenants to reduce their climate impact.

*“We must take our share of responsibility”*





KISTA, STOCKHOLM

# A sustainable office with the focus on recycling



The recycled office at Kista Gate is 1,210 sq.m. in which to enjoy being and to be proud of.

At Kista Gate, Corem has together with project partners created a climate smart office without sacrificing comfort, quality or aesthetic considerations.

Based on 100 per cent recycling, knowledge from previous pilot projects in recycling and ecocycle construction was applied in reality. By reusing and recycling technical installations, construction materials, and furniture and fittings, the project is estimated to have resulted in almost 90 per cent of recycled material and a saving of 55 tonnes of CO<sub>2</sub>e.

## Why a recycled office?

One of Corem's most important goals is to reduce the climate impact of its operations. The real estate sector accounts for approximately 21 per cent of Sweden's greenhouse gas emissions, of which a large part is generated by construction. The goal of the recycling project was to understand the climate impact of a normal tenant customization and how ecocycle construction

methods can reduce both the climate impact and costs. The results from Corem's recycled office show an estimated saving of 18 tonnes CO<sub>2</sub>e from technical installations, 12 tonnes from interior construction materials, 25 tonnes from fittings and furniture. The economic saving comes above all from using recycled furniture and materials. The cost of interior material decreased by 40 per cent compared with a corresponding office, furnished with new materials. The costs of the project as a whole correspond to approximately the same costs as a traditional project. Taken as a whole, this is a successful result, and experiences can be applied in similar projects.

## Sustainability is the focus for the future

"We want to make it easier for our customers to make climate smart choices", says Ulrika Haglert, head of the Stockholm North business unit, Corem. With increased knowledge and competence on the process and method of work

*"We look forward to being able to apply our knowledge in new projects"*

Ulrika Haglert,  
head of business unit Stockholm North, Corem

with recycled material, there is greater opportunity of contributing to a more environmentally smart handling of the material flows, local recycling solutions and an ecocycle economy. "We look forward to being able to apply knowledge from Corem's recycled office in future projects and tenant customizations", continues Ulrika. "We want to give more people an office to be proud of and to enjoy being in".

# Sustainable and vibrant city

Sustainability for Corem means that the whole city should be vibrant. Together with tenants and local residents, areas are filled with life and activity. This is how long-term values can be created for the community, the economy and the planet. Through growing together with the surrounding community.

Corem's long-term commitment at our locations enables us to develop not only the properties but also attractive and sustainable city neighbourhoods in the course of time. Corem's sustainability framework is an overall term for work with sustainability in urban development projects. It includes a method for sustainability analysis at an early stage, how sustainability is included in the design of the customer offering and the physical design as well as what the implementation of a sustainability programme should consist of. The sustainability analysis is based on Citylab's methods for sustainable urban development, together with relevant political guideline documents for social and environmental development in the city or area where the project development takes place. The sustainability analysis is the foundation of the goals and strategies produced for the urban development project and which then accompany the project through its whole development. Corem's current

urban development projects where the method is applied are Kista, Söderstaden and Uppsala Business Park.

## COMMITMENT FOR SUSTAINABLE LOCAL AREAS

Well-functioning of provisions of goods and services are vital parts for cities to develop positively. Corem works together with municipalities and with the local business sector at the places where the company is active – to participate in the development of the local area and sustainable solutions for the growing cities. With a concentrated portfolio, where Corem owns a number of properties in areas that are geographically close, Corem can focus both on individual properties but also contribute to the development of whole city neighbourhoods, so that both properties and areas provide better support for changed needs and can provide good functions for the city, the business sector and inhabitants.

## Fredrik Kronqvist

PROJECT MANAGER FOR COREM'S URBAN  
DEVELOPMENT PROJECT UPPSALA BUSINESS PARK

**"Which are UBP's foremost areas  
when it comes to sustainability?"**

Sustainability permeates the whole concept of UBP, Uppsala Business Park. If I were to express it in a single phrase, it would be efficient use of resources. Many of the services we offer are based on shared resources. Common areas such as offices, conference facilities and meeting places lead to premises being used efficiently at the same time as it contributes to the strongly innovation-driven atmosphere in the area when people and businesses can meet and work together.

Efficient use of resources is also about using materials in a smart way by designing buildings in such a way that makes them easy to adapt to changing needs.

Last but not least UBP is expected to be one of Europe's first energy positive city neighbourhoods through the pilot project PED-ID (Positive Energy District). There are unique conditions here thanks to the industry's waste heat and the possibility of storing and producing energy locally.

*"One of Europe's first  
energy-positive city  
neighbourhoods"*



## Caroline During

PROJECT MANAGER FOR COREM'S URBAN  
DEVELOPMENT PROJECT SÖDERSTADEN

**“Can you name three things about how you work  
with sustainability at Söderstaden?”**

Corem's urban development at Söderstaden shall strive for a long-term climate transition and a secure community. Accordingly, a large part of the development of our existing properties in the area is about linking together the different parts of the city neighbourhood. This creates a secure community and well-being. We open up existing properties to the street environment so that there is more life in the streets.

As well as this, we work on expanding the green areas around the buildings

and on our roofs. In this way, we strengthen biological diversity and can retain and take care of surface water. At the same time, it creates pleasant environments for recreation and well-being for those active in the area. A collaboration of ecosystem services quite simply.

We work, of course, with reducing energy and effect needs for our existing properties in larger refurbishments and higher demands for optimization of the building's energy consumption are made in new construction.

*“A secure community,  
green areas and  
climate transition”*



At Uppsala Business Park, work takes place with efficient use of resources and the city neighbourhood is expected to be one of Europe's first energy positive city neighbourhoods.



Söderstaden is one of Stockholm's largest city development projects. Community security and climate transition are important parts of the project.



# Good business partner and long-term value development

Corem's approach to sustainability is based on a striving to create long-term, sustainable value. A commercial approach, transparency and good collaboration with customers and business partners are cornerstones in this work.

It is self-evident for Corem that business takes place on commercial terms and that active efforts are made against corruption. This also applies to the striving for transparency and openness in business relationships and the provision of information. Corem's work in this area includes both its own actions, co-operation with stakeholders and taking responsibility for the services purchased.

## MANAGEMENT CLOSE AT HAND AND SATISFIED CUSTOMERS

Management is based on being close at hand for customers in their everyday work. This year's customer survey shows an overall NKI of 71 (68) which is a continued positive and gratifying development. The survey also included questions about how customers perceived Corem's work with sustainability and the environment. The outcome was very positive where customers regard Corem as a landlord with a focus on sustainability, the result was 70 on a scale between 0 and 100.

## ANTI-CORRUPTION AND BUSINESS ETHICS

Corem's work with business ethics and against corruption is founded on its sustainability policy and code of conduct. This summarizes how business is to be conducted and how staff shall act as regards, among other things, business ethics, the working environment and environmental and social consideration. As a complement to the code of conduct,

there are business ethical guidelines and a requirement for all staff to participate in training on business ethics.

As many sustainability-related risks lie outside Corem's core operations, active work with making requirements and follow-up of the supplier chain is important. Suppliers of goods and services shall comply with the same requirements for consideration to the environment, social responsibility and business ethics which Corem makes on its own activities. Corem's code of conduct for suppliers is an important tool to ensure a sustainable chain of suppliers.

During the year, the work of reviewing the suppliers by following up the code of conduct has continued. This review has taken place by a self-rating form being sent to all suppliers with a high risk classification, a classification made on the basis of parameters such as turnover and industry. The form had a response rate of 52 per cent, and has served as the basis for desk audits of the supplier's governance where labour law and working environment, business ethics and efforts against corruption, the environment and the supplier's requirements on their sub-suppliers have been reviewed.

This review shows, inter alia, that 74 per cent have signed Corem's code of conduct for suppliers. The response rate indicates the importance of continued active work with the chain of suppliers to ensure compliance with the code of conduct. Read more about work with anti-corruption and human rights in sustainability notes 3 and 8.

70

Corem's customer survey (NKI) 2021 showed that customers regard Corem as a landlord with a focus on sustainability

90%

of Corem's suppliers which completed our self-rating form work on the basis of an environmental and quality policy



# Attractive employer

For us, sustainability is people who are committed and feel good. Corem wants to be an attractive employer with competent and committed personnel who are happy with their work and contribute to driving forward the company towards its vision.

A sustainable activity is based on people involved in it. Committed and commercially driven staff are Corem's foremost asset. The goal is, together with the staff, to create a corporate culture that staff feel good about and feel proud of – this strengthens Corem's activities and trademark both as employer and real estate company.

## A SOUND SAFE AND DEVELOPING WORKING ENVIRONMENT

Both the social and physical working environment at Corem shall be sound and safe and promote good health. This is about creating secure and developing workplaces where risks for work injuries and ill health are prevented, and about realising how differences between people and complementary competencies contribute to an innovative corporate culture. Corem takes responsibility in its capacity of employer, entrepreneur and community participant through policies and guidelines, for how the organisation should work, proac-

tive efforts with the working environment and continuous competence development. During the year, there has also been a focus on the merger of Corem and Klövern. Read more about Corem's work for a sound and safe working environment in sustainability notes 7 and 8.

## HEALTH AND BENEFITS

Making possible a mobile life is self-evident for Corem. Training and health are therefore important components in internal and external activities and events where both customers and employees are invited to participate. All permanent employees have an annual keep fit grant. In addition to this, a keep-fit hour is available during working hours in periods, regular health check-ups are offered as is private health insurance. New for this year is that Corem as is Official Partner to Every Padel can offer standing court times for its employees every week. Also new is Corem's cycle benefit which makes possible climate smart and healthy travel.

## Ewa Sporrang Vinberg

HR MANAGER

**“Which three things are you most proud about as employee and head of HR at Corem?”**

I am proud of the culture we have at Corem and about all of our employees. During the year, we have gone from being a relatively small to a considerably larger company. All of our employees have done a fantastic job to get the merger between Corem and Klövern to go as smoothly as possible and a lot of the integration process will still be in focus during 2022.

I have been at Corem since 2008 and I would say that a strong spirit of collaboration and entrepreneurship is characteristic for Corem, also when we expand.

Finally, I would like to mention our efforts with the working environment where we have endeavoured the whole time to create a secure, safe and developing working environment, where people feel good and healthy.

*“A strong spirit of collaboration and entrepreneurship is typical for Corem”*

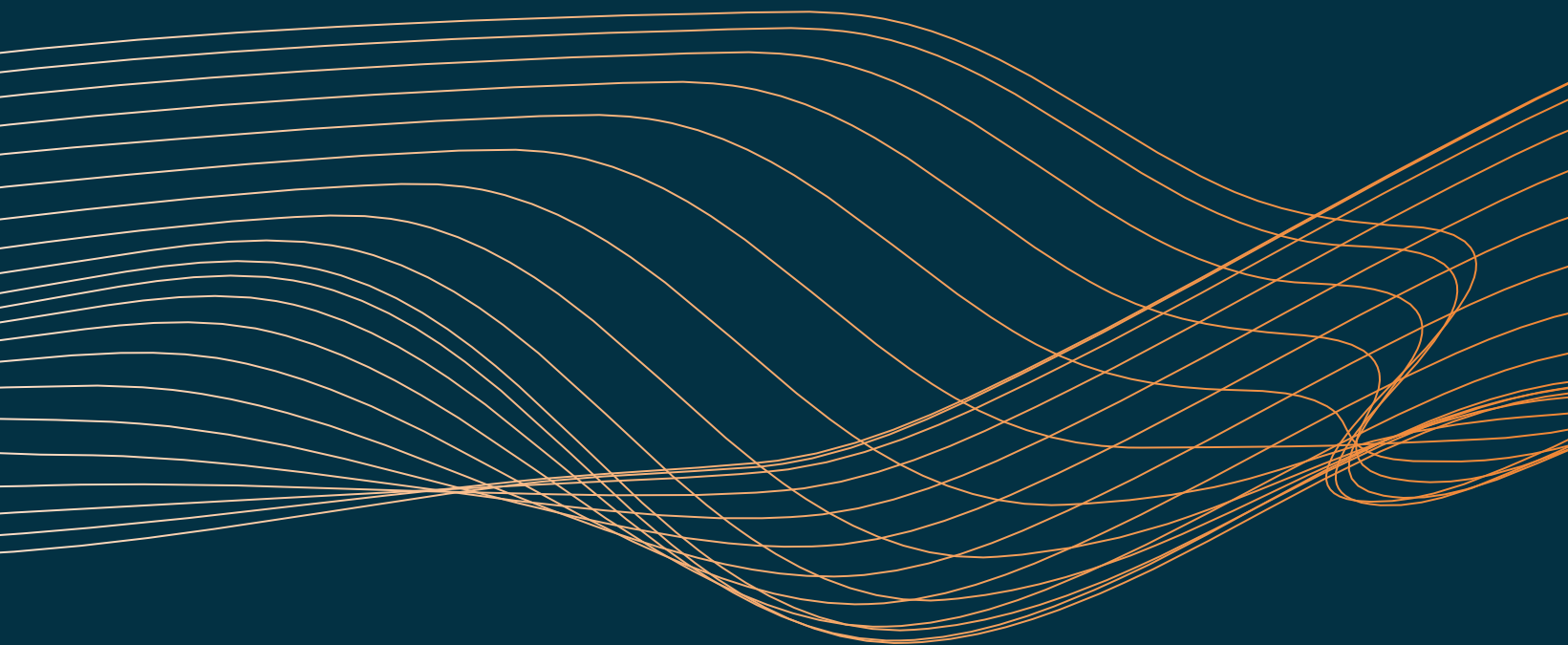




The property Kalvebod Brygge, Copenhagen, environmentally certified in accordance with BREEAM In-Use level Very Good 2021.



# Finance



# Financing

In 2021, Corem increased its loan portfolio due to the acquisition of Klöver and it amounted on the balance sheet date to SEK 46,738 million. Through the acquisition, Corem's financing portfolio was diversified by liabilities in USD, commercial paper, hybrid bonds as well as loans in more banks. The focus during the year has been on continuing to reduce interest expense and to increase the share of green financing. An investment-grade rating has been obtained from Scope and Corem aims to complement this with an additional rating from one of the three large rating agencies. Corem's average interest rate amounted to 2.4 per cent at the end of 2021.

The Riksbank maintained its prime rate, the repo rate, unchanged at 0 per cent during the year. Uncertainty about the geopolitical development, the pace of recovery of the economy after the pandemic and inflation expectations make it uncertain how interest rates will move in the coming time period.

## COREM'S FINANCIAL MANAGEMENT

Corem operates in a capital-intensive industry. Access to capital is required in both the short and the long-term at a well-balanced cost and risk. A well-diversified capital structure, a number of sources of capital and a risk-weighted period of fixed interest and tied-up capital ensure that Corem will continue to have sound finances and develop successfully, enabling long-term return on equity in accordance with the set goals.

## FIXED INTEREST AND TIED-UP CAPITAL

Maturity year	Fixed interest	Tied-up capital			
	Loan volume, SEKm	Contract volume, SEKm	Utilized, SEKm	Of which out-standing bonds, SEKm	Unutilized, SEKm
Floating <sup>1</sup>	36,837	–	–	–	–
2022	114	5,665	14,358	2,350	1,307
2023	121	12,316	10,654	3,324	1,662
2024	792	5,567	4,867	3,184	700
2025	490	9,068	9,068	2,700	–
2026	–	1,570	520	–	1,050
Future	8,384	7,271	7,271	–	–
<b>TOTAL</b>	<b>46,738</b>	<b>51,457</b>	<b>46,738</b>	<b>11,558</b>	<b>4,719</b>

1) SEK 23,539 million of the reported floating volume is covered by interest rate caps.

The finance department is an integrated part of the company's core activities. Its tasks are to manage the existing debt, take care of new borrowing for investments and acquisitions, improve the efficiency of cash management and limit the financial risks. Liquidity forecasts are drawn up continuously for efficient financial management and to ensure that Corem at all times can meet its payment obligations. Financial matters, for decision and information, are a standing item on the agenda of the Board of Directors. In order to spread the risk, Corem continuously analyses and evaluates opportunities to broaden its financing base and the number of sources of finance.

This work is governed and controlled by the financial policy adopted by the Board once each year. Financial matters of strategic importance are dealt with by Corem's Board of Directors.

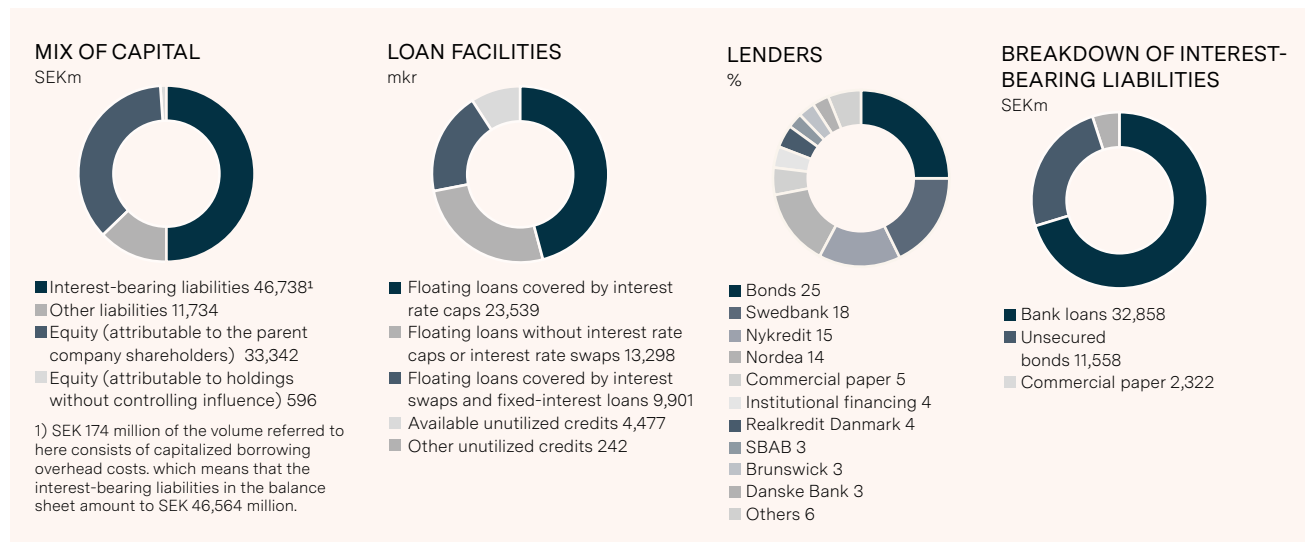
## CREDIT RATING

With a view to, among other things, strengthening the company's financial position and enabling investment grade rating, the Board decided in May to update its financial goals. In July 2021, Corem obtained an investment grade rating BBB- with stable prospects from Scope Ratings, which has been positive from the point of view of financing. The rating also entailed that capital market products issued by Corem were covered by the Riksbank's programme for purchases on the secondary market during the year.

## RAISING CAPITAL

Running a real estate company is capital intensive. The assets, which to a large extent are constituted by the value of the properties, are financed with equity and liabilities.

The proportions of these two depend on various factors such as the cost of the different forms of financing, the focus of the property portfolio and the risk aversion of the share-



holders and creditors. For a company like Corem equity is normally the most expensive form of financing.

On 31 December 2021, Corem's assets amounted to SEK 92,236 million (18,674), of which investment properties amounted to SEK 83,084 million (14,002) or 90 per cent (75).

### Equity

At year-end 2021, Corem's equity (attributable to the Parent Company's shareholders) totalled SEK 33,342 million (7,277). The equity ratio was 36 per cent (39). If equity is adjusted for the value of derivatives, repurchased shares, goodwill and deferred tax liability exceeding 5 per cent of the difference between the tax value and the fair value of the properties and placed in relation to the reported assets adjusted for goodwill and right-of-use assets, the equity ratio, referred to as adjusted equity ratio, was 43 per cent (48).

Corem's goal is for the return on equity in the long term to amount to at least 10 per cent. During the past five years, the average return on equity has amounted to 23 per cent. As net profit is not only affected by the operating profit but also by changes in value of properties, currency and derivatives, the level of return varies from year to year.

Corem is listed on Nasdaq Stockholm and belongs to the Large Cap segment; further information about shares may be found on pages 84–87.

### Liabilities

At the year-end, the total liabilities in the balance sheet amounted to SEK 58,298 million (11,397). Interest-bearing liabilities accounted for SEK 46,738 million, of which capitalized borrowing overheads amounted to SEK 174 million, which entails that the interest-bearing liabilities reported in the balance sheet amounted to SEK 46,564 million (9,596). 88 per cent of the interest-bearing liabilities were in Swed-

ish kronor, 8 per cent in Danish kroner (DKK) and 4 per cent in US dollar (USD). Net interest bearing liabilities, interest bearing liabilities with a deduction for interest-bearing assets, short- and long-term shareholdings and liquid funds, amounted to SEK 43,818 million (5,258). Interest-bearing net liabilities are used to illustrate the company's financial risk.

As interest-bearing liabilities are normally a cheaper form of financing than equity, there is an incentive to have a relatively high share of interest-bearing liabilities, within the given risk mandate. At the year-end, the interest-bearing liabilities accounted for 51 per cent (52) of the total financing. The loan-to-value ratio, measured as interest-bearing liabilities after deduction for the market value of the listed shareholdings and liquid funds in relation to the properties' fair value, amounted to 53 per cent (38). Loan-to-value properties, i.e. interest-bearing liabilities with collateral in properties in relation to the properties' fair value at the end of the period, amounted to 38 per cent (46). Interest-bearing liabilities that do not have collateral in property consist mainly of unsecured bonds and commercial paper.

Practically all loans are based on the floating Stibor rate, which normally makes it possible to change the capital structure without having to pay early redemption charges. With a view to reducing the interest rate risk, Corem has hedged 72 per cent (53) of the interest-bearing liabilities, SEK 8,890 million (2,390) for fixed interest with a long maturity. Normal fixed-interest loans total 2 per cent (2) or SEK 1,011 million (240). Floating loans account for 79 per cent (73) or SEK 36,837 million (6,990), SEK 23,539 million (2,503) of which are covered by interest-rate caps.

During the year, SEK 6,834 million has been raised in new loans and SEK 5,987 million amortized.

Other liabilities consist mainly of deferred tax liability, accounts payable, liabilities for leasing liabilities, prepaid income, derivatives and accrued expenses.



At year-end, other liabilities amounted to SEK 11,734 million (1,801) and constituted 13 per cent (10) of Corem's total financing.

The deferred tax liability amounted to SEK 8,127 million (800) and includes differences between the properties' and the derivatives' fair value and tax value. The tax liability is realized when and if the derivatives are sold and the properties are divested as separate properties. There will be no tax effect if companies, with properties as assets, are sold. In Corem's case, practically all properties are sold in corporate form, which, given current tax legislation, means that it is highly probable that only a small part of the total deferred tax liability will be paid. The difference between the tax value and the fair value of the investment properties amounted to SEK 45,825 million (9,518) at the year-end.

#### CHANGE IN INTEREST-BEARING LIABILITIES

SEKm

Interest-bearing liabilities, 31 December 2020	9,620
Interest-bearing liabilities, Klövern acquisition	35,989
Accrued borrowing cost, Klövern acquisition	161
Refinancing loans in banks and credit institutions	3,678
Newly raised loans from banks and credit institutions	711
Commercial paper (net)	542
Bond loans (net)	407
Amortization	-4,514
Exchange rate fluctuations	144
Interest-bearing liabilities, 31 December 2021	46,738
Accrued borrowing costs	-174
Reported interest-bearing liabilities, 31 December 2021	46,564

#### INTEREST-BEARING NET LIABILITIES

SEKm	2021 31 Dec	2020 31 Dec
Interest-bearing liabilities	46,564	9,596
Adjustment accrued borrowing overheads	174	24
Interest-bearing assets	-86	0
Long-term shareholding	-2,263	-4,347
Current investments	-	-
Liquid funds	-571	-15
Interest-bearing net liabilities	43,818	5,258

#### BANKS

At the year-end, bank credits amounted to SEK 31,050 million, corresponding to 66 per cent of the interest-bearing liabilities. The loan portfolio is distributed to a number of credit institutions, the largest being Swedbank, Nykredit, Nordea, Realkredit, SBAB, Brunswick and Danske Bank. Liabilities to banks are mainly secured by security in the form of mortgages and pledging of shares.

In addition to existing bank loans, Corem had unused credit facilities and overdraft facilities of SEK 4,719 million (567), of which SEK 4,477 million (277) was available for immediate use with existing securities. The unused loan facilities are distributed among five lenders and will fall due for renegotiation in 2022–2026.

#### THE CAPITAL MARKET AND ALTERNATIVE FORMS OF FINANCE

To optimize the company's capital structure, it is necessary to continue to look for alternative sources of finance, such as bonds and commercial paper. The advantage of these forms of finance is that they simplify and enable projects and acquisitions.

##### Green framework and bonds

The Group has two green frameworks (Green Bond Framework) which are complied with when issuing green bonds. One framework, which is in the parent company Corem, was established in 2020 and has a second opinion from Cicero with the assessment Medium Green. The second green framework, which is in the subsidiary Klövern AB, also has the assessment Medium Green from Cicero. Outstanding bonds issued in line with the two frameworks amounted at year-end to SEK 8,934 million.

During 2021, real estate bonds were issued to a value of around SEK 89 billion in the Swedish market. The majority of the volume of bonds issued by real estate companies in 2021 were unsecured bonds. Secured bonds at a value of only SEK 3 billion were issued during the year. The Swedish bond market was relatively stable during the year.

In total, Corem issued bonds to a value of SEK 1,450 million during 2021. The issues took place in collaboration with Nordea and Swedbank.

In 2020, the subsidiary Klövern AB instituted an unsecured Medium-Term Note programme (MTN) with a framework amounting to SEK 10 billion, within which SEK 5,550 million has been issued.

Corem has also, through its subsidiary Klövern AB, a secured MTN programme with a framework amounting to SEK 10 billion, within which no bonds had been issued at the year-end. In addition to bonds issued under Klövern's MTN programmes, there were outstanding unsecured bonds of an additional SEK 6,008 million.

A large number of institutions invest in Corem's different bonds. A considerable part has also been invested via the banks' various Private Banking activities. Among the investors are banks, pension funds, trade unions, real estate companies, private companies and individual investors.

Of the bonds issued by Corem as at 31 December 2021, all were listed on the corporate bond list at Nasdaq Stockholm. Trading in the respective bond loan does not take place at the stock exchange, however, but via Swedish banks and brokers. Some of these market participants publish prices in the respective bond loan on a voluntary basis.

All of Corem's outstanding bonds have a coupon which is based on a set margin over 3 months STIBOR.

After completion of the mandatory offer from M2 Asset Management (read more on page 86), a Change of Control event was triggered, which means that bondholders could demand repurchase of bonds at 101 per cent of the nominal amount plus accrued interest. The bondholders of 2020/2023 bonds requested repurchase of a total of SEK 376 million and bondholders of 2020/2024 bonds requested repurchase totalling SEK 216 million.

#### Commercial paper programme

Corem has, through Klövern AB, a commercial paper programme amounting to SEK 4,000 million with an outstanding volume of SEK 2,322 million on 31 December 2021. During the year, Corem also established its own programme for commercial paper with a framework amount of SEK 5,000 million. The programme will eventually replace Klövern's commercial paper programme. Corem's commercial paper programme is arranged by Swedbank and the issuing institutes are Swedbank, Danske Bank and Nordea.

A commercial paper programme works in the same way as bonds with the difference that the period to maturity is limited to a maximum of 364 days. The short maturity period means that the proportion of early maturing credit in the loan portfolio rises but this is compensated for by unutilized credit frameworks and overdraft facilities.

#### Institutional financing

Nordic institutional investors have enabled bilateral financing of USD 200 million via unlisted secured bonds. The instruments run with a set margin above a floating interest rate of 3 months Libor. Institutional financing is based on long-term relationships and is thus reported as traditional bank loans.

#### Hybrid bonds

As at 31 December 2021, the total volume of outstanding hybrid loans was SEK 1,300 million. The hybrid bond loan has a perpetual maturity and is reported as equity in the balance sheet. Corem is able to redeem the hybrid loans prematurely on 21 June 2023 and on every subsequent interest payment day.

The instrument runs with a margin of 600 basis points over three months STIBOR until the first redemption date.

#### COVENANTS AND RISK-TAKING

Corem's financial risk taking and position are shown, among other things, by the key figures equity ratio, interest coverage ratio and loan-to-value ratio. There are sometimes set limit values, known as covenants, in credit and bond agreements with banks and credit institutions specifically for these three key figures.

The covenants in Corem's loan contracts are considered to be at the market level and in accordance with usual practice on the Swedish loan market. The majority of the loan contracts have financial covenants for the equity ratio and the interest coverage ratio. The requirements are usually for an equity ratio of 20–25 per cent and an interest coverage ratio of 1.25–1.50.

As at 31 December 2021, Corem met the banks' requirements and expects that it will continue to do so in 2022.

Property mortgages of SEK 38,946 million (7,315) have been provided as collateral for the major part of the interest-bearing liabilities. In addition, Corem has provided a pledge in the form of shares in subsidiaries, internal promissory notes, pledges in listed shareholdings and undertakings to maintain its covenants. Corem makes the assessment that these are in accordance with usual market practice. 83 per cent of Corem's loans have mortgages in properties and/or shares in subsidiaries as collateral and 2 per cent of the loans have listed shares as collateral.

#### BOND OVERVIEW COREM, 31 DECEMBER 2021

ISIN code	Type	Issued	Maturity	Fixed/Floating	Volume SEKm	Spread over 3-month Stibor on issue, %	Current spread over 3-month Stibor, % <sup>1</sup>
SE0011063163	Unsecured	Apr 18	Apr 22	Floating	2,350	4.00	0.11
SE0013877008	Unsecured	Feb 20	Feb 23	Floating	874	2.50	2.46
SE0012702785	Unsecured	Jun 19	Jun 23	Floating	700	4.25	2.61
SE0013104452	Unsecured	Mar 21	Sep 23	Floating	850	2.40	2.97
SE0015962154	Unsecured	May 21	Nov 23	Floating	900	2.50	2.82
SE0013104205	Unsecured	Oct 20	Apr 24	Floating	2,000	3.25	3.20
SE0015192521	Unsecured	Oct 20	Apr 24	Floating	1,184	3.50	3.15
SE0013104361	Unsecured	Feb 21	Feb 25	Floating	2,500	3.25	3.71
SE0013360104	Unsecured	Mar 21	Sep 25	Floating	200	3.50	3.92

1) As at 2 March 2022

### AVERAGE INTEREST RATE

At year-end, Corem's average interest rate was 2.4 per cent (2.7). Excluding costs for derivatives in the form of interest rate swaps and interest rate caps, as well as costs for credit facilities and overdraft facilities, Corem's average borrowing rate was 2.1 per cent (2.1).

### FIXED INTEREST AND TIED-UP CAPITAL

At year-end, the average period of fixed interest, taking into account derivatives, was 2.6 years (2.7).

At year-end, the average period of tied-up capital was 3.8 years (1.9). A contract volume of SEK 15,665 million (4,036) matures during 2022. Adjusted for refinancing of a bond carried out in January maturing in April as well as commercial paper with back-up facilities, SEK 10,993 million remains. The remaining maturities are in Nordic banks with which Corem has long-term relationships.

### DERIVATIVES

Corem uses derivatives in order to reduce the interest rate risk and achieve the desired fixed interest. Derivatives totalled SEK 32,429 million (4,893) at year-end, corresponding to 69 per cent (51) of the interest-bearing liabilities. Taken together with fixed-interest loans of SEK 1,011 million, this entails that the fixed-interest share of credit volume amounted to 72 per cent. Corem normally uses a combination of two types of derivatives: interest rate swaps and interest rate caps.

Interest rate swaps entail an agreement between two parties to exchange interest payments with one another. Corem has chosen in all its swap agreements to exchange floating

for fixed interest. The floating Stibor rate is obtained for swaps, primarily with three months' maturity, and fixed interest is paid varying between 0.1 and 3.7 per cent depending on the maturity. At year-end 2021, the volume of interest rate swaps was SEK 8,890 million (2,390). No premium has been paid for the interest rate swaps. The counterparties for swaps are Danske Bank, Nordea and Swedbank.

Holdings of interest rate caps amounted to SEK 23,539 million (2,503) at year-end. Interest rate caps protect against rising floating interest rates by providing interest income when the pre-selected floating market rate in the form of Stibor with a certain maturity passes the strike level. A premium is paid to the bank for the interest rate cap, which is booked as a cost during the time to maturity of the cap and increases Corem's average borrowing rate. The counterparties for the interest rate caps are Danske Bank, Nordea and Swedbank.

### Valuation of derivatives

The value of the interest rate caps and swaps changes when market interest rates change and when the period to maturity decreases. On maturity, the value is always zero. During 2021, the change in value of the derivatives amounted to SEK 256 million (-31), of which SEK 0 million (0) was realized. The value of derivatives at year-end was SEK -86 million (-455).

All changes in value regarding derivatives have been reported in the income statement. Hedge accounting has not been applied.





28&7, New York.

# Shares

Corem is listed on Nasdaq Stockholm and belongs to the Large Cap segment. The total market value of Corem's outstanding ordinary and preference shares on 31 December 2021 was SEK 42,883 million and the number of shareholders was 46,706.

## SHARES AND SHARE CAPITAL

Corem Property Group is listed on Nasdaq Stockholm with four classes of shares: Class A ordinary shares, Class B ordinary shares, Class D ordinary shares and preference shares. The Class D ordinary share was introduced as a new class of share in 2021.

On 31 December 2021, the total number of registered shares amounted to 1,137,283,281, of which 93,842,609 were Class A ordinary shares, 1,023,479,568 Class B ordinary shares, 7,545,809 Class D ordinary shares and 12,415,295 preference shares. A Class A ordinary share entitles the holder to one vote while a Class B ordinary share, a Class D ordinary share and a preference share each entitle the holder to one tenth of a vote.

On 31 December 2021, the share capital amounted to SEK 2,275 million. At the same time, the total market capitalization amounted to SEK 42,883 million.

## CONVERSION OF CLASS A ORDINARY SHARES TO CLASS B

There is a conversion clause in Corem's articles of association (5.7) according to which Class A ordinary shares shall be converted into Class B ordinary shares at the shareholder's request.

In February and August 2021, shareholders requested conversion of a total of 860,724 Class A ordinary shares, which in March and September respectively the same year were converted into Class B ordinary shares.

## NEW ISSUE ARISING FROM THE PUBLIC OFFER TO KLÖVERN'S SHAREHOLDERS

On 29 March 2021, Corem made a public offer to the shareholders of Klöver AB (publ) to acquire all outstanding shares in the company, in exchange for newly issued shares in Corem.

During the acceptance period in June 2021, a total of 68,296,112 Class A ordinary shares, 738,725,754 Class B ordinary shares and 14,695,199 preference shares in Klöver were tendered in the offer.

During the acceptance period that ended on 18 August 2021, a total of 2,377,877 Class A ordinary shares, 33,308,552 Class B ordinary shares and 857,426 preference shares in Klöver were tendered in the offer.

As part of the offer, holders of preference shares in Klöver were able either to receive newly issued Class D ordinary shares or preference shares in Corem in exchange. In all, preference shareholders representing 5,016,695 preference shares in Klöver have decided to receive Class D ordinary shares in Corem and shareholders representing 10,535,930 preference shares in Klöver have decided to receive preference shares in Corem.

Overall, as compensation for the shares tendered in the offer, 62,193,109 Class A ordinary shares, 679,390,188 Class B ordinary shares and 5,618,698 Class D ordinary shares as well as 10,535,930 preference shares in Corem have been issued.

## EXCHANGE OFFER TO COREM'S PREFERENCE SHAREHOLDERS

On 30 March 2021, a voluntary exchange offer was made to Corem's preference shareholders for conversion of preference shares into newly issued Class D ordinary shares, according to which Corem offered 1.12 Class D ordinary shares for each preference share in Corem tendered. The offer was made in order to increase financial flexibility for Corem.

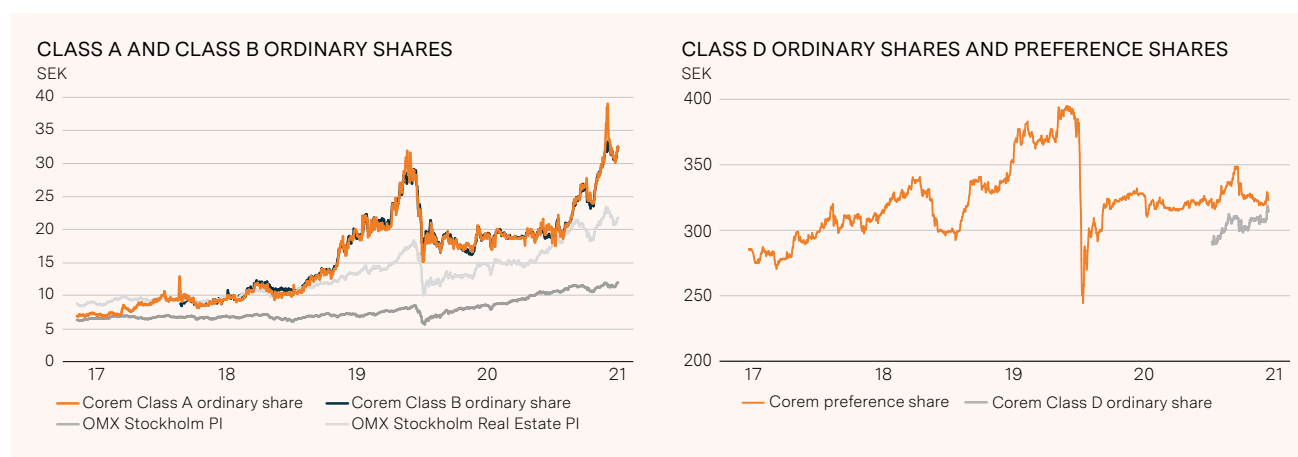
On 11 June 2021, 1,720,635 preference shares had been tendered in the exchange offer, corresponding to 47.8 per cent of the total number of preference shares in Corem. Based on this outcome, Corem issued a total of 1,927,111 Class D ordinary shares to the shareholders, who had accepted the offer.

## DIVIDEND

Corem's dividend policy is that dividend to holders of Class A and Class B ordinary shares shall in the long term amount to at least 35 per cent of the profit from property management after deduction for dividend for Class D ordinary shares and preference shares.

The Board of Directors are proposing to the Annual General Meeting of shareholders a dividend of SEK 0.40 per Class A and Class B ordinary share, SEK 20.00 per Class D ordinary share and SEK 20.00 per preference share.

The proposed dividend corresponds to a yield of 1.2 per cent for Class A and B ordinary shares, 6.3 per cent for Class D ordinary shares and 6.2 per cent for preference shares based on closing prices on 30 December 2021.



## KEY FIGURES, SHARES

	2021	2020	2019	2018	2017
Profit from property management per Class A and Class B ordinary share, SEK	1.16	1.01	0.90	0.84	0.79
Earnings per Class A and Class B ordinary share, SEK	5.52	-0.52	8.35	3.05	2.33
Net asset value (NAV) per Class A and Class B ordinary share, SEK	29.60	22.22	22.74	14.27	11.35
Equity per Class A and Class B ordinary share, SEK	23.94	18.56	19.95	12.07	9.37
Equity per Class D ordinary share, SEK	289.59	—	—	—	—
Equity per preference share, SEK	312.72	251.67	251.67	251.67	251.67
Share price at end of period, Class A ordinary share, SEK	32.60	18.80	27.00	10.00	10.10
Share price at end of period, Class B ordinary share, SEK	32.65	18.80	27.00	10.70	9.26
Share price at end of period, Class D ordinary share, SEK	316.00	—	—	—	—
Share price at end of period, preference share, SEK	324.00	320.00	392.00	294.00	304.00
Market capitalization, SEKbn	42.9	8.2	11.6	5.1	4.6
No. of registered Class A and Class B ordinary shares at end of period, thousands	1,117,322	375,739	375,739	375,739	375,739
No. of outstanding Class A and Class B ordinary shares at end of period, thousands	1,084,778	343,195	364,270	364,270	366,374
Average no. of outstanding Class A and Class B ordinary shares, thousands	740,815	343,429	364,270	364,728	371,837
No. of registered Class D ordinary shares at end of period, thousands	7,546	—	—	—	—
No. of outstanding Class D ordinary shares at end of period, thousands	7,546	—	—	—	—
Average no. of outstanding Class D ordinary shares, thousands	4,046	—	—	—	—
No. of registered preference shares at end of period, thousands	12,415	3,600	3,600	3,600	3,600
No. of outstanding preference shares at end of period, thousands	12,415	3,600	3,600	3,600	3,600
Average no. of outstanding preference shares, thousands	8,306	3,600	3,600	3,600	3,600
Dividend per Class A and B ordinary share, SEK	0.40 <sup>2)</sup>	0.65	0.60	0.45	0.40
Dividend per Class D ordinary share, SEK	20.00 <sup>2)</sup>	20.00 <sup>1)</sup>	—	—	—
Dividend per preference share, SEK	20.00 <sup>2)</sup>	20.00	20.00	20.00	20.00
Dividend for Class A and B ordinary shares in relation to profit from property management after deduction for dividend for Class D ordinary shares and preference shares, %	56 <sup>2)</sup>	64	58	45	46
Dividend yield, Class A ordinary share, %	1.2 <sup>2)</sup>	3.5	2.2	4.5	4.0
Dividend yield, Class B ordinary share, %	1.2 <sup>2)</sup>	3.5	2.2	4.2	4.3
Dividend yield, Class D ordinary share, %	6.3 <sup>2)</sup>	—	—	—	—
Dividend yield, preference share, %	6.2 <sup>2)</sup>	6.3	5.1	6.8	6.3

1) Attributable to newly issued Class D ordinary shares relating to the public offer for Klövern and the exchange offer to Corem's preference shareholders.

2) Proposed dividend



## SHAREHOLDERS

On 31 December 2021, the number of shareholders in Corem amounted to 46,706 (7,662). The 15 largest owners together represented 74 per cent of the total number of registered shares at the same time as foreign owners accounted for 25 per cent.

## REPURCHASE AND TRANSFER OF SHARES

Corem's Board has been authorized by the Annual General Meeting to repurchase own shares up to at most 10 per cent of the total number of registered shares. The purpose is, inter alia, to be able to continuously adapt the company's capital requirements and thus contribute to increased shareholder value.

Corem has not repurchased any of its own shares during 2021. On 31 December 2021, it held 2,913,825 Class A ordinary shares and 29,630,550 Class B ordinary shares, corresponding to 2.86 per cent of the total number of registered shares. The shares have been repurchased at an average price of SEK 18.35 per share.

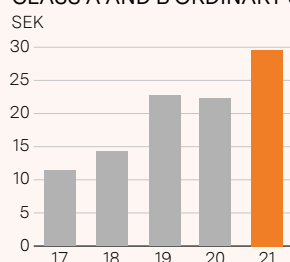
## MANDATORY OFFER FROM M2 ASSET MANAGEMENT

In November 2020, Corem's main owner, M2 Asset Management (M2) acquired additional shares in Corem, which triggered the obligation to make a mandatory offer. The outcome of M2's offer to Corem's shareholders was published on 2 March 2021 and showed that holders of 785,119 Class A ordinary shares, 1,557,123 Class B ordinary shares and 692,183 preference shares accepted the offer.

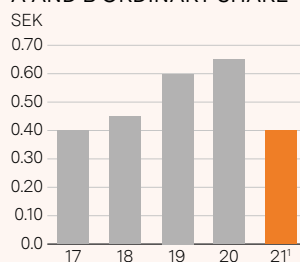
## SHARE DATA, 31 December 2021

Market capitalization	SEK 42.9 bn
Market place	Nasdaq Stockholm, Large Cap
LEI no.	213800CHXQQD7TSS1T59
No. of shareholders	46,706
<b>Class A ordinary shares</b>	
Number	93,842,609
Closing price	SEK 32.60
ISIN	SE0010714279
<b>Class B ordinary shares</b>	
Number	1,023,479,568
Closing price	SEK 32.65
ISIN	SE0010714287
<b>Class D ordinary shares</b>	
Number	7,545,809
Closing price	SEK 316.00
ISIN	SE0015961594
<b>Preference shares</b>	
Number	12,415,295
Closing price	SEK 324.00
ISIN	SE0010714311

NET ASSET VALUE (NAV) PER CLASS A AND B ORDINARY SHARE

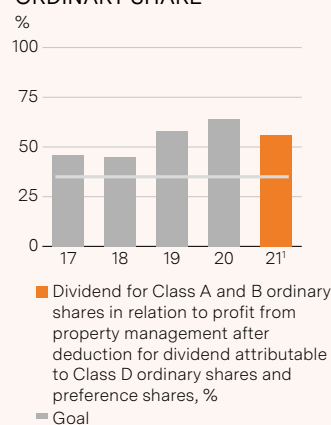


DIVIDEND PER CLASS A AND B ORDINARY SHARE



1) Proposed dividend.

DIVIDEND, CLASS A AND B ORDINARY SHARE



46,706

No. of shareholders

+39,044

Increase of number of  
shareholders in  
2021

## COREM'S LARGEST SHAREHOLDERS AS AT 31 DECEMBER 2021

Shareholder	Class A ordinary shares, 000s	Class B ordinary shares, 000s	Class D ordinary shares, 000s	Preference shares, 000s	Proportion of share capital, %	Proportion of votes, % <sup>1</sup>
Rutger Arnhult via companies	34,823	341,677	3,078	–	33.38	36.03
Gårdarke	39,490	118,128	57	26	13.87	26.68
Handelsbanken fonder	–	77,259	2	–	6.79	4.02
Länsförsäkringar fund management	–	69,393	–	–	6.10	3.61
Swedbank Robur fonder	1,593	27,896	–	–	2.59	2.28
State Street Bank & Trust Co	–	40,006	0	152	3.53	2.09
JP Morgan Chase Bank N.A.	–	23,975	–	216	2.13	1.26
CBNY Norges Bank	314	14,788	151	48	1.35	0.94
Fredrik Rapp privat och via bolag	750	7,500	–	–	0.73	0.78
Prior & Nilsson	–	14,220	–	–	1.25	0.74
Livförsäkringsbolaget Skandia, Ömsesidigt	694	5,256	–	0	0.52	0.63
Patrik Tillman privat och via bolag	571	5,714	77	–	0.56	0.60
SEB Life International	1,100	–	–	–	0.10	0.57
Invus Investment AB	410	6,043	–	–	0.57	0.53
Verdipapirfondet Odin Eiendom	–	10,036	–	–	0.88	0.52
Other shareholders	11,183	231,957	4,182	11,973	22.8	18.72
<b>TOTAL NO. OF OUTSTANDING SHARES</b>	<b>90,929</b>	<b>993,849</b>	<b>7,546</b>	<b>12,415</b>	<b>97.14</b>	<b>100.00</b>
Repurchased own shares <sup>1)</sup>	2,914	29,631	–	–	2.86	–
<b>TOTAL NO. OF REGISTERED SHARES</b>	<b>93,843</b>	<b>1,023,480</b>	<b>7,546</b>	<b>12,415</b>	<b>100.00</b>	<b>100.00</b>

Due to new routines at Ålandsbanken, Banque Internationale à Luxembourg and Union Bancaire Privée, the banks have registered in Euroclear's shareholder's register as owners to some of their clients' Corem shares. Corem assesses that the table above provides a correct picture of the company's 15 largest owners..

1) Repurchased shares do not have voting rights and do not receive dividend.




# Risks and opportunities

Corem's overall objective is to provide a high and stable return on equity over the long term. to ensure long-term value-creation for shareholders. All business activities involve a certain amount of risk-taking, and risks may affect the company's business, financial position and earnings. With effective and proactive management, risks can, however, also bring opportunities.

The company has guidelines, processes and procedures that aim to minimize risks while allowing a strong business-like approach. The risks relating to Corem's business, and their probability of occurrence and management, are identified through a structured process at least annually by the group management. Corem's Board of Directors is then informed of and discusses these risks. The risks and their assessed probability of occurrence and current monitoring and management are presented below.

- P** = Probability, where green is low, yellow is medium and red is high.  
**C** = Consequences, where green is limited, yellow is moderate and red is significant.

## MARKET RISKS


Area of risk	P/C	Description	Management
ECONOMIC CONDITIONS AND MACROECONOMIC FACTORS		Local changes are expected to have a low impact, while a general economic downturn is expected to have a medium impact, as it affects all markets.	➤ Good local knowledge and familiarity with the transaction market in the locations where Corem operates are prioritized in order to monitor changes. Close contact with and knowledge of the market and tenants' circumstances is made possible by having local management staff. Focusing on properties whose characteristics are attractive to a broad range of tenants reduces the risk if the market changes. The company has significant exposure to Stockholm, but since the Stockholm market consists of a number of submarkets and Corem operates in several of them, the risk is deemed to be manageable.
GEOPOLITICAL INSTABILITY		Geopolitical instability can have a considerable impact on the financial markets, lead to both increased energy prices and price rises, or shortages, of other materials used in the business.	➤ The risk is managed, in among other ways, by having good financial stability in the company, using a number of types of financial instruments, having good relations with banks and suppliers and having well considered contract terms for electricity and heating.
COVID-19		The Covid-19 outbreak has been classed as a pandemic according to the WHO. Covid-19 has had an impact on every market where Corem operates, mainly due to the uncertainty factor. The pandemic is affecting tenants and their ability to pay, the financial market and access to capital and the stock market, and therefore shareholdings.	➤ Having a property management organisation in close proximity to tenants is important for reducing risks during the pandemic. This proximity means that any payment difficulties experienced by clients can be picked up early. Having good relations with banks and financial institutions as well as having access to several sources of capital reduces the financial market risk. As the company is in a good financial position, it is able to handle changes in share prices that affect its shareholdings.



Employees at Corem's office in Linköping.



## BUSINESS RISKS



Area of risk	P/C	Description	Management
CHANGE IN THE VALUE OF PROPERTIES		Corem reports property holdings at fair value, which has a direct impact on its income statement and financial position. The value of its properties is affected by how well the company manages to improve and develop them, the management and rental approach in terms of contract and tenant structures, and external factors such as economic conditions and the local balance of supply and demand. The required return is largely dictated by the risk-free interest rate and the location and unique risks of properties.	<p>➤ All properties are valued quarterly. The company has internal valuation expertise in the form of a highly experienced authorized valuer. All properties undergo an external valuation once a year, around 20-30 percent being valued every quarter.</p> <p>As it is active in the transaction market, Corem has good local knowledge and is familiar with the market in the locations where the company operates. This is supplemented by continuous analyses of the portfolio's composition in terms of property type and geography. Operational improvement and development projects are continuously undertaken.</p>

## SENSITIVITY ANALYSIS – EFFECT ON FAIR VALUE OF PROPERTIES



		Net operating income		
		-5%	+/-0	+5%
	+0.5	-13%	-9%	-4%
Yield requirement %	+/-0	-5%	0	+5%
	-0.5	+5%	+11%	+16%

## SENSITIVITY ANALYSIS – EFFECT OF VALUE CHANGES OF PROPERTIES




	-10%	-5%	0%	5%	10%
Change in earnings before tax, SEKm	-8,308	-4,154	0	4,154	8,308
Equity ratio, %	32	34	36	38	40
Loan to value ratio, %	59	56	53	50	48

RENTAL INCOME AND OCCUPANCY RATE		Corem's earnings are affected by lettings, economic occupancy rates and any loss of rental income. Corem relies on tenants to pay their agreed rents on time. There is also a risk that tenants will be unable to make their contractual payments or otherwise be unable to fulfil their obligations.	➤ The risk of fluctuations in vacancies and a loss of income increases the more individual large tenants a property company has. A diversified contract base, with tenants in different industries and leases with different terms, reduces the risk of external market factors having a significant impact. Proactive dialogue with tenants combined with properties in clusters that create the opportunity to offer alternative local solutions provide additional tools for resolving problems.
OPERATING AND MAINTENANCE COSTS AND THE TECHNICAL STANDARDS OF PROPERTIES		Larger items of property management expenditure include tariff-based charges for electricity, water and heating particularly, as well as the costs of property tax and ongoing property management. If cost increases are not fully compensated for by lease adjustments, they could negatively affect Corem's earnings. Abnormal weather conditions may affect the overall result. Property is associated with technical risks, such as the risk of design defects, damage or pollution, which may entail increased costs and therefore negatively affect the company's earnings.	➤ Through its own, active management Corem has in-depth knowledge of its properties. Continuous maintenance work is carried out to maintain and improve the condition of the properties, reducing the risk of sudden extensive repair needs. Great emphasis is placed on energy-saving measures, so that tariff-based costs can be effectively managed and minimized, which is also in accordance with the company's sustainability approach. In most of Corem's leases, the tenant is responsible for all or most of the ongoing operating and maintenance costs. Improvement projects are continually undertaken in the portfolio. Major refurbishment projects are normally only started after a tenant has been found. All of Corem properties are fully insured.


## BUSINESS RISKS, cont.

Area of risk	P/C	Description	Management
PROJECTS		Risks are associated with every stage in development and new construction projects and these risks increase with the complexity of the project. This applies both to the overall implementation of the project and supplier risks (including inflation and delays), workplace accidents, and the risks of letting of the properties not proceeding as expected.	➤ Risk management takes place, inter alia, by Corem (including its subsidiary Klövern) working up a high level of expertise in project organization over a long period in a large number of projects, combined with dedicated project control and systematic follow-up. There are furthermore clear internal regulatory frameworks and processes for quality assurance, a well-developed code of conduct for suppliers and a systematic focus on the working environment. In the US market, risk management is ensured by external project management by Corem's partner.
TRANSACTIONS		Property transactions are a natural and important part of Corem's operations. When acquisitions are made, there is a risk that the occupancy rate of properties will not develop as expected, that their technical standard will be lower than foreseen, or that there will be hidden environmental risks. In the case of company acquisitions, there is also a risk from the acquired company's legal commitments, as well as a tax risk.	➤ Good contact with the market and extensive market knowledge are prioritized in order to find good acquisition and divestment opportunities. Transaction risks are managed by having broad and extensive knowledge of the property business and carrying out the customary financial and technical due diligence on each acquisition.
LISTED HOLDINGS		Since 2019, Corem owns shares in the property company Castellum, which is listed on Nasdaq Stockholm Large Cap. The holding is valued at current market value in the balance sheet. A sharp decline in the share price negatively affects Corem's income statement and financial position as well as the holding's liquidity on the stock market.	➤ Castellum has a different geographical distribution of properties than Corem, which means diversification compared to Corem's directly-owned properties. Corem has a seat on Castellum's Nomination Committee and is therefore able to influence the appointment of the Board of Directors. The company is considered to have good potential and to be well-run. The holding is deemed capable of being sold within a reasonable time frame, if divesting is decided on, as the shares are listed on Nasdaq Large Cap and highly liquid.

## FINANCIAL RISKS

Area of risk	P/C	Description	Management
FINANCING, REFINANCING AND LIQUIDITY		Financing risk is the risk of not being able to borrow, or being able to borrow only on unfavourable terms. If there is turbulence on the credit market, credit conditions, and access to credit, can quickly change. Liquidity risk refers to the risk of not being able to meet payment commitments. If Corem is unable to extend or take out new loans, or if the terms are unfavourable, its ability to meet existing commitments and to be forward-looking in its business activities is limited.	➤ Corem has a financial policy decided on by the Board of Directors that includes, among other things, tied-up capital periods and loan maturities. Being active in the credit market, and having multiple sources of capital and several creditors, reduces the risk of being unable to access financing. Having access to unused credit lines further limits this risk. Liquidity forecasts for the next 24 months are prepared on an ongoing basis and reported to the Board of Directors. The purpose of the liquidity forecasts is to verify the capital requirement and to be able to work from a forward-focused perspective.
INTEREST RATES		Interest expenses are Corem's largest item of expenditure and are therefore important for the company's earnings and cash flow. Conditions in the fixed-income market and interest rate levels can quickly change, which can affect Corem's financing cost. The Riksbank's monetary policy, international and national economic growth forecasts, and unexpected events, can affect market interest rates.	➤ Corem has a financial policy that includes interest rate risk management objectives decided on by the Board of Directors. The risk of sharply rising interest rates having an effect on existing loan agreements is managed through derivatives. The company has several different sources of capital and several different counterparties to reduce interest rate risk for new loans. The company is actively working to reduce its interest expense.
CURRENCY		Corem's ownership of properties in Denmark and the US entails a currency risk. Changes in exchange rates may have either a positive or negative effect on Corem's earning capacity and financial position.	➤ In order to reduce currency risk in the international property holdings, financing for these properties is partly denominated in the local currency.

## FINANCIAL RISKS, cont.

Area of risk	P/C	Description	Management
<b>FINANCIAL UNDERTAKINGS AND GUARANTEES</b>		Financing takes place mainly by bank and bond loans where credit agreements include provisions on financial key figures, such as the equity ratio and the interest coverage ratio. Part of the Group's credit agreements furthermore include provisions on change of control. If the Group breaches the financial covenants or if there is a change in the controlling influence over the company, this may lead to the loan falling due for payment, which may lead to a demand for immediate repayment or that the creditor makes claims on pledged assets.	➤ Corem has a financial policy that regulates financial risk. Covenants are followed up quarterly to ensure that none have been breached. Corem considers that the company's covenants are in accordance with market practice.

## OPERATIONAL RISKS

Area of risk	P/C	Description	Management
<b>POLITICAL DECISIONS; LAWS AND REGULATIONS</b>		Corem's business is affected by political decisions, laws and regulations. Changes can mean altered operating conditions for the business and have effects such as increased costs, an increased need for organizational resources, reduced income or an impact on financing or future investment opportunities.	➤ It is important that political decisions and proposed changes to regulations and laws are picked up on early through external monitoring. Due to Corem's size, it cannot have in-house experts covering every regulation, and so regular monitoring is carried out in cooperation with experts in each relevant field.
<b>TAXES</b>		The conditions that Corem's business operates in are affected by changes in corporate and property taxes, and other state levies. The possibility of future changes that have an impact on property ownership being made to tax rates or the state system cannot be ruled out. A change in tax legislation or practice implying, for example, changes in tax depreciation possibilities, the use of tax loss carryforwards or the right to deduct interest expenses, may alter Corem's future tax position and thereby also affect its earnings.	➤ Corem continuously monitors political decisions in the form of changes to the corporate tax rate, property tax, or tax legislation or its interpretation, and tries to adapt accordingly in order to create an efficient tax position. Corem calls on external tax expertise from several different firms. In most of Corem's leases, the tenant is responsible for property tax.
<b>ENVIRONMENT</b>		According to the Swedish Environmental Code, property owners may be required to pay for the remediation of pollution or environmental damage. This may be the case if the tenant who operated an activity that contributed to the pollution is unable to carry out or pay for the remediation.	➤ When making acquisitions, Corem conducts the customary environmental surveys to identify possible environmental risks. Where ambiguities remain, Corem limits its exposure by requesting market guarantees from counterparties. Corem continuously maps the presence of possible environmental pollution in the property portfolio. There are currently no identified environmental claims against Corem.
<b>EMPLOYEES</b>		Committed staff with the right expertise are crucial for Corem to be able to compete successfully in the real estate industry. There is always a risk that skilled staff may leave the company and that Corem will not succeed in attracting new expertise.	➤ Corem has established procedures that ensure long-term provision of expertise, including succession planning for key employees, good management and an openness to internal recruitment when new posts are to be filled. The company works actively to offer relevant development opportunities through Corem Academy and to take care of the brand as an attractive employer. This includes, among other things, Corem being a sustainable company in every dimension.



## OPERATIONAL RISKS, cont.

Area of risk	P/C	Description	Management
<b>BUSINESS ETHICS, REPUTATION AND BRAND</b>		The existence of unsound business practices, or activities counter to Corem's values, risk damaging Corem's reputation and brand. This risk exists in every part of the business, and is largely linked to the actions of individual employees.	➤ There is a code of conduct and internal policies and guidelines that cover the relevant areas in order to limit the risk. Bribery and corruption are prohibited and is the subject of annual monitoring. New employees are trained in company policies and a common code of conduct. Ongoing work to create a common corporate culture is another important factor in minimising risk. Having a high standard of business ethics is important for Corem's employees.
<b>SUPPLIERS</b>		Corem's business includes a large number of supplier agreements. It is difficult to closely monitor long supply lines, which means that there may be a risk of unsound business practices or activities that are counter to Corem's values emerging within the business. In the event of such behaviour, trust in Corem may be damaged, having an impact on Corem's future development.	➤ Since 2018, Corem's code of conduct shall also be attached to supplier agreements, in order to ensure that suppliers' working methods are in line with Corem's.
<b>IT AND INFORMATION SECURITY</b>		The company is dependent on IT systems to efficiently manage its properties and for its administration. Interruptions such as outages, virus attacks or other disruptions may occur and have a negative impact on the company's business, its employees or its tenants. Additional risks include the loss of confidential information or the risk that digitalisation, the transformation of working methods or the development of the business's systems cannot be achieved at the pace required to meet the demands of its stakeholders.	➤ The company is actively working on IT security, work which includes back-up procedures, cloud services and service providers. All of its computer equipment is modern and has up-to-date virus protection, firewalls, and so on, installed. The company has access to internal and external IT expertise. Procedures are available covering information retention, password changes, etc. The information needs of stakeholders, such as the information needs of clients and the reporting requirements of other external stakeholders, are analysed in connection with work on the business plan.
<b>ACQUISITION OF KLÖVERN</b>		On 29 March 2021, Corem made a public offer to Klöver's shareholders to acquire all outstanding shares. Klöver is consolidated in Corem from 15 June 2021. The acquisition was expected to provide synergies of approximately SEK 200 million annually. There is a risk of realized synergies being lower.	➤ As three quarters have passed since Klöver was consolidated and the merger has proceeded completely according to plan, the prerequisites are good for realizing the planned synergies.

### SENSITIVITY ANALYSIS – EFFECT ON PRE-TAX PROFIT

	Change +/-	Annual effect on earnings, SEKm
Economic occupancy rate	1 percentage point	+/-50
Rental income <sup>1)</sup>	1 per cent	+/-44
Corem's average interest rate	1 percentage point	-/+467

1) Based on contract value.

The sensitivity analysis is based on the Group's income statement for 2021 and the balance sheet as at 31 December 2021. The sensitivity analysis shows the effects on the Group's pre-tax profit after full implementation of each of the variables in the following table. Interest-bearing liabilities and lease contracts run over a number of years which entail that changes do not have their full impact during a single year but only in a longer perspective.

## SUSTAINABILITY RISKS

Area of risk	P/C	Description	Management
CLIMATE CHANGE		Properties are affected by climate change through rising temperatures, extreme weather conditions and floods. Future investments must take into account possible consequences of climate change. A changed climate makes new demands on the business and pro-active work to minimize unforeseen costs and investments that may ensue from a changed climate.	<ul style="list-style-type: none"> <li>• Long-term climate goals and plans of action.</li> <li>• Making a risk inventory of the portfolio with climate scenarios and measures to be taken</li> <li>• Risk analyses in conjunctions with new construction and acquisitions.</li> <li>• Follow-up and transparent reporting of environmental data.</li> </ul>
NEGATIVE IMPACT ON THE ENVIRONMENT		<p>A negative impact on the environment arises due to increased energy consumption, use of hazardous material and chemicals, and increased consumption.</p> <p>Properties with a considerable impact on the environment will be increasingly less in demand by customers and may be difficult to refinance. Long-term risks are declining income, increased operating costs, more expensive financing costs and falling property values.</p> <p>The environment and climate-related work is fully integrated into operations and of crucial importance for the business strategy. Active and ambitious environmental work leads directly to reduced operating costs and also creates prerequisites for favourable financing.</p>	<ul style="list-style-type: none"> <li>• Sustainability and environmental goals.</li> <li>• Long-term energy strategy.</li> <li>• Environmental requirements when procuring contracts, material and services.</li> <li>• Code of conduct for suppliers with environmental requirements.</li> <li>• Environmental certification of buildings.</li> <li>• Invest in own production of renewable energy.</li> </ul>
CORRUPTION AND BREACHES OF HUMAN RIGHTS		Corem is one of Sweden's largest real estate companies with a large external interest and a large number of partners and customers. The risk of breaches of human rights, corruption or other unethical conduct internally, among staff, or externally, among suppliers and partners, may lead to a reduction in trust for Corem and thus financial damage and a damaged brand. In order to counteract these risks, high demands are made on employees and suppliers to comply with the code of conduct.	<ul style="list-style-type: none"> <li>• Steering documents with a clear division of responsibility and authority.</li> <li>• A code of conduct for employees and suppliers.</li> <li>• Training with competence-raising activities that involve all staff.</li> <li>• Overview and audits of suppliers.</li> <li>• Whistleblower function.</li> </ul>
PHYSICAL AND PSYCHO-SOCIAL WORKING ENVIRONMENT		<p>Committed staff with the right expertise are crucial for being able to compete successfully. There is a risk that staff's commitment and performance will be affected if the company does not ensure that the working environment is sound and healthy.</p> <p>Building sites are in particular associated with major working environment risks. In our role of ordering contracts, we can affect the working environment and reduce the risks by preventive work and good dialogue with the entrepreneurs.</p>	<ul style="list-style-type: none"> <li>• Working methods and processes that ensure the provision of expertise and development of the staff.</li> <li>• Policies, guidelines and procedures for quality assurance and systematic work with the working environment.</li> <li>• An organization with an occupational safety committee and an occupational safety official</li> <li>• A safety culture and values that create a secure workplace.</li> <li>• Health promotion measures.</li> <li>• Whistleblower function.</li> </ul>

# Investor Relations

Corem's IR activities shall strive for good relations with the participants in the capital market, create confidence in the company and in this way contribute to cost-effective financing through the company receiving a fair valuation by the market. This is to be accomplished by provision of clear information, responsiveness and good access. IR activities and related provision of information shall take place in compliance with current legislation, the EU Market Abuse Regulation (MAR), Nasdaq's rules, the Swedish financial supervisory authority's (Finansinspektionen) guidelines for listed and MTF companies, the Swedish Code of Corporate Governance and Corem's information policy.

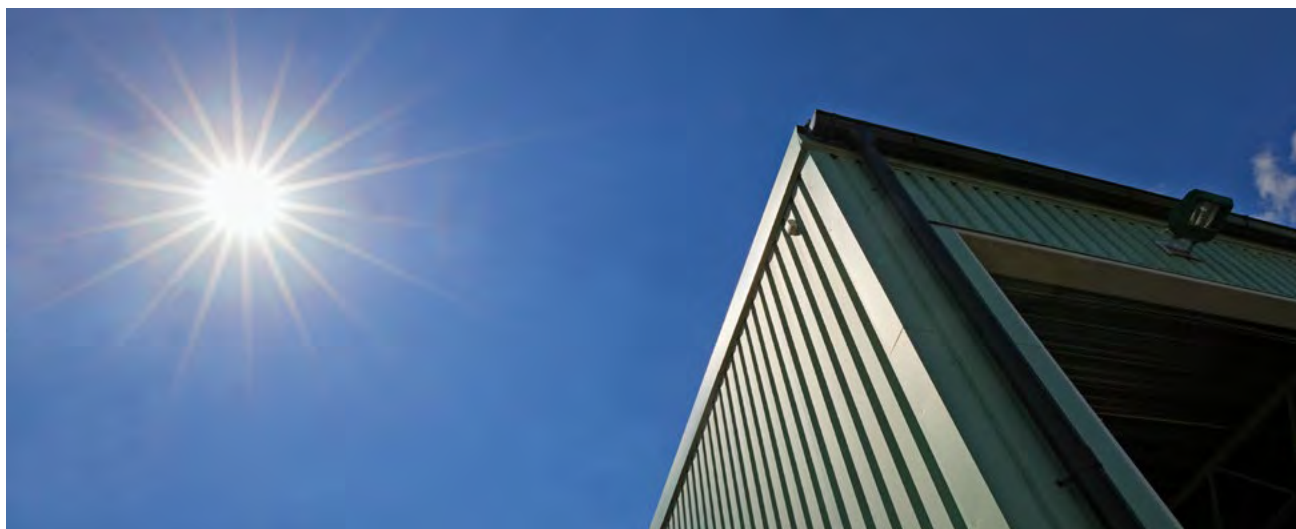
Press releases, interim reports, and annual reports (including sustainability reports) are published and can be downloaded from Corem's website. It also offers the possibility of subscribing to press releases and reports.

Klövern, which has been a subsidiary of Corem since 15 June 2021, was ranked #2 out of all real estate companies examined in the 2021 edition of Hugin & Munin, the magazine Fastighetsvärlden's competition for best information and communication efforts. Seven years in a row Klöver has been ranked among the top 6 in the competition which in recent years have encompassed 30–40 companies. In

2020, Klöver was also nominated for the Swedish Design Prize in the category Annual Report, print version. In 2019, Corem was awarded a prize for Sweden's best annual report in the Mid Cap category, in a competition organized by FAR, SFS, Nasdaq and Sveriges kommunikatörer.

## SWEDISH EQUITY ANALYSTS IN THE REAL ESTATE SECTOR

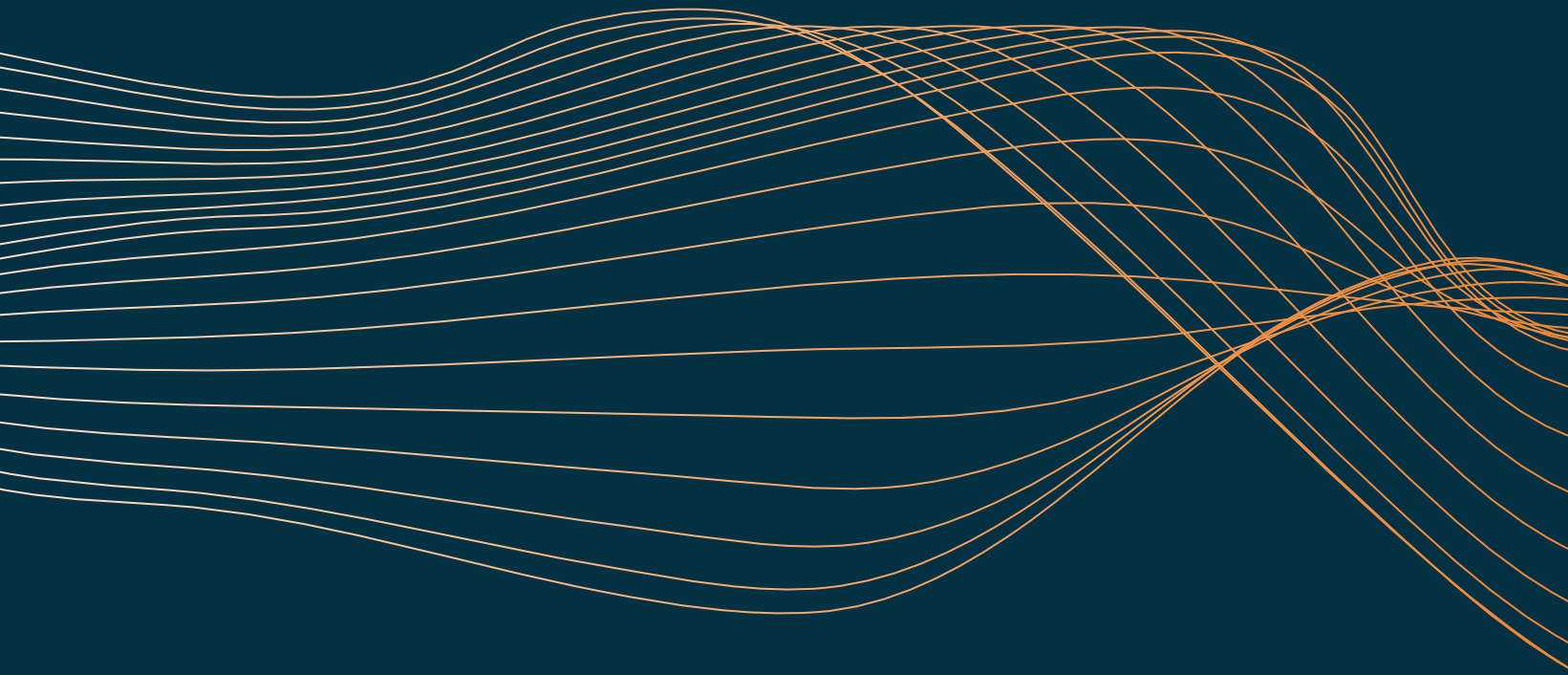
Company	Analyst	Covers Corem
ABG Sundal Collier	Markus Henriksson	
Carnegie	Fredric Cyon, Erik Granström	<input checked="" type="checkbox"/>
DNB	Niklas Wetterling	<input checked="" type="checkbox"/>
Handelsbanken	Johan Edberg	
Kepler Cheuvreux	Jan Ihrfelt	<input checked="" type="checkbox"/>
Nordea	Staffan Bülow	<input checked="" type="checkbox"/>
Pareto	Viktor Hökenhammar	
SEB	Stefan Andersson	



The property Jordbromalm 6:59 Stockholm.



# Corporate governance



# An intensive business year

The task of the Board of Directors is to create added value for our over 46,000 shareholders and, more broadly, to maintain the confidence of our stakeholders. Well-functioning corporate governance is a prerequisite for achieving this. Corem is a company with a clear main owner and many mainly Swedish owners and other stakeholders.

“During the year, the work of the Board has been chiefly marked by the acquisition of Klöver, one of the largest Nordic M&A transactions in 2021.”

The Corona pandemic is the world event that has set its imprint on the business sector and on life in general in 2021. Corem and the great majority of Corem's customers have coped very well through the pandemic and succeeded in operating profitable businesses despite the difficult environment.

During the year, the Board's work has above all been marked by the public offer for the real estate company Klöver, one of the largest Nordic M&A transactions in 2021. The offer was made in the spring of 2021. During the autumn, the Board has examined Klöver's operations and got to know the new executives. Board meetings have taken place at different places within Klöver's portfolio and the Board has met employees, visited properties and got to know the opportunities and risks of various parts of the company. 41 board meetings have been held during the year.

During the summer and the autumn, the Board has made decisions on a new group management for Corem, a new sustainability strategy, new goals for our combined business and a new vision and business concept.

We are working in a business where there is a long-term approach at the same time as there is a need to make fast decisions. The Board and the management must be able to deal with large, long-term investment projects, which can involve risks, but which are crucial for positive long-term creation of value in the company.

Another prerequisite for board work that creates value is for the Board to have good insight into and understanding of the business and what is happening in the surrounding world. We obtain this, in among other ways, by lectures from management and specialists in the organization and external market reports. Corem has a well-balanced board which with its long experience of various areas of the business is able to contribute by making good decisions. The members of the Board both have long experience of line work and experience of highly qualified board work.

The evaluation of the work of the Board which we made in 2021 showed a continued very well functioning board work. The evaluation serves as a basis for the work of the Nomination Committee and is an important instrument in our efforts to continuously improve our work.

I would like to thank everyone for a successful 2021. We are now looking forward to a good 2022, despite a difficult situation in the surrounding world.

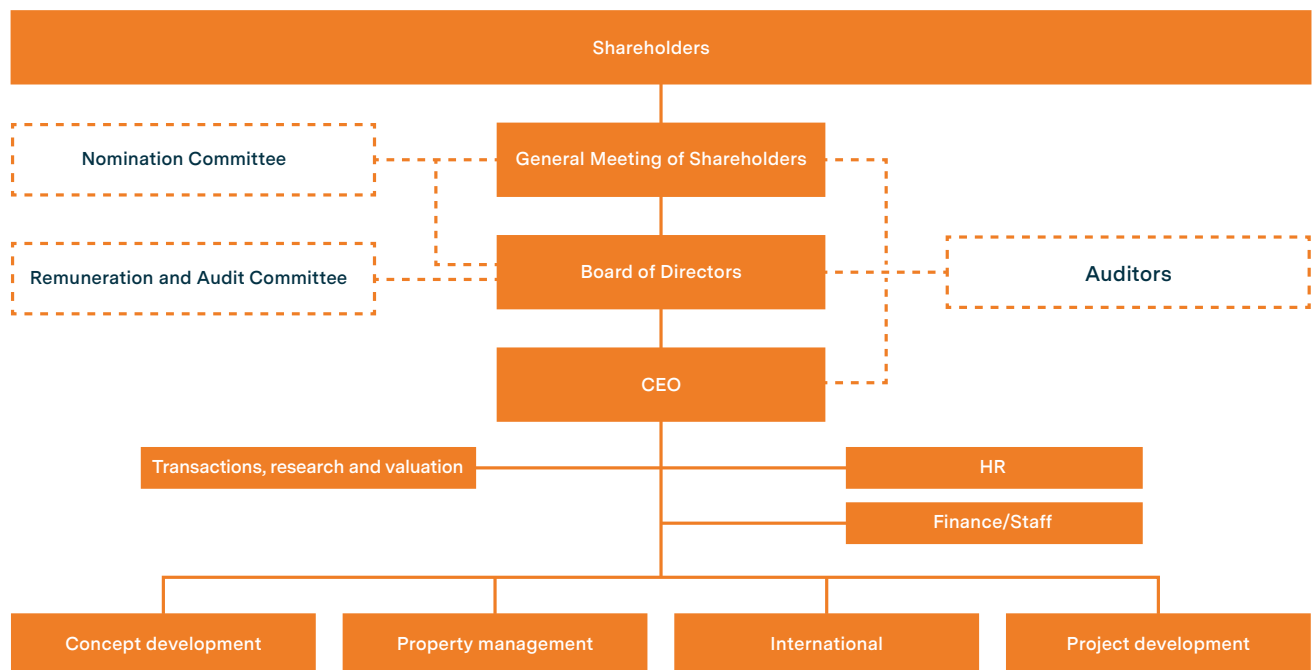
Stockholm, 1 April 2022

Patrik Essehorn  
Chairman



# Corporate Governance report

Corem Property Group AB (publ) (“Corem”) is a Swedish public property company listed on Nasdaq Stockholm Large Cap. The company is governed by its shareholders, through the General Meeting and the Board. They ensure that the CEO and the operational management work to create value and that the business’s risks are managed.



The corporate governance report has been issued as a special report in addition to the annual report, in accordance with the Swedish Annual Accounts Act (1995:1554 Chapter 6, Section 6) and the Swedish Code of Corporate Governance. The report has been audited by Corem’s auditor in accordance with the Swedish Annual Accounts Act and a special report from the auditor is attached to this document.

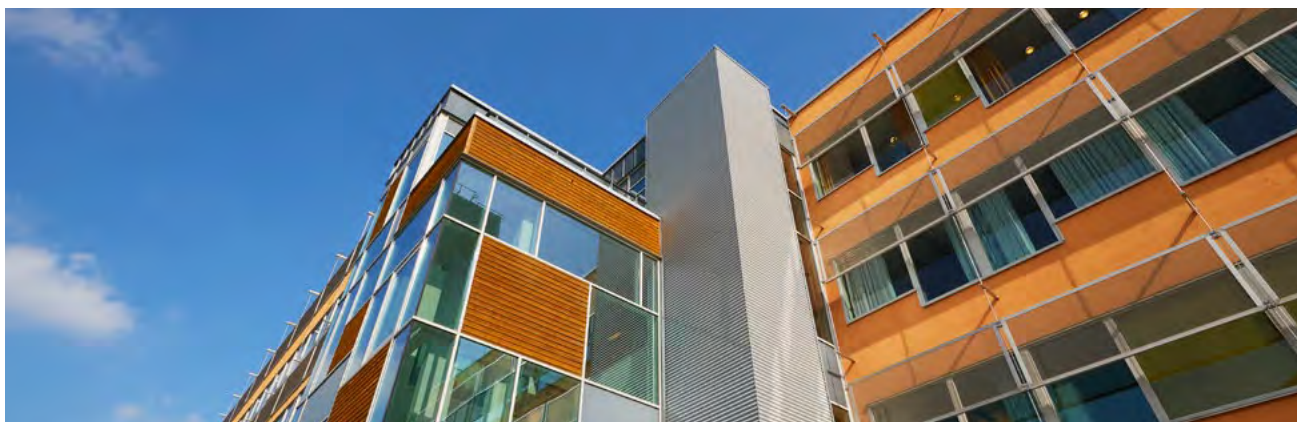
The external corporate governance framework is the Swedish Companies Act, the articles of association, Nasdaq’s issuer rules and the Swedish Code of Corporate Governance (“the Code”). Internal rules are also issued by the Board of Directors, the most important of which are the Board’s rules of procedure, the instructions for the CEO and the policies that provide a framework for day-to-day operations, including risk management and the code of conduct.

The Code, which is managed by the Swedish Corporate Governance Board, [www.bolagsstyrning.se](http://www.bolagsstyrning.se), is based on self-regulation and the principle of “comply or explain”. The aim is to create good conditions for active and responsible ownership. Corem complied with the Code in 2021 and considers that there are no deviations to report.

## SHAREHOLDERS AND SHARES

Corem is listed on Nasdaq Stockholm Large Cap with four classes of shares: Class A ordinary shares, Class B ordinary shares, Class D ordinary shares and preference shares. Class A ordinary shares have one vote per share, while Class B and D ordinary shares and preference shares each have a tenth of a vote.

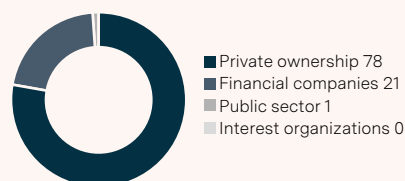




The property Glasblåsaren 7 in Linköping.

#### OWNER CATEGORIES

share of capital, %



#### Articles of association

The Articles of Association chiefly stipulate the following. The company's name is Corem Property Group AB. The company is a Swedish public (publ) company whose registered office is in Stockholm. Its headquarters are in Stockholm. Corem's business consists of acquiring, directly or indirectly through subsidiaries, owning, managing and developing properties, and to conduct related activities.

Shares may be issued as Class A ordinary shares, Class B ordinary shares, Class D ordinary shares and preference shares. There is a conversion clause whereby Class A ordinary shares may be converted into Class B ordinary shares during two periods each year. The company's financial year is the same as the calendar year. Changes to Corem's articles of association are made in accordance with the Swedish Companies Act. The articles of association, which contain information about, inter alia, the share capital, the redemption of preference shares, dividends, the number of directors and auditors, and the rules governing the convening and agenda of Annual General Meetings, can be found in their entirety on the company's website at [www.corem.se](http://www.corem.se).

#### OWNERS

Corem had 46,706 shareholders (7,662) at year-end. The three largest shareholders were Rutger Arnholt, through companies, with 33.38 per cent (46.4) of the capital and 36.03 per cent (52.2) of the outstanding votes, Gårdarke AB with 13.87 per cent (14.6) of the capital and 26.68 per cent (17.5) of the out-

standing votes, and Handelsbanken with 6.79 per cent (2.5) of the capital and 4.02 per cent (1.6) of the outstanding votes.

#### SHARES

In February and August 2021, a conversion request was made for a total of 890,724 Class A ordinary shares, which were converted into Class B ordinary shares in March and September respectively.

At 31 December 2021, there were a total of 93,842,609 Class A ordinary shares, 1,023,479,568 Class B ordinary shares, 7,545,809 Class D ordinary shares and 12,415,295 preference shares. All the shares have a quota value of SEK 2.00. The closing price on the balance sheet date was SEK 32.60 (18.80) per Class A ordinary share, SEK 32.65 (18.80) per Class B ordinary share, SEK 316.00 per Class D ordinary share and SEK 324.00 (320.00) per preference share, resulting in a total market capitalisation of SEK 42.9 billion (8.2).

Over the year, Corem has not repurchased any shares. At 31 December 2021, Corem held a total of 2,913,825 Class A ordinary shares and 29,630,550 Class B ordinary shares. The shares have been repurchased at an average price of SEK 18.35 per share.

There are no warrants or equivalent securities outstanding that may result in additional shares in the company. See pages 84-86, and Corem's website, [www.corem.se](http://www.corem.se), for more information about share classes, shareholders and development of shares over time.

#### GENERAL MEETING OF SHAREHOLDERS

##### Annual General Meeting

Corem's 2021 Annual General Meeting took place on 29 April 2021 in Stockholm. In accordance with the temporary legal rules introduced due to the ongoing pandemic, the meeting took place only through postal voting. Participants represented 85.6 per cent (80.3) of the outstanding votes. Patrik Essehorn was elected Chairman of the Meeting.

At the meeting, the Chairman of the Board Patrik Essehorn, and the board members Christina Tillman, Fredrik Rapp, Kata-



Stapelbädden 4, Malmö.

rina Klingspor and Magnus Ugglar were re-elected. Rutger Arnhult had notified his resignation as a board member on 25 March 2021. The company's auditor for 2021, Ernst & Young, represented by principal auditor Katrine Söderberg was re-appointed.

#### Resolutions passed at the Annual General Meeting

The minutes of the AGM can be found on Corem's website, [www.corem.se](http://www.corem.se). In addition to the mandatory items set out in the articles of association, the Meeting decided on the following:

- The number of directors of the board shall amount to five.
- A dividend of SEK 0.65 per Class A and Class B ordinary share and a dividend of SEK 20.00 per preference share and newly issued Class D shares.
- The determining of the fees to the Board and the auditor.
- The adoption of the remuneration report.
- Amendment to the articles of association.
- Reduction of the share capital by cancellation of preference shares.
- Authorization of the Board of Directors to increase the share capital by new issue of Class D ordinary shares.
- Renewed authorisation of the Board of Directors to decide on new issue of shares.
- Renewed authorization of the Board of Directors to acquire and transfer the company's own shares.

#### NOMINATION COMMITTEE

The 2021 Annual General Meeting decided that the Nomination Committee should be appointed annually and should consist of the Chairman of the Board and one representative

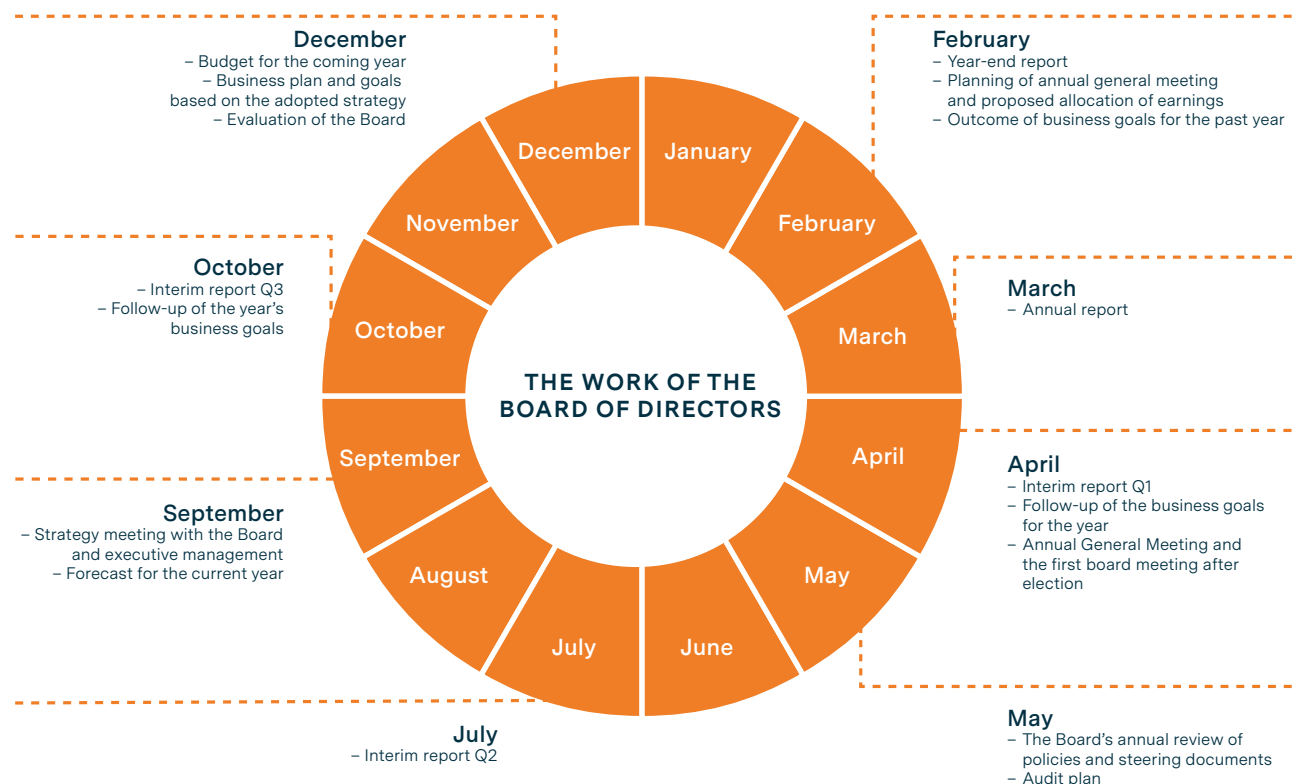
of each of the company's three largest shareholders as of the last trading day in the month of August, the year before the AGM. If a shareholder does not wish to appoint a member of the Nomination Committee when asked, the next largest shareholder will be asked until the Nomination Committee has four members. The Nomination Committee appoints the Chairman, who cannot be a member of the company's Board of Directors.

#### The Nomination Committee's tasks

The Nomination Committee shall submit proposals to the Annual General Meeting relating to:

- The Meeting's Chairman
- The Chairman of the Board
- The Board's composition, including the election of directors, the number of directors, and fees
- Remuneration for committee work
- The procedure for the replacing of a member of the Nomination Committee before the end of their term and:
- Take note of the Audit Committee's recommendations on the choice of auditor and its fee, and then submit proposals to the AGM for the election of an auditor
- Propose rules for the composition of the Nomination Committee to the Meeting.

The Nomination Committee must also take account in its work of the need for diversity and a gender balance in the Board's composition in accordance with the Code's recommendations and Corem's sustainability policy and its section on diversity within the Board of Directors.



The state of the market/business environment, transactions and projects, financial position, culture and organization, and update on strategic initiatives are taken up at every Board meeting.

#### Nomination Committee ahead of the 2022 AGM

The Nomination Committee ahead of the 2022 Annual General Meeting consists of Mia Arnhult (appointed by Rutger Arnhult through companies), Lars Höckenström (Gårdarika AB), Johannes Wingborg (Länsförsäkringar fondförvaltning) and the Chairman of the Board, Patrik Essehorn. The members of the Nomination Committee have considered the matter and concluded that there are no conflicts of interest in accepting their appointment to Corem's Nomination Committee. The composition of the Nomination Committee was announced on Corem's website on 27 September 2021.

The Nomination Committee accounts for 66.3 per cent of the outstanding votes at 31 December 2021. The members of the Nomination Committee do not receive any remuneration. Mia Arnhult was the Nomination Committee's Chair during the year.

The Nomination Committee's work consisted of taking part in the assessment of the Board carried out and analysing the experience and expertise required to ensure that the Board operates effectively based on the company's strategy, position and the world situation. The Nomination Committee had three minuted meetings and were in contact by telephone and e-mail ahead of the 2022 AGM. The guidelines for the largest shareholders for the selection of appointees are that the individuals put forward should have knowledge and experience that are relevant to Corem and the company's future development. The Nomination Committee has further taken into account the need for diversity and a gender balance in the Board's composition.

At the end of 2021, two of the Board's members were women and three were men. The rules applicable to independent directors under the Code were complied with. The Nomination Committee also took note of and considered the Audit Committee's recommendation for the election of an auditor.

#### AUDITORS

The auditors are required to audit the company's annual report and accounts, and its management by the Board of Directors and the Chief Executive Officer. After the end of each financial year, the auditors are required to submit an audit report to the AGM. The auditors are appointed by the AGM, usually for a one-year term.

At the 2021 Annual General Meeting, it was decided that the company should continue to have one auditor. The registered audit firm Ernst & Young AB was re-elected as the company's auditors, and Katrine Söderberg was announced as its principal auditor. The auditor attended three meetings of Corem's Board of Directors during the period between the 2021 and 2022 AGMs.

See Note 5 for additional information on compensation to auditors.

#### BOARD OF DIRECTORS

##### Composition of the Board

Corem's Board consists of five members elected at the 2021 Annual General Meeting. Each director's term continues un-



til the end of the next AGM. The Board is composed as follows: Patrik Essehorn (Chairman), Katarina Klingspor, Fredrik Rapp, Christina Tillman and Magnus Ugglä. Corem's Board of Directors shall consist of at least five and no more than eight members, without alternates, according to the articles of association. See page 107 for more information about the members of the Board.

#### Diversity policy for the composition of the Board

Corem's Board of Directors must have overall expertise that is appropriate to the company's business and be able to identify and understand the risks posed by the business. The goal is for the Board to consist of members of varying ages, genders and geographical origins, with varying educational and professional backgrounds, who collectively contribute to the Board's independence and questioning attitude. This policy works in favour of diversity and the creation of a good, open work environment.

#### Independence of the Board

In accordance with Nasdaq Stockholm's rules and the Code, the majority of the directors elected at the AGM must be independent of the company and the company's management, and at least two must also be independent of the company's largest shareholders. Directors who are independent of the company and its main shareholders do not have extensive business relationships with the company and individually represent less than 10 per cent of Corem's shares or votes, whichever is higher.

According to the Board's assessment of the directors' dependency, which the Nomination Committee agrees with, Corem meets these requirements. The respective directors' assessed dependency in relation to the company and its shareholders is presented in the table below entitled "Composition of the Board". In total, the directors' holdings at 31 December 2021 amounted to 14,832,867 shares, of which 1,331,140 Class A ordinary shares, 13,424,400 Class B ordinary shares, 76,727 Class D ordinary shares and 300 preference shares. The holdings amount to 1.35 per cent (50.33) of the

company's share capital and 1.30 per cent (51.59) of its votes, calculated based on the total number of shares.

#### The work of the Board of Directors

The Board is appointed by the General Meeting and manages Corem on behalf of its shareholders by setting goals and strategies, evaluating the operational management, and establishing procedures and systems for following up on the goals set. This means, among other things, that the Board of Directors continuously assesses the company's financial position and that this is being monitored in a satisfactory way. Under the Swedish Companies Act, the Board of Directors is responsible for the company's organisation and the management of the company's affairs. The Board must also appoint the Chief Executive Officer, verify that the CEO is meeting his/her commitments, and determine salary and other remuneration to the CEO and the other senior executives. Furthermore, the Board is responsible for ensuring that proper information is provided to Corem's stakeholders, that Corem complies with laws and regulations, and that the company produces and implements internal policies and guidelines.

Corem's Board of Directors has established rules of procedure for its work and instructions for the Chief Executive Officer that govern the Board's and the CEO's commitments and the division of labour between them. The instructions for the CEO set out, inter alia, the limitations on the agreements that the CEO may enter into.

#### Remuneration Committee and Audit Committee

As decided by Corem's Board of Directors, the Board itself performs the tasks that would otherwise be entrusted to a Remuneration Committee and an Audit Committee, respectively. One of the consequences of this decision is that the Board of Directors is tasked with analysing accounting issues that are important for Corem, ensuring the quality of the company's financial reporting, and following up on the results of the external auditors' audits. The Board of Directors continuously meets with the company's auditor to acquire information about the focus and scope of audits and to discuss the perception of the

### COMPOSITION OF THE BOARD

Member	Elected	Position	Year born	Nationality	Independent in relation to the company and the company's management	Independent in relation to the company's largest shareholders	Total number of meetings	Attendance
Patrik Essehorn	2008	Chairman of the Board	1967	Swedish	No	No	41	41
Katarina Klingspor	2020	Board member	1963	Swedish	Yes	Yes	41	41
Fredrik Rapp	2018	Board member	1972	Swedish	Yes	Yes	41	40
Christina Tillman <sup>2)</sup>	2010	Board member	1968	Swedish	Yes	No	41	36
Magnus Ugglä	2020	Board member	1952	Swedish	Yes	Yes	41	41
Rutger Arnhult <sup>1)</sup>	2007	Board member	1967	Swedish	No	No	7	7
Auditors								3

1) Director until 25 March 2021.

2) Not participated in all meetings due to disqualification issues being discussed.



Pro Stop, Backa, Göteborg.

company's risks. The Board of Directors establishes guidelines for any services other than auditing that the company may procure from the company's auditor. The Board evaluates audit engagements and informs the company's Nomination Committee of the outcome of these evaluations, as well as helping the Nomination Committee to determine who to propose as auditors and the fee for audit engagements.

The Remuneration Committee's job is to prepare issues relating to the remuneration awarded to and other conditions of employment of the CEO and senior executives to be decided on by the Board and to evaluate the application of the guidelines decided upon by the Annual General Meeting.

#### The Chairman of the Board

The Chairman of the Board is appointed by the AGM and has special responsibility for ensuring that the Board's work is well organised and carried out effectively.

In particular, the Chairman:

- Is in continuous contact with and acts as a discussion partner for and supports the CEO, whom the Chairman consults on strategic matters.
- Ensures that the Board receives satisfactory information and decision-making support for its work.
- Ensures that the members of the Board of Directors continuously receive, on the CEO's initiative, the information necessary to keep up to date with the company's position and development.
- Chairs Board meetings, consults the CEO about the agenda and makes sure that meetings are convened.
- Organizes and leads the Board's work, and encourages open and constructive discussions between Board members, to create the best possible conditions for its work.
- Makes sure that matters are dealt with in accordance with the provisions of the Swedish Companies Act and the articles of association.

- Makes sure that Board members are aware of insider information legislation and the company's insider information policy.
- Is responsible for ensuring that new Board members undergo the requisite introductory training, and the other training that the Chairman and the director in question jointly consider appropriate.
- Is responsible for making sure that the Board's knowledge of Corem is continuously updated and expanded.
- Takes responsibility for contact with shareholders about ownership-related matters and communicates the shareholders' views to the Board.
- Follows up on the effective and proper enforcement of the Board's decisions.
- Is responsible for that the Board's work is evaluated annually.

#### The work of the Board of Directors during the year

The Board has held meetings during the year on 41 (19) occasions, 1 of which was constitutive (1). The company's market position, property acquisitions and other major investments, divestments, strategic initiatives, economic monitoring and financial position are addressed at each Board meeting. The company's performance is compared quarterly against the business objectives set. Major events affecting management and project organization, issues relating to customers and letting conditions, and conditions on the credit and financial market are also reported on. Issues relating to the work environment and any incidents, and deviations from established policies, are dealt with on an ongoing basis.

The annual financial statements and issues to be dealt with prior to the AGM, including the proposed appropriation of profits, are examined in February, while the interim financial statements are examined in April, July and October. At every Board meeting, a session is held that is not attended by the company's management. The issues addressed over the year include

the transactions completed during the year, the public offer to the shareholders of Klöver, ongoing and planned property projects, strategic financing, financial investments in listed property companies, analyses of the future focus of the company's sustainability approach, and updating of the financial goals with a view to obtaining Investment Grade.

The Board's work is continuously evaluated and an annual systematic, structured evaluation is carried out in writing and has been produced and presented to the Nomination Committee. The outcome for 2021 concludes that the Board has a workable decision-making process and a good and constructive climate. Subsequent discussions between Board members serve as a basis for the ongoing development of the Board's working methods.

#### **The Board's responsibility for the financial reporting**

The Board ensures the quality of the company's financial reporting by giving instructions to the CEO, and instructions for financial reporting to the Board of Directors, through the information policy, and by addressing the Audit Committee's report in the form of established protocols, observations, recommendations and proposals for decisions and measures to be taken. The Board further ensures the quality of the company's financial reporting by subjecting its interim reports, year-end reports and annual reports to in-depth examination. The meeting of the financial goals set by the Board is continuously monitored in connection with the production of the budget and the quarterly reports.

The Board of Directors has tasked the company's executive management with ensuring the quality of press releases with financial content and of the presentation materials used in meetings with the media, shareholders and financial institutions.

#### **EXECUTIVE MANAGEMENT**

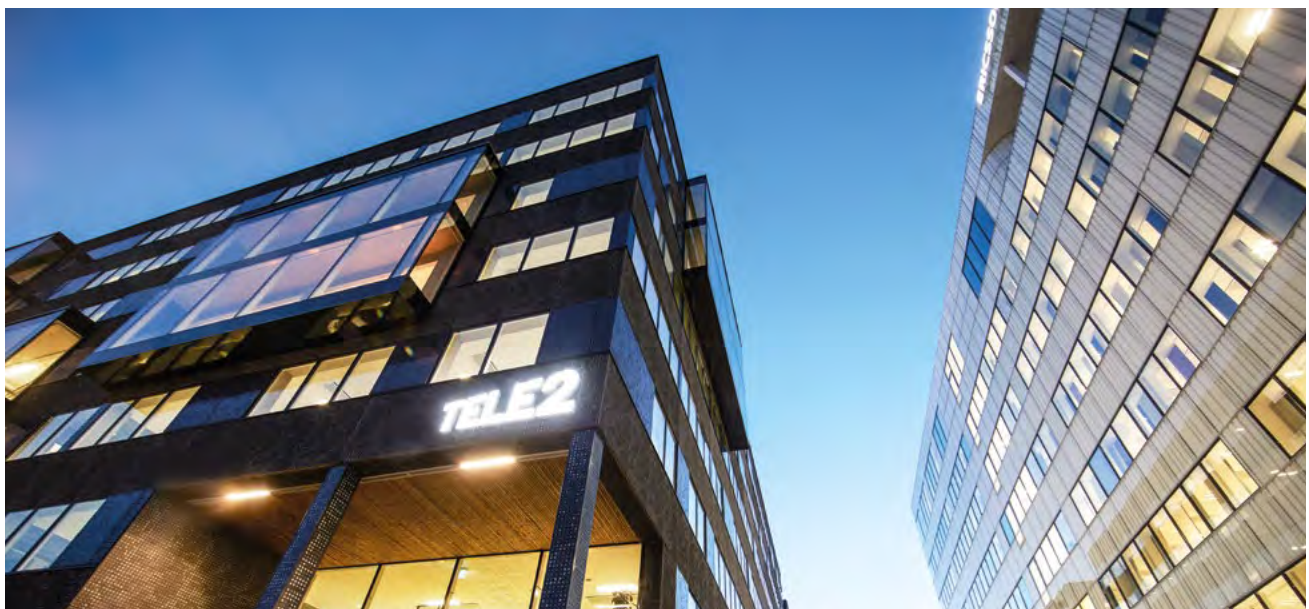
The Chief Executive Officer manages the business in line with the Swedish Companies Act, other laws and regulations, rules applicable to public companies, including the Code, the articles of association, and the framework laid down by the Board, including the instructions for the CEO.

The CEO, in consultation with the Chairman of the Board, provides the information and documents required as the basis for the Board's work and for it to make well-founded decisions, present items of business and justify proposed decisions, and report to the Board on the company's development.

The CEO heads the work of the executive management and makes decisions in consultation with the other senior executives. At 31 December 2021, the executive management consisted of six people including the CEO:

- CEO, Eva Landén
- CFO, Anna-Karin Hag
- Head of Transactions Peeter Kinnunen
- Project Development Manager, Patrick Mellgren
- Property Manager, Anna Lidhagen Ohlsén
- Finance manager, Jens Andersson (until 31 January 2022)

Corem holds an executive management meeting every two weeks. Meetings follow a pre-determined agenda of items to be addressed at each executive management meeting and cover both strategic and operational matters, such as transaction-related, letting, organizational and sustainability issues, and financing and economic monitoring. As a support for the decision-making of the executive management, there are committees consisting of specialists from different parts of the company, such as the investment committee. See page 108 for more information about the executive management.



Tele2 and Ericsson have their head offices at Corem's properties at Kista, Stockholm.



## THE GROUP

### Organization

On 31 December 2021, Corem had a total of 368 (57) employees in the Group, consisting of 168 women (21) and 200 men (36).

### Legal structure

On 31 December 2021, the Group consisted of 431 limited companies, limited partnerships and partnerships (143) where Corem Property Group AB (publ) is the parent company. All properties are owned through subsidiaries.

## REMUNERATION

### Remuneration of senior executives

The Board is responsible for the company having a formalized and transparent procedure for establishing principles, remuneration and other terms of employment for senior executives.

The following principles for the remuneration of Corem's senior executives were determined at the 2020 Annual General Meeting, for application until the longest the 2024 AGM. The Board and the CEO have complied with the set guidelines for remuneration during the 2021 financial year. The guidelines have not significantly changed since last year.

Corem's principles for the remuneration of senior executives are based on the company offering conditions in line with the market that allow it to recruit, develop and retain senior executives. Corem continuously gathers and evaluates information about market remuneration levels for relevant industries and markets. The compensation structure consists of fixed and variable pay, a pension and other components of remuneration that together constitute the individual's total compensation. Remuneration is also determined by the person's responsibilities and powers. Satisfactory work is remunerated with a fixed salary. Variable pay is based on measurable business generation-related criteria, which are established annually by the Remuneration Committee. The Board shall, in accordance with Chapter 8, section 53, of the Swedish Companies Act have the right to depart from these criteria if there are reasons for so doing in the individual case. The remuneration and benefits awarded to other senior executives belonging to the executive management are decided on by the Board of Directors, in accordance with principles established at Corem's AGM.

The remuneration, benefits and other employment conditions granted to Corem's CEO and executive management are set out in the table below and in Note 4.

### The remuneration of the Board

Board fees are awarded as decided at the Annual General Meeting. For 2021, the fee for the Chairman of the Board amounted to SEK 320,000 and SEK 180,000 for the other Board members. There are no agreements between the members of Corem's Board and Corem, or any of Corem's subsidiaries, according to which the Chairman of the Board or other directors receive benefits after their terms of office. The directors have not been

awarded consultancy fees. During the year, Corem purchased legal services from the law firm Walthon Advokater AB, in which the Chairman of the Board, Patrik Essehorn, is a partner.

### The remuneration of the Chief Executive Officer

In 2021, the Chief Executive Officer, received fixed and variable pay. The maximum annual bonus may be up to six ordinary monthly salaries. The Chief Executive Officer is entitled to a company car, medical insurance, and participation in Corem's profit-sharing scheme. The CEO has a pension agreement with a retirement age of 65. The CEO is entitled to pension benefits equivalent to those that would have been paid under the ITP pension plan had Corem participated in it. The reciprocal notice period for the CEO is nine months, with severance pay of 15 months' salary.

### The remuneration of other senior executives

The remuneration of the other senior executives is based on the principle of fixed and variable pay. The maximum annual bonus may be up to three or six months of the senior executive's basic salary. All are entitled to a company car, medical insurance and participation in the profit-sharing scheme. The other senior executives are entitled to pension benefits equivalent to those that would have been paid under the ITP pension plan had Corem participated in it. The reciprocal notice period for three of the senior executives is six months, and for two of these twelve months on the part of company and six months on the part of the employee. There is no compensation in the form of share-related remuneration programmes, options or other financial instruments. Remuneration complies with the principles decided upon at the AGM in 2021.

### The profit-sharing foundation

With a view to strengthening all employees' personal participation in the company's activities and development of its earnings, Corem has, in accordance with the decision of the AGM in 2011, a profit-sharing foundation. Allocation can be made with at most one price base amount per employee and may not exceed 1 per cent of the proposed dividend to the ordinary shareholders. The amount allocated in 2021 was SEK 7,360,000 (639,000).

## INTERNAL CONTROL

### The Board of Directors' Report on Internal Control

Corem is continually exposed to risks that may affect its business and its ability to achieve the goals set. Proactivity, sound internal governance and controls are required to minimise the impact of risks. The Board's responsibility for internal control is governed by the Swedish Companies Act and the Code. The following description has been prepared in accordance with the Code and constitutes the Board's report on internal control over financial reporting.

Corem has defined internal control as a process that is shaped by the Board of Directors, the Audit Committee, the

Remuneration Committee, the CEO, the executive management and other employees. The process is designed to provide reasonable assurance that Corem's objectives in terms of efficient and effective operations, reliable reporting and compliance with the applicable laws and regulations are being met.

The Board of Directors ensures that the company has good internal control and continuously stays informed about and evaluates the functioning of the internal control system.

#### The control environment

The internal control process is based on the control environment and control measures, which create discipline and structure for the process's other components, namely risk assessment, control activities, information and communication and monitoring. The control environment ensures efficiency within the company and serves as the basis for internal control. The formal decision-making procedure rests on the division of responsibility between the Board of Directors and the CEO and includes the rules of procedure and the instructions for the CEO.

Significant processes other than financial reporting, such as accounting instructions and project and rental administration, are evaluated and developed on an ongoing basis according to changes in laws, recommendations, risks and procedures.

#### Policy documents

Policies are continually revised and are defined by the Board once a year. The company's Board of Directors adopted the following policies during the year: the Finance Policy, the Dividend Policy, the Related Party Policy, the Non-Audit Service Approval Policy, the Crisis Management Policy, the Work Environment Policy, the Personal Data Processing Policy, the Information Policy, the Insider Information Policy and the Sustainability Policy. In addition to the policies adopted, the Board has also adopted a code of conduct that summarises the company's values and how the business should be run.

Certification instructions, a financial manual with descriptions of procedures and similar information, and internal guidelines decided on at CEO level are all important instruments for ensuring good internal controls. The Board of Directors is in continuous dialogue with the company's auditors and management to obtain assurance that the internal control system is working.

#### Risk assessment

Risk management is built into the company's processes and various methods are used to assess and limit risk, and to ensure that the risks that Corem is exposed to are managed in accordance with the policies and guidelines defined.

POLICY	PURPOSE
<b>Finance policy</b>	Sets out overall financial goals and guidelines for the conduct of financial activities, ensuring stable finances over the long term and good returns to shareholders. The policy also includes the division of responsibilities.
<b>Dividend policy</b>	Defines the percentage of the year's profit from property management that will be distributed to the company's Class A and Class B shareholders after deduction of dividend to Class D and preference shareholders.
<b>Related party policy</b>	Related companies are companies to which there is an ownership link. The policy provides guidelines for the procurement and provision of services to and from related companies, to make sure that business with related companies is always conducted under market conditions.
<b>Non-audit services approval policy</b>	Contains guidelines on the procurement of so-called non-audit services to ensure that the independence, impartiality and autonomy of Corem's external auditors are maintained.
<b>Crisis management policy</b>	Contains guidelines on how the company should act and communicate in the event of a crisis.
<b>Work environment policy</b>	Describes the overall framework and methods for Corem's systematic approach to the work environment and responsibility for the latter.
<b>Personal data processing policy</b>	Describes how personal data should be managed and stored in accordance with the applicable laws and regulations. Information is also available on Corem's website, <a href="http://www.corem.se">www.corem.se</a> . The basic rule at Corem is that only personal data that is essential to fulfil the business's obligations or meet other regulatory requirements should be retained.
<b>Information policy</b>	Contains guidelines and communication channels for both external and internal communication. The policy ensures that prompt, accurate and relevant information about the company is provided to the company's stakeholders. Transparency and reliability should be the rule for Corem's information disclosures.
<b>Insider information policy</b>	Rules relating to confidentiality and securities trading for people with insider information. The policy ensures proper, ethical management of dealings with the equity and capital markets.
<b>Sustainability policy</b>	Describes how the business should be run with regard to social, ecological and economic sustainability, and gender equality and the prevention of corruption. The sustainability policy includes human resources policy, environmental policy and ethical rules. The business should be informed by accountability, good ethics and a high degree of professionalism in all of its partnerships. There should be no discrimination or victimisation and Corem should be a healthy, safe and attractive place to work. Corem should also have an active approach to the environment that minimises the negative environmental impact of its business.

Corem intends to continue its growth through the acquisition of properties and through investments in existing properties, in accordance with its investment strategy. The company invests in properties that meet the group's requirements of a good return and balanced risk. Each investment is examined separately when each individual decision is made.

Once a year the Board of Directors reviews the company's internal control together with the company's auditors in accordance with the rules of procedure. The risks that are considered to exist are identified and measures are defined to reduce these risks. Both business and sustainability risks are identified on an ongoing basis through work on the company's business plan and measures are proposed and executed.

#### **Disclosure of information**

The company aims to provide effective and accurate information to all parts of the business, the market, and the relevant authorities, through its information and communication channels. Policies and guidelines are made available to the staff involved, while information about events, development and the state of affairs within the various parts of the business is transmitted to Corem's Board of Directors, Audit Committee, CEO and executive management so that they can make well-informed decisions.

External information disclosures include for example statutory reporting to the authorities and the reporting of financial information. The company shall provide prompt, accurate, relevant and reliable information to existing and potential shareholders and other stakeholders. The company issues interim reports each quarter, as well as year-end reports and annual reports for the full financial year. Corem uses the website [www.corem.se](http://www.corem.se) to quickly provide information to the stock market. Significant events are announced on an ongoing basis through press releases. The company has an information policy, to make sure that external information disclosures are accurate and complete, which describes how information should be disclosed internally and externally.

Internal information is transmitted through regular meetings, company conferences, and via the company's intranet. The intranet's main purpose is to serve as a platform through which up-to-date and relevant information can be provided to employees.

#### **Control activities**

The internal control of financial reporting is intended to provide appropriate guarantees of the reliability of external financial reporting in the form of interim reports, annual reports and year-end reports, and to ensure that external financial reporting is prepared in accordance with all the laws, applicable accounting standards and other requirements that must be met by listed companies.

The risks identified in relation to financial reporting are managed through the company's control structures and re-

sult in a number of control activities. These control activities are aimed at preventing, detecting and correcting errors and abnormalities. They include, for example, account reconciliations, the monitoring and reconciliation of Board decisions and policies defined by the Board, and the approval and recognition of business transactions, delegation and authorization structures, company signatories, group-wide definitions, templates, reporting tools, and accounting and valuation principles. Earnings are continuously monitored at several levels within the group, both at property and group level. Results are monitored and analysed by comparison with the budget, forecasts and the previous year. The property managers have a clear responsibility for the performance of the properties that they are responsible for. Their regular analyses of the financial reporting on properties, along with the analyses performed at group level, are an important part of the internal control system. The auditors report their audit observations and their assessment of the company's internal controls. The auditors report at least twice a year. The Board of Directors has overall responsibility for internal control over financial reporting.

#### **The need for internal audit**

Corem's Board has judged that a separate internal audit function is not required. Corem's monitoring and control methods are considered to be sufficient.

The company's organizational structure is decentralised and transparent. Its financial activities, business and rental administration, and external and internal information disclosures, are handled by headquarters. Corem's earnings and balance sheet undergo quarterly monitoring by the various regional functions, the company's management and the Board of Directors. The CFO attends every Board meeting as a co-opted member/secretary. Other group officers regularly attend Board meetings to present reports on specific issues.

Clear documentation through policies and instructions, together with repeated monitoring and regular discussions with the auditor, ensure the processes' compliance. Management and reporting are formally audited by the company's auditor and reported on to the Board.

See the Risks and opportunities section on pages 88 to 93 for detailed information about Corem's risk assessment, exposure and management procedures.



# Board of directors



## PATRIK ESSEHÖRN

*Chairman of the Board since 2008.*

Born 1967.

*Education:* LL.B (Bachelor of Law degree).

### *Other positions:*

Partner in and Chairman of the Board of Directors of Walthon Advokatbyrå AB, Chairman of the Board of Tobin Properties AB and Klövern AB (publ). Board member of Patrik Essehörn Advokat AB.

Dependent in relation to the company and its management. Dependent in relation to the company's large shareholders.

### *Holdings\* in Corem:*

Class A ordinary shares: 10,000, Class B ordinary shares: 100,000.



## KATARINA KLINGSPOR

*Board member since 2020.*

Born 1963.

*Education:* MBA and Economic and Legal Studies

### *Other positions:*

Chairman of the Board of Directors of Premium Svensk Lax AB (publ) and Svenska Viltmatakademin, as well as a Board member of Ludvig Group AB and Biby Förvaltnings AB.

Independent in relation to the company and its management. Independent in relation to the company's larger shareholders.

### *Holdings\* in Corem:*

Class B ordinary shares: 10,000, preference shares: 150.



## FREDRIK RAPP

*Board member since 2018.*

Born 1972.

*Education:* MSc in Economics and Business.

### *Other positions:*

CEO of Pomona-gruppen AB. Chairman of the Board of Directors of Xano Industri AB, Argynnis industrier AB and Svenska Handbollförbundet. Board member of Itab Shop Concept AB, Ages Industri AB, Pomona-gruppen AB including subsidiaries/associated companies and Segulah AB.

Independent in relation to the company and its management. Independent in relation to the company's larger shareholders.

### *Holdings\* in Corem:*

Class A ordinary shares: 749,999, class B ordinary shares: 7,499,990.



## CHRISTINA TILLMAN

*Board member since 2010.*

Born 1968.

*Education:* MSc in Economics and Business.

### *Other positions:*

Chairman of the Board of Directors of NF11 Holding AB. Board member of Volati AB (publ), Grimaldi Industri AB, Cycleurope AB, MBRS Group AB and YPO Guld Service AB. Alternate on the Board of Directors of Stocksund Financial Management AB and Stocksund Financial Services AB. Acting CEO of Hunter Sales I Stockholm AB.

Independent in relation to the company and its management. Dependent in relation to the company's larger shareholders.

### *Holdings\* in Corem:*

Class A ordinary shares: 571,441, Class B ordinary shares: 5,714,410, Class D ordinary shares: 76,727, preference shares: 160.



## MAGNUS UGGLÅ

*Board member since 2020.*

Born 1952.

*Education:* MSc in Civil Engineering, MSc in Economics and Business

### *Other positions:*

Chairman of the Board of Directors of Junibacken and a board member of Resolutionsdelegationen vid Riksgäldskontoret and a member of the Advisory Board of Ashoka Sverige.

Independent in relation to the company and its management. Independent in relation to the company's larger shareholders.

### *Holdings\* in Corem:*

Class B ordinary shares: 100,000.

\*Shareholdings as at 31 December 2021.

# Executive management



## EVA LANDÉN

CEO

Born 1965.

Employed since 2008.

*Education:* MSc in Economics and Business.

*Professional experience:*

CFO and Deputy CEO of Corem 2008–2011, CFO of Bonnier Cityfastigheter 2000–2008, authorized public accountant at PwC 1988–2000.

*Other appointments:*

Chairman of the Board of Specialfastigheter Sverige AB (publ).

*Holdings\* in Corem:*

Class A ordinary shares: 6,120, Class B ordinary shares: 56,570, Class D ordinary shares: 279.



## ANNA-KARIN HAG

CFO

Born 1973.

Employed since 2018.

*Education:* MSc in Economics.

*Professional experience:*

CFO of Humlegården Fastigheter AB 2015–2017, CFO at John Mattson Fastighets AB 2011–2015, Group Controller at AP fastigheter/Vasakronan 2004–2011, PwC Corporate Finance – Real Estate 2000–2004.

*Board appointments:* No external appointments.

*Holdings\* in Corem:*

Class A ordinary shares: 1,300, Class B ordinary shares: 3,100, Class D ordinary shares: 56.



## PEETER KINNUNEN

Head of Transactions

Born 1973.

Employed since 2021.

*Education:* MSc in Civil Engineering.

*Professional experience:*

Head of Transactions at Klövern AB 2012–2021, COO Vanir Asset Management AB 2010–2012, Head of Transactions and Research at Kungsleden AB 2007–2010.

*Board appointments:* No external appointments.

*Holdings\* in Corem:*

Class A ordinary shares: 6,279, Class B ordinary shares: 221,594, Class D ordinary shares: 2,727.



## ANNA LIDHAGEN OHLSÉN

Property Manager

Born 1973.

Employed since 2016.

*Education:* MSc in Civil Engineering.

*Professional experience:*

Head of Property Management for the Stockholm Region at Corem 2013–2015, Market Area Manager Östra city at Hufvudstaden 2015–2016.

*Board appointments:* No external appointments.

*Holdings\* in Corem:*

Class B ordinary shares: 15,514.



## PATRIK MELLGREN

Head of the business area Product Development Sweden

Born 1970.

Employed since 2021.

*Education:* Engineer.

*Professional experience:*

Head of Business Area Project Development at Klövern AB and Acting CFO at Tobin Properties AB 2018–2021, CEO Archus Partner AB 2016–2021, Regional manager Peab Bostad AB 2010–2015, CEO Ångström & Mellgren 2007–2010, Hifabgruppen AB 1996–2000, Skanska 1993–1996.

*Board appointments:* P Mellgren Förvaltning AB, P Mellgren Projekt AB, NJP Invest AB and Östermalms Snickeri AB.

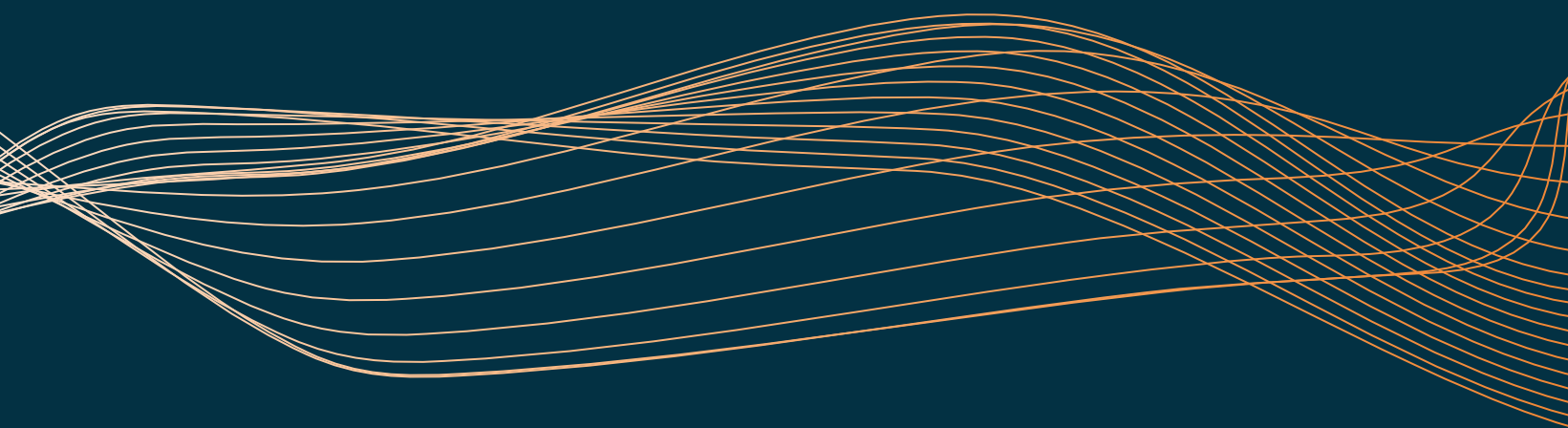
*Holdings\* in Corem:*

Class B ordinary shares: 156,700, Class D ordinary shares: 952.

Jens Andersson, Financial Manager was part of the executive management until 31 January 2022.

\*Shareholding as at 31 December 2021.

# Financial reports





## Consolidated Statement of Income

SEKm	Notes	2021	2020
Income	2, 3	2,805	894
Property costs	3, 4, 6	-911	-226
<b>Net operating income</b>		<b>1,894</b>	<b>668</b>
Central administration	4, 5, 6	-116	-39
Acquisition costs	6	-21	-
Net financial items	7	-579	-209
<b>Profit from property management</b>		<b>1,178</b>	<b>420</b>
Income, residential development		107	-
Costs, residential development	4, 5	-133	-
Net financial items, residential development		-10	-
<b>Profit, residential development</b>		<b>-36</b>	<b>-</b>
Share of earnings in associated companies	12	3	-
Change in value, properties	11	3,432	759
Change in value, financial assets at fair value	13	870	-754
Change in value, current investments	20	-	-288
Change in value, derivatives	8	256	-31
Impairment of goodwill	10	-21	-
<b>Profit before tax</b>		<b>5,682</b>	<b>106</b>
Tax	9	-1,187	-214
<b>NET PROFIT FOR THE YEAR</b>		<b>4,495</b>	<b>-108</b>
<b>Net profit attributable to:</b>			
Parent Company shareholders		4,408	-108
Holdings without controlling influence		87	-
		<b>4,495</b>	<b>-108</b>

## Consolidated Report of Comprehensive Income

SEKm	Notes	2021	2020
<b>Net profit for the year</b>		<b>4,495</b>	<b>-108</b>
<b>Other comprehensive income</b>			
Translation difference for international operations		295	-11
<b>Other comprehensive income after tax</b>		<b>295</b>	<b>-11</b>
<b>NET COMPREHENSIVE INCOME FOR THE YEAR</b>		<b>4,790</b>	<b>-119</b>
<b>Net comprehensive income attributable to:</b>			
Parent Company shareholders		4,699	-119
Holdings without controlling influence		91	-
		<b>4,790</b>	<b>-119</b>
<b>Earnings per share (basic and diluted)</b>			
Average no. of outstanding ordinary shares of Class A and B		740,815,337	343,429,054
Earnings per Class A and B ordinary share before and after dilution, SEK <sup>1)</sup>	22	5.52	-0.52
Dividend per Class A and B ordinary share, proposed for 2021 and approved for 2020, SEK		0.40	0.65
Dividend per Class D ordinary share and preference share, proposed for 2021 and approved for 2020, SEK		20.00	20.00

1) The metric earnings per share is calculated on the basis of the average number of shares taking into account the dividend rights of Class D ordinary share and preference shares. There is no dilution effect as there are no potential shares (for example, convertibles) to be issued.

# Consolidated Balance Sheet

SEKm	Notes	31.12.2021	31.12.2020
<b>ASSETS</b>			
<b>Non-current assets</b>			
Goodwill	10	3,059	–
Investment properties	11	83,084	14,002
Right-of-use assets	27	1,000	218
Machinery and equipment	14	68	1
Shares in associated companies	12	472	–
Financial assets at fair value	13,23	2,263	4,347
Derivatives	23,24	251	–
Other non-current assets	15	85	6
<b>Total non-current assets</b>		<b>90,282</b>	<b>18,574</b>
<b>Current assets</b>			
Properties classified as current assets	16	63	–
Accounts receivable	17,23	66	8
Other receivables	18,23	697	48
Prepaid expenses and accrued income	19,23	557	29
Cash and cash equivalents	23	571	15
<b>Total current assets</b>		<b>1,954</b>	<b>100</b>
<b>TOTAL ASSETS</b>		<b>92,236</b>	<b>18,674</b>
<b>SHAREHOLDERS' EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital	21	2,275	759
Other capital contributed		20,616	1,409
Translation reserves, etc.		284	–7
Retained profits including net profit for the year		10,167	5,116
<b>Shareholders' equity attributable to the Parent Company's shareholders</b>		<b>33,342</b>	<b>7,277</b>
<b>Holdings without controlling influence</b>		<b>596</b>	<b>–</b>
<b>Total shareholders' equity</b>		<b>33,938</b>	<b>7,277</b>
<b>Long-term liabilities</b>			
Interest-bearing liabilities	23,24	32,016	5,510
Leasing liabilities	27	1,000	218
Deferred tax liability	9	8,127	800
Derivatives	23,24	337	455
Other liabilities	23	67	7
<b>Total long-term liabilities</b>		<b>41,547</b>	<b>6,990</b>
<b>Short-term liabilities</b>			
Interest-bearing liabilities	23,24	14,548	4,086
Accounts payable	23	425	60
Tax liability		14	1
Other liabilities	23,25	304	46
Accrued expenses and prepaid income	23,26	1,460	214
<b>Total short-term liabilities</b>		<b>16,751</b>	<b>4,407</b>
<b>Total liabilities</b>		<b>58,298</b>	<b>11,397</b>
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>		<b>92,236</b>	<b>18,674</b>

See Note 28 for information about the Group's pledged assets and contingencies.

# Consolidated Statement of Cash Flow

SEKm	Notes	2021	2020
<b>Operating activities</b>			
Net operating income		1,894	668
Central administration and acquisition costs		-137	-39
Profit residential development		-36	-
Depreciation etc.		0	1
Interest received, dividend, etc.		110	84
Interest paid. etc.		-638	-262
Interest expense leasing agreements attributable to site leasehold agreements		-41	-13
Income tax paid		-3	-7
<b>Cash flow from operating activities before changes in working capital</b>	32	<b>1,149</b>	<b>432</b>
<b>Cash flow from changes in working capital</b>			
Change in properties (current assets)		-189	-
Change in current receivables		-16	-24
Change in current liabilities		246	-38
<b>Cash flow from operating activities</b>		<b>1,190</b>	<b>370</b>
<b>Investment activities</b>			
Investments in new construction, extensions and refurbishments		-1,771	-741
Acquisition of investment properties		-292	-478
Divestment of investment properties		263	60
Acquisition of liquid funds, business combination	34	870	-
Acquisition of long-term shareholdings		-249	-853
Change in other non-current assets		225	-4
<b>Cash flow from investment activities</b>		<b>-954</b>	<b>-2,016</b>
<b>Financing activities</b>	33		
Dividend paid to Parent Company's shareholders		-468	-278
Hybrid bonds, interest		-39	-
Repurchase of own shares		-	-498
Issue costs		-23	-
Short-term investments		-	197
Loans raised		6,834	4,079
Loans amortized		-5,987	-1,847
<b>Cash flow from financing activities</b>		<b>317</b>	<b>1,653</b>
<b>Cash flow for the year</b>		<b>553</b>	<b>7</b>
Liquid funds at beginning of year		15	8
Exchange difference in liquid funds		3	0
<b>Liquid funds at year-end</b>		<b>571</b>	<b>15</b>



# Consolidated Statement of Change in Group Shareholders' Equity

SEKm	Equity attributable to Parent Company's shareholders					Holdings without controlling influence	Total equity
	Share capital	Other contributed capital	Translation reserves	Retained earnings including profit/loss for the year	Total		
Opening shareholders' equity, 01.01.2020	759	1,409	4	6,000	8,172	–	8,172
Net comprehensive income, January–December 2020	–	–	–11	–108	–119	–	–119
<b>Total change in net assets, excluding transactions with the company's owners</b>	–	–	–11	–108	–119	–	–119
Repurchase of own shares	–	–	–	–498	–498	–	–498
Dividend to ordinary shareholders, SEK 0.60 per share	–	–	–	–206	–206	–	–206
Dividend to preference shareholders, SEK 20 per share	–	–	–	–72	–72	–	–72
<b>Total transactions with the company's owners</b>	–	–	–	–776	–776	–	–776
Closing equity, 31 December 2020	759	1,409	–7	5,116	7,277	–	7,277
Opening equity, 1 January 2021	759	1,409	–7	5,116	7,277	–	7,277
Net comprehensive income, January–December 2021	–	–	291	4,408	4,699	91	4,790
<b>Total changes in net assets, excluding transactions with the company's owners</b>	–	–	291	4,408	4,699	91	4,790
Non-cash issue	1,516	19,207	–	–	20,723	–	20,723
Change in holdings without controlling influence	–	–	–	18	18	505	523
Issue costs, including tax effect	–	–	–	–18	–18	–	–18
Hybrid bond	–	–	–	1,261	1,261	–	1,261
Dividend to Class A and B shareholders, SEK 0.65 per share	–	–	–	–223	–223	–	–223
Dividend to Class D shareholders, SEK 20.00 per share	–	–	–	–149	–149	–	–149
Dividend to preference shareholders, SEK 20.00 per share	–	–	–	–246	–246	–	–246
<b>Total transactions with the company's owners</b>	1,516	19,207	–	643	21,366	505	21,871
Closing equity, 31 December 2021	2,275	20,616	284	10,167	33,342	596	33,938

# Parent Company Income Statement

SEKm	Notes	2021	2020
Net sales	2	98	89
Cost of services sold		-61	-52
<b>Gross profit</b>		<b>37</b>	<b>37</b>
Central administration	4,5,6	-43	-39
<b>Operating profit</b>		<b>-6</b>	<b>-2</b>
Earnings from disposal of current investments	20	-	-27
Impairment of shares in subsidiaries	30	-	-202
Interest income and similar income statement items	7	996	1,123
Interest expense and similar income statement items	7	-120	-88
<b>Profit before tax</b>		<b>870</b>	<b>804</b>
Tax	9	-9	-13
<b>NET PROFIT FOR THE YEAR</b>		<b>861</b>	<b>791</b>

*In the Parent Company, no transactions attributable to Other comprehensive income took place and as a result no statement of comprehensive income has been prepared.*

# Parent Company Balance Sheet

SEKm	Notes	31.12.2021	31.12.2020
<b>ASSETS</b>			
<b>Non-current assets</b>			
<b>Intangible non-current assets</b>			
Other intangible non-current assets		3	3
<b>Total intangible non-current assets</b>		<b>3</b>	<b>3</b>
<b>Tangible non-current assets</b>			
Machinery and equipment	14	0	1
<b>Total tangible non-current assets</b>		<b>0</b>	<b>1</b>
<b>Non-current financial assets</b>			
Participation rights in Group companies	30	22,188	432
Other financial non-current assets	13	1,706	2,346
Receivables from Group companies	31	3,906	3,106
Deferred tax assets	9	6	10
<b>Total financial non-current assets</b>		<b>27,806</b>	<b>5,894</b>
<b>Total non-current assets</b>		<b>27,809</b>	<b>5,898</b>
<b>Current assets</b>			
<b>Current receivables</b>			
Other receivables		5	1
Prepaid expenses and accrued income	19	4	4
<b>Total current receivables</b>		<b>9</b>	<b>5</b>
Cash and cash equivalents		28	21
<b>Total current assets</b>		<b>37</b>	<b>26</b>
<b>TOTAL ASSETS</b>		<b>27,846</b>	<b>5,924</b>
<b>SHAREHOLDERS' EQUITY AND LIABILITIES</b>			
<b>Restricted equity</b>			
Share capital	21	2,275	759
<b>Total restricted equity</b>		<b>2,275</b>	<b>759</b>
<b>Non-restricted equity</b>			
Share premium reserve		20,624	1,417
Retained earnings		-43	-198
Profit for the year		861	791
<b>Total non-restricted equity</b>		<b>21,442</b>	<b>2,010</b>
<b>Total shareholders' equity</b>		<b>23,717</b>	<b>2,769</b>
<b>Long-term liabilities</b>			
Liabilities to credit institutions	24	2,951	2,093
<b>Total long-term liabilities</b>		<b>2,951</b>	<b>2,093</b>
<b>Short-term liabilities</b>			
Liabilities to credit institutions	24	931	992
Accounts payable		4	3
Other liabilities	25	205	39
Accrued expenses and prepaid income	26	38	28
<b>Total short-term liabilities</b>		<b>1,178</b>	<b>1,062</b>
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>		<b>27,846</b>	<b>5,924</b>

For information about pledged assets and contingencies, see Note 28.

# Parent Company Statement of Cash Flow

SEKm	Notes	2021	2020
<b>Operating activities</b>			
Profit before tax		870	804
Adjustment for non-cash items		17	242
Taxes paid		–	–
<b>Cash flow from operating activities before changes in working capital</b>	32	<b>887</b>	<b>1,046</b>
<b>Cash flow from changes in working capital</b>			
Change in operating receivables		–5	4
Change in operating liabilities		10	–5
<b>Cash flow from operating activities</b>		<b>892</b>	<b>1,045</b>
<b>Investing activities</b>			
Acquisition of other non-current assets		0	–3
Investments in subsidiaries		–147	–301
Acquisition of non-current financial assets		–249	–854
<b>Cash flow from investing activities</b>		<b>–396</b>	<b>–1,158</b>
<b>Financing activities</b>	33		
Change in loans, Group companies		–799	–639
Dividend to Parent Company shareholders		–454	–278
Repurchase of own shares		–	–498
Current investments		–	135
Issue costs		–23	–
Group contributions received and paid		–	–
Loans raised		843	2,781
Loans amortized		–56	–1,375
<b>Cash flow from financing activities</b>		<b>–489</b>	<b>126</b>
<b>Cash flow for the year</b>		<b>7</b>	<b>13</b>
Liquid funds at beginning of year		21	8
<b>Liquid funds at year-end</b>		<b>28</b>	<b>21</b>



# Change in Parent Company Shareholders' Equity

SEKm	Share capital	Share premium reserve	Retained earnings including profit/loss for the year	Total equity
Opening equity, 01.01.2020	759	1,417	578	2,754
Repurchase of own shares	–	–	–498	–498
Dividend to ordinary shareholders	–	–	–206	–206
Dividend to preference shareholders	–	–	–72	–72
Profit for the year	–	–	791	791
Closing equity, 31.12.2020	759	1,417	593	2,769
Non-cash issue	1,516	19,207	–	20,723
Issue costs including tax effect	–	–	–18	–18
Dividend to Class A and B shareholders	–	–	–223	–223
Dividend to Class D shareholders	–	–	–149	–149
Dividend to preference shareholders	–	–	–246	–246
Profit for the year	–	–	861	861
Closing equity 31.12.2021	2,275	20,624	818	23,717

# Notes

Amount in SEKm unless otherwise stated.

## NOTE 1 ACCOUNTING POLICIES AND NOTES

Corem Property Group AB (publ), corporate identity number 556463-9440, is a Swedish-registered public company with its registered office in Stockholm, which owns, develops and manages properties. The business concept is based on creating business and developing premises and urban environments in a sustainable way close to the customer. The Parent Company's shares were listed on Nasdaq Stockholm on 24 June 2009. The address of the head office is Riddargatan 13C, SE-114 51 Stockholm, Sweden. The consolidated accounts for 2021 are for the Parent Company, its subsidiaries and associated companies, jointly referred to as the Group. The annual report and the consolidated accounts were approved for publication by the Board of Directors on 1 April 2022. The consolidated income statement and balance sheet and the Parent Company income statement and balance sheet will be presented to the Annual General Meeting for adoption on 27 April 2022.

### Compliance with standards and legislation

The consolidated accounts have been prepared in accordance with the Swedish Annual Accounts Act, International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and statements from the IFRS Interpretation Committee, as adopted by the EU, as well as the Swedish Financial Reporting Board's recommendation RFR 1, Supplementary Accounting Rules for Groups. The Parent Company applies the same accounting policies as the Group, except in the cases described under "Parent Company accounting policies". The differences arising between the Parent Company and the Group's accounting policies result from limitations on the ability to apply IFRS in the Parent Company under the Swedish Annual Accounts Act, and, in certain cases, from applicable tax rules. Rounding differences may occur in the annual accounts.

### New amended or revised standards issued by the IASB and statement from IFRIC which entered into force in 2021

The interest rate benchmark reform, amendments to IFRS 7, IFRS 9 and IAS 39.

These amendments relating to the interest rate benchmark reform took effect on 1 January 2021. The amendments deal with the consequences for accounting that arise when financial instruments that refer to an IBOR-interest rate are replaced by an alternative benchmark rate. The new reform has not had any effect on Group's financial position, earnings or cash flows.

### Standards, amendments and interpretations that have not yet entered into force and that have not been adopted early by the Group

Future changes to standards and interpretations are not expected to have any impact on Corem's accounts.

### Basis of preparation of the consolidated and Parent Company financial statements

The functional currency is Swedish kronor. This is the presentation currency of the Group and the reporting currency of the Parent Company. Unless otherwise stated, all amounts are rounded off to the nearest million. The Group's accounting policies have been applied consistently in reporting and consolidation of the Parent Company and subsidiaries. The consolidated accounts have been prepared applying the acquisition cost method with the exception of valuation of investment properties, financial assets apart from other financial assets and derivatives, which are valued at fair value. Deferred tax is valued at the nominal value. The most important accounting policies used in preparation of the Group's financial statements are summarized below.

### Important estimates and judgments

To be able to prepare the accounts in accordance with IFRS and generally accepted accounting practice, assessments and assumptions that affect the assets, liabilities, income and expenses reported in the accounts, as well as other information, are necessary. These assessments and assumptions are based on historical experience, as well as other factors that are deemed reasonable in the prevailing circumstances. Actual out-

comes may differ from these assessments if other assumptions are made or other conditions exist.

## INVESTMENT PROPERTIES

In the area of valuation of investment properties, assessments and assumptions may have a significant impact on the Group's earnings and financial position. Valuation requires assessment of and assumptions about future cash flows, as well as determination of the discount factor (required rate of return). To reflect the uncertainty that exists in the assumptions and assessments made, a range of uncertainty of +/- 5–10 per cent is generally indicated in property valuations. Information on this and the assumptions, and on the assessments made, is provided in Note 11.

## DEFERRED TAX

With due observance of the rules on accounting, deferred tax is reported nominally without discounting. The actual tax is significantly lower, partly due to the possibility of selling properties via companies, and thus in a tax-efficient way, and partly due to the time factor. Through the ability to apply depreciation and deductions for tax purposes in certain refurbishments of properties, which are capitalized in the accounts, and to use loss carryforwards, more or less no tax expense arises. However, payment of income tax arises in a few subsidiaries, where there is no scope for making group contributions for tax purposes. Deferred tax is recognized according to the balance sheet method, based on temporary differences between recognized and taxable values of assets and liabilities and taking into account the tax rates and tax rules enacted or substantively enacted on the balance sheet date. Temporary differences that have arisen at initial recognition of assets and liabilities that are asset acquisitions and at the time of the transaction do not affect either recognized profit or taxable profit are not taken into account. Untaxed reserves are recognized in the Parent Company, including tax. Deferred tax liabilities that arise after the date of acquisition are recognized at the applicable tax rate. Deferred tax assets that arise after the date of acquisition are reported to the extent that it is considered likely that they will be used. Other information regarding deferred tax is provided in Note 9.

## CLASSIFICATION OF ACQUISITIONS

### Asset acquisitions or business combinations

The rule in accounting standard IFRS 3 rule on classification of acquisitions as business combinations or asset acquisitions is based on the principle that each individual transaction must be assessed individually. In cases where the company acquisition mainly includes only property/properties and does not include important processes, the acquisition is classified as an asset acquisition.

On acquisition of businesses, an assessment is made of how the acquisition is to be recognized, based on the criteria inclusion of employees and complexity of internal processes. Furthermore, the number of activities and the existence of agreements with various degrees of complexity are taken into account. A voluntary concentration test can show that an acquisition is an asset acquisition. The concentration test entails that if substantially the whole fair value of the acquired gross assets can be attributed to an asset or a group of similar assets, for example, investment properties, the acquisition is an asset acquisition. However, the test does not provide an answer to whether an acquisition is a business combination but only shows that it could be an acquisition of assets. Company acquisitions in the Group are usually classified as asset acquisitions as the primary purpose is normally to acquire the company's property.

### Asset acquisitions

In acquisition of subsidiaries which are asset acquisitions, the acquisition cost is distributed over the individual assets and liabilities based on their fair value at the time of acquisition. Transaction costs are added to the acquisition value of the acquired net assets.

Properties and financial instruments are valued at fair value. Other items have not been revalued. In asset acquisitions, no deferred tax attributable to the temporary differences between the fair value and the tax value of properties is reported. Any discount for non-deductible acquisition value instead reduces the property's acquisition value.

All acquisitions made during the 2021 financial year have been classified as asset acquisitions except the acquisition of Klöver AB, see below under business combinations.

**NOTE 1 CONTD.****Business combinations**

In the case of business combinations, where transferred payment, any holding without controlling influence and fair value of the previously owned share (in acquisitions taking place in stages) exceeds the fair value of the acquired assets and liabilities taken over, which are reported separately, the difference is reported as goodwill. When the difference is negative, known as a low-price acquisition, this is reported directly in profit/loss for the year.

In the case where the acquisition does not refer to 100 per cent of the subsidiary, a holding without controlling influence is created. Corem reports the holding without controlling influence at fair value, which means that a holding without controlling influence has a share of goodwill.

In the case of acquisition in stages, goodwill is established on the date that the controlling influence arises. Previous holdings are valued at fair value and the change in value is reported in the income statement.

In the case of a business combination, full deferred tax is reported on the temporary differences between the fair value of the properties and their residual tax value.

Corem's acquisition of Klövern in 2021 has been classified as a business combination.

**REPORTING OF PREFERENCE SHARES**

The number of preference shares outstanding at year-end was 12,415,295. The preference shares outstanding are classified as equity in accordance with IAS 32. There is no contractual obligation to pay dividends or to repay contributed capital between Corem and the preference shareholders. Payment of dividends and/or repayment of contributed capital is ultimately for resolution by the Annual General Meeting.

**REPORTING OF HYBRID BONDS**

Bonds are classified as liabilities or equity based on where there is a contractual obligation to regulate the agreement by paying cash or another financial asset. This assessment applies both for the nominal amount and interest payments. On initial recognition, the assessment was made that the hybrid bond can be classified as equity and not as a liability. Interest on hybrid bonds is recognized directly in equity.

**CLASSIFICATION ETC.**

Non-current assets and long-term liabilities in the Parent Company and the Group consist solely of amounts that are expected to be recovered or paid more than 12 months after the end of the reporting period. Current assets and liabilities in the Parent Company and the Group consist solely of amounts that are expected to be recovered or paid within 12 months of the end of the reporting period.

**PRINCIPLES OF CONSOLIDATION****Subsidiaries**

Subsidiaries are companies over which the Parent Company, Corem Property Group AB (publ), exercises a controlling influence. A controlling influence is when Corem is exposed to variable returns from its commitment and is able to influence such returns through its influence over the company. In determining whether a controlling influence exists, potential voting shares and other contractual conditions must be taken into account. Subsidiaries are consolidated according to the acquisition method. In this method, the acquisition of a subsidiary is treated as a transaction in which the Group indirectly acquires the subsidiary's assets and assumes its liabilities and contingent liabilities. The cost upon consolidation is determined using a purchase price allocation analysis at the acquisition. This analysis establishes the cost for the participations and the fair value of the identifiable assets acquired, liabilities assumed and any contingent liabilities. Financial statements of subsidiaries are incorporated into the consolidated accounts from the date of acquisition and up to the date when control ceases.

**Foreign currencies**

Transactions in foreign currency are translated, when they are included in the accounts, into the functional currency at the exchange rate on the transaction date. Monetary assets and liabilities in foreign currency are translated on each balance sheet date at the rate on the balance sheet date. Exchange rate differences that arise are included in the profit for the period. The Group's foreign balance sheets are translated from their functional currency to Swedish kronor at the exchange rate on the balance sheet date. Income and expense items are translated at the average

exchange rate for the period. Any translation differences that arise are recognized in other comprehensive income in the Statement of comprehensive income and the accumulated differences are recognized in the translation reserve in equity. The accumulated translation difference is reversed and recognized under the heading of capital gains or losses in cases where the foreign operations are divested.

**Transactions eliminated in consolidation**

Intra-Group receivables and liabilities, income and expense, and unrealized gains or losses arising from intra-Group transactions are eliminated in their entirety in preparation of the consolidated financial statements.

**Holdings recognized according to the equity method****Associated companies**

A company is recognized as an associated company if Corem exercises a significant influence on the operational and financial management of the company. An indication of controlling influence is that Corem holds no less than 20 per cent but no more than 50 per cent of the votes. In the consolidated accounts, associated companies are recognized in accordance with the equity method. Shares in associated companies are recognized in the balance sheet under the heading Holdings recognized according to the equity method, at cost adjusted for changes in the Group's share in the associated company's net assets. In transactions between Group companies and associated companies, the part of unrealized gains and losses that represents the Group's share of the associated company is eliminated, except as regards unrealized losses that are due to impairment of an asset transferred.

**INCOME****Rental income**

Rental income from investment properties is reported in the income statement on a straight-line basis over the rental period. Leases are classified as operating leases on the basis that the property remains in Corem's possession even if the agreement can run for up to 20 years. In cases where leases allow, for a specific term, a reduced rent that corresponds to a higher rent at another time, the difference is recognized as accrued on a straight-line basis. Rent discounts provided and state support received as a result of the coronavirus crisis are recognized net and are charged to earnings in the period concerned. Remuneration for the commitments that Corem assumes via the leases, such as supplying for example heating, cooling, snow removal and waste collection for the premises, is an integral part of the rent, since the tenants have no say in choice of supplier, frequency or other influence on performance, and is therefore recognized under Leasing.

**Revenue from property divestments**

Revenue from property divestments is normally recognized on the date of transfer of possession. In the event that control of the asset has been transferred at an earlier time than the date of transfer of possession, the property divestment is recognized as revenue on that earlier date. In determining the timing for revenue recognition, what has been agreed between the parties regarding risks and benefits, involvement in day-to-day administration and transfer of legal ownership are taken into account. Also taken into account are circumstances that are outside the control of the seller and/or purchaser and that may affect the result of the transaction.

**SEGMENT REPORTING**

IFRS 8 requires disclosures to be provided from management's perspective. Management's perspective refers to reporting to the highest executive decision-maker (HED), which means that the reporting must be consistent with how it is presented internally. HED is a function that allocates resources and evaluates results. Corem has identified the CEO as HED. The Group is organized in, and managed primarily on the basis of geographical areas, see note 3. Rental income and property costs are directly attributable to properties in the respective segments. Other income and expense items have not been allocated to segments. In the same way, only investment properties are allocated to segments. The segments are reported using the same valuation principles as in the consolidated accounts. HED's central concept in management and reporting is net operating income. There are no regular sales between segments and the table in Note 3 therefore shows no intra-segment sales. Any other transactions are conducted on market terms.

## NOTE 1 CONTD.

### RESIDENTIAL DEVELOPMENT

The Group's residential development activities mainly take place in the subsidiary Tobin Properties AB and are reported under the heading Residential Development. The focus of the activities is residential development.

#### Contract assignments

Tobin's project development of housing is mainly carried out by the company entering into agreements with a tenant owned housing association where a part concerns the transfer of land and a part the contract. These agreements are conditional on one another and treated for accounting purposes as a combined agreement.

The revenue for leasing and transferring a residential project to a tenant-owner association is reported on the date when control is transferred to the final purchaser of the tenant-owned housing.

### OPERATING COSTS AND FINANCIAL INCOME AND EXPENSES

#### Property costs

Property costs include costs relating to the operation, servicing, letting, administration and maintenance of the property portfolio.

#### Central administration

Central administration costs consists of expenses for Group-wide functions and ownership of the Group's subsidiaries.

#### Financial income and expenses

Financial income and expense items consist of interest income from bank deposits and receivables, dividend income and interest expenses on loans. Financial expenses also include costs relating to interest rate derivatives. Any changes due to market valuation are not included in financial income or expenses but are recognized separately as items according to whether the change is realized or unrealized. Interest income and interest expenses relating to receivables and liabilities are calculated using the effective interest method.

Interest income is recognized as income in the period to which it relates. Dividend income is recognized when the dividend has been established and when the right to receive payment has been assessed as certain. Interest expenses include accrued amounts relating to issue costs and similar direct transaction costs for raising loans.

#### Reporting of borrowing costs

Borrowing costs that are directly attributable to the purchase, construction or production of major new builds, extensions or conversions are capitalized during the production period.

#### Employee benefits

Remuneration to employees such as salaries and social security costs, holidays and paid sick leave, etc. are expensed as the employees perform services for the company.

#### Defined-contribution pension plans

All liabilities regarding pensions have been classified as defined-contribution pension plans and are recognized as an expense via profit or loss when they arise, see also Note 4. A pension plan as specified in ITP is applied.

### TAXES

Income taxes comprise current tax and deferred tax. Income taxes are reported in income except when the underlying transaction is recognized in other comprehensive income or directly in equity, whereupon the associated tax effect is recognized in other comprehensive income or equity, respectively. Current tax is tax to be paid or received for the current year upon application of the tax rates enacted, or substantively enacted, on the balance sheet date. Current tax also includes adjustments of current tax attributable to earlier periods. Deferred tax is calculated using the balance sheet method, based on the temporary differences between the carrying amounts and the taxable values of assets and liabilities. Temporary differences that have arisen at initial recognition of assets and liabilities that are asset acquisitions and at the time of the transaction do not affect either recognized profit or taxable profit are not taken into account. Measurement of deferred tax is based on the extent to which the carrying amounts of assets and liabilities are expected to be realized or settled. Deferred tax is calculated using the tax rates and regulations enacted or substantially

enacted on the balance sheet date. Deferred tax assets relating to deductible temporary differences and loss carryforwards are recognized only to the extent it is likely that they can be utilized. The value of deferred tax assets is reduced when it is no longer probable that they can be utilized.

### FINANCIAL INSTRUMENTS

Financial instruments are any form of contract that creates a financial asset and a financial liability or an equity instrument in another entity. Financial instruments recognized under assets in the balance sheet include cash and cash equivalents, accounts receivable and other receivables, as well as shares. The liability side includes accounts payable, loan liabilities, interest rate derivatives and other liabilities. Recognition is determined by how the financial instruments are classified.

#### Recognition and derecognition

A financial asset or liability is reported in the balance sheet when the company becomes party to the contractual terms of the instrument. Rent receivables and accounts receivable are recognized in the balance sheet when an invoice has been sent and the company's right to payment is unconditional. A liability is reported when the counterparty has performed and there is a contractual obligation to pay, even if an invoice has not yet been received. Accounts payable are reported when invoices are received.

A financial asset and a financial liability may be offset and the net amount recognized in the balance sheet when, and only when, the company has a legally enforceable right to offset the amounts and the company intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously. A financial asset is derecognized from the balance sheet when the rights in the agreement are realized, expire or the company loses control over them. The same applies to a part of a financial asset. A financial liability is derecognized when the obligation in the contract is fulfilled or otherwise extinguished. The same applies to a part of a financial liability. At each reporting date, the Company assesses whether there is objective evidence that a financial asset or group of financial assets is impaired. Gains and losses from derecognition from the balance sheet and modification are recognized in profit or loss.

#### Classification and valuation

Debt instruments are classified on basis of the Group's business model for management of the asset and the nature of the asset's contractual cash flows.

The instruments are classified at:

- accrued acquisition value
- fair value via other comprehensive income, or
- fair value via profit.

#### Financial assets

The Group's financial assets are classified as financial assets recognized at accrued acquisition value with the exception of financial investments. Financial assets classified at accrued acquisition value are held, according to the business model, in order to collect contractual cash flows that are only payments of principal and interest on the outstanding principal. Financial assets classified at accrued acquisition value are measured initially at fair value plus transaction costs. Rent receivables and lease receivables are initially measured at the invoiced value. After initial recognition, the assets are measured using the effective interest method. The assets are covered by a loss provision for expected credit losses.

Equity instruments held for trading and equity instruments where the Group has chosen not to recognize changes in fair value via other comprehensive income are classified as financial assets measured at fair value via the income statement. This category includes the Group's financial investments. A gain or loss on a financial asset that is recognized at fair value via the income statement is recognized net in the income statement as of the settlement date in the period in which the gain or loss arises.

#### Financial liabilities

Financial liabilities are classified at accrued acquisition value, with the exception of derivatives. Financial liabilities recognized at accrued acquisition value are measured initially at fair value including transaction expenses. After initial recognition, they are measured at accrued acquisition value using the effective interest method.

Derivatives are classified at fair value via profit. The Group does not use hedge accounting. Fair value is established as described in Note 24.



**NOTE 1 CONTD.****Impairment of financial assets**

The Group's financial assets, other than those classified at fair value via profit or loss or equity instruments measured at fair value through other comprehensive income, are included in impairment of expected credit losses. Impairment for credit losses in accordance with IFRS 9 is prospective, and a loss provision is made when there is exposure to credit risk, usually at initial recognition. Expected credit losses reflect the present value of all deficits in cash flows attributable to defaults either for the next 12 months or for the expected remaining term of the financial instrument, depending on class of asset and on deterioration of credit since initial recognition. Expected credit losses reflect an objective, probability-weighted outcome that takes account of most scenarios based on reasonable and verifiable forecasts. The simplified model is used for accounts receivable, contract assets and rent receivables. In the simplified model, a loss provision is recognized for the expected remaining term of the receivable or asset. An impairment model of three stages is used for other items included in expected credit losses. Initially, and at each balance sheet date, a loss provision is recognized for the next 12 months, or for a shorter period of time, depending on remaining term (stage 1). The Group's assets have been assessed to be in stage 1, that is, there has been no significant increase in credit risk.

The measurement of expected credit losses is based on different methods. The method for accounts receivable, contract assets and rent receivables is based on historical credit losses combined with prospective factors. Other receivables and assets are impaired according to a rating-based method via external credit rating. This also takes into account any collateral and other credit enhancements in the form of guarantees.

Financial assets are recognized in the balance sheet at accrued acquisition value, that is, net of gross value and loss provision. Changes in the loss provision are recognized in the income statement.

**Classification of financial instruments by valuation levels**

The fair value of financial instruments traded on an active market is based on listed market prices and is classified at valuation level 1 in accordance with IFRS 13. In cases where quoted market prices are not available, fair value is calculated using discounted cash flows. These valuations are classified at valuation level 2. Other valuations, for which any variable is based on own judgements, are classified at valuation level 3. For more information, see Note 23.

Input data for valuation levels when measuring at fair value:

- Level 1: Listed, unadjusted prices in active markets for identical assets or liabilities that Corem has access to at the time of measurement.
- Level 2: Inputs other than listed prices included in Level 1 that are directly or indirectly observable for assets and liabilities.
- Level 3: Inputs at Level 3 are unobservable inputs for assets and liabilities.

**INTANGIBLE ASSETS****Goodwill**

Goodwill which arises when preparing the consolidated financial statements in connection with a business combination, consists of the difference between acquisition value and the Group's share of the fair value of the acquired subsidiary's identifiable net assets on the acquisition date. At the time of acquisition, goodwill is recognized at acquisition value. It is subsequently reported at acquisition value after deduction of any impairment. Goodwill is impaired annually or more often if there is an indication that the reported value is not recoverable.

**NON-CURRENT ASSETS****Investment properties**

Investment properties are properties held with a view to obtaining rental income, or an increase in value, or a combination of the two. Investment properties are initially recognized at cost, which includes expenses directly attributable to the acquisition. Investment properties include buildings, land, site improvements and property equipment. Buildings in process of construction and refurbishment which are intended for use as investment properties when the work is completed are also classified as investment properties. Investment properties are recognized in the consolidated balance sheet at fair value; see Note 11. Corem values all its properties/site leaseholds each quarter. For 2021, approximately 99.9 per cent of the total property portfolio was externally valued. The valuation model used is return-based, according to the cash flow model. The

fair value of the property before deduction of selling expenses is calculated from the outcome of the cash flow calculation. Both realized and unrealized changes in value are recognized in the income statement. Rental income and income from property divestments are recognized in accordance with the principles described in the section on revenue recognition. Subsequent costs are added to the carrying amount only when it is likely that future economic benefits associated with the asset will benefit the Company. The critical factor in assessing when an additional expense should be added to the carrying amount is whether the measure results in an improvement, compared with the standard before the measure was taken. Repair and maintenance expenses are recognized as incurred. In larger projects, interest expense is capitalized over the construction period as appropriate.

**Other non-current assets**

The Group recognizes intangible and other tangible non-current assets at acquisition value less accumulated depreciation and any impairment losses. Cost includes the purchase price and costs directly attributable to the asset in order to bring it to the place and in the right condition where it can be used as intended.

Financial non-current assets are recognized in the Group at fair value, except for other financial non-current assets, which are reported at accrued acquisition value.

**Depreciation principles, machinery and equipment:**

Depreciation is applied on a straight-line basis over the estimated useful life of the asset. Estimated useful lives are 3–10 years. The residual value and useful life of each asset are assessed annually.

**Amortization principles for intangible assets:**

Depreciation is applied on a straight-line basis over the estimated useful life of the asset. Estimated period of use is 5 years. The residual value and useful life of each asset are assessed annually.

**Leasing****Lessor**

Lease contracts in which the risks and benefits associated with ownership are in all material respects borne by the lessor are classified as operating leases. Leases relating to investment properties are classified as operating leases.

**Lessee**

Lessees are required to recognize assets and liabilities related to all lease contracts, with the exception of those with a term of less than 12 months and/or those where the underlying asset has a low value. Corem is lessee for primarily site leaseholds and, to a lesser extent, for premises, vehicles and office equipment. When a lease contract has been signed, the commitment to pay the leasing fees is recognized as a lease liability after discounting and the right to use the underlying asset during the leasing period is recognized as an asset. Depreciation of assets and interest on the lease liability are recognized in the income statement. Lease fees are recognized partly as payment of interest and partly as amortization of the lease liability. Changes in the lease contract may result in a revaluation of the liability and an adjustment of the asset's carrying amount. Lease payments for leases classified as short-term leases and/or low-value leases are expensed on a straight-line basis over the lease term.

**IMPAIRMENT LOSSES**

The recognized values of the Group's assets are tested at each balance sheet date to determine whether there is any indication of need for impairment. Should such an indication be identified, the recoverable value of the asset is calculated. An impairment loss is reversed only to the extent that the asset's carrying amount after reversal does not exceed the carrying amount that the asset would have had if the impairment loss had not occurred. Exceptions from the impairment principles are made for property, plant and equipment held for sale, investment properties and deferred tax assets that are measured according to special rules, which are described in the relevant parts of the accounting policies.

# **NOTE 1 CONTD.**

## **PROPERTIES CLASSIFIED AS CURRENT ASSETS** **Properties intended for subsequent sale**

The Group's properties intended for subsequent sale are all associated with the residential development activities conducted by the subsidiary Tobin Properties AB. Properties intended for subsequent sale consist of undeveloped or developed sites intended for future production of tenant-owned housing. The properties are not intended for long-term ownership. Properties intended for subsequent sale are reported in accordance with IAS 2 Inventories which entails valuation at the lowest of the acquisition value and net sales value (estimated selling price after deduction of estimated completion costs). Production costs for properties intended for subsequent sale include direct costs and a reasonable proportion of indirect costs.

## **LIQUID FUNDS**

Liquid funds consist of cash and immediately available deposits at banks and equivalent institutions as well as short-term investments with a maturity from the acquisition date of less than three months. Liquid funds are covered by the requirements for loss provision for expected credit losses.

## **PROVISIONS**

Provisions are recognized in the balance sheet when the Group has a present legal or constructive obligation as a result of a past event, and when it is likely that an outflow of resources will be required to settle the obligations and the amount can be estimated reliably. Where the effect of when in time payment is made is significant, the provision is calculated through discounting the expected future cash flow at an interest rate before tax that reflects current market assessments of the time value of money and, if applicable, the risks associated with the debt.

## **CONTINGENT LIABILITIES**

A contingent liability is recognized when a possible obligation exists that arises from past events and whose existence will be confirmed only by one or more uncertain future events, or when there is an obligation that is not recognized as a liability or provision because it is not likely that an outflow of resources will be required to settle the obligation.

## **FORM OF PRESENTATION OF THE INCOME STATEMENT**

The Group uses the form of presentation that is standard for a large number of companies in the real estate industry. As a result, the income statement shows results for net operating income, profit from property management and profit before tax. Profit from property management includes net financial items, in turn including realized changes in value relating to derivatives. Unrealized changes in the value of derivatives and other changes in value are recognized after the profit from property management. In the Parent Company, the Report Form for allocation by function is used, showing gross profit and operating profit.

## **CASH FLOW STATEMENT**

The statement of cash flows has been prepared using the indirect method. The operating profit has thus been adjusted for transactions that did not result in inflows or outflows during the period and for any income and expenses attributable to the cash flows of investment activities. The purpose of the statement of cash flows is to show the company's inflows and outflows during the period in which the payments are attributed to operating activities, investment activities or financing activities.

## **DIVIDENDS TO BE PAID**

Dividends are recognized as a liability on approval by the Annual General Meeting/Extraordinary General Meeting of shareholders.

## **PARENT COMPANY'S ACCOUNTING POLICIES**

The Parent Company has prepared its annual accounts in accordance with the Swedish Annual Accounts Act (1995:1554) and the Swedish Financial Reporting Board's recommendation RFR 2 Accounting for Legal Entities. The recommendation requires the Parent Company in preparing the annual accounts for the legal entity to apply all IFRS and interpretations, as adopted by the EU, to the extent possible within the scope allowed by the Swedish Annual Accounts Act, and taking into account the relationship between accounting and taxation. The accounting policies of the Parent Company described below have been applied consistently in all periods presented in the Parent Company's

financial statements. The presentation form for the income statement and balance sheet accords with the Swedish Annual Accounts Act.

## **Financial instruments**

In view of the relationship between accounting and taxation, the rules on financial instruments stated in IFRS 9 are not applied in the Parent Company as a legal entity. The Parent Company instead uses the acquisition value method as described in the Swedish Annual Accounts Act. Financial non-current assets are therefore measured in the Parent Company at acquisition value and financial current assets according to the lowest-value principle, with impairment for expected loan losses being applied in accordance with IFRS 9 as regards assets that are debt instruments. Impairment for other financial assets is based on market values.

The Parent Company applies a rating-based method for calculating expected credit losses on intra-Group receivables based on the probability of default, expected loss and exposure in the event of default. The Parent Company defines default as when payment of the claim is 90 days late or more, or if other factors indicate that payments have been suspended. As of the balance sheet date, no significant increase in credit risk has been identified. This assessment is based on whether any payment is 30 days or more late, or if there is a significant deterioration in the rating, resulting in a rating below investment grade. The Parent Company's receivables from the subsidiary are subordinated to claims by external lenders. The Parent Company applies the general method to the intra-Group receivables. The Parent Company's expected loss in the event of default takes into account the subsidiaries' average loan-to-value ratio and the anticipated market value of the subsidiaries' properties in the event of a forced sale. Based on the Parent Company's assessments with the above method, taking into account other known information and forward-looking factors, expected credit losses are not considered significant and no provision has therefore been recognized.

The Parent Company applies the exemption not to value financial guarantee agreements for the benefit of subsidiaries and associated companies and joint ventures, in accordance with the rules in IFRS 9. Instead, it applies the principles for measurement in accordance with IAS 37 Provisions, Contingent Liabilities and Contingent Assets.

## **Subsidiaries**

Participation rights in subsidiaries are recognized in the Parent Company using the acquisition value method. Dividends received are recognized as income irrespective of whether they derive from profits earned before or after acquisition. In the case of dividends arising from profits earned before acquisition, the shares are tested for impairment.

## **Group contributions and shareholder contributions for legal entities**

Group contributions are recognized in profit or loss according to their financial significance, that is, as a financial income item on receipt of Group contributions or as participation rights in subsidiaries in the event of Group contributions paid. Shareholder contributions are recognized directly in equity by the recipient and are capitalized as shares and participations by the issuer, to the extent that no impairment loss is identified.

## **Leasing**

The Parent Company has elected to apply the exemption for lessees in RFR 2 and lease payments are expensed on a straight-line basis over the leasing period.

# **NOTE 2 BREAKDOWN OF INCOME**

	Group		Parent company	
	2021	2020	2021	2020
Rental income from leasing of premises	2,795	894	–	–
Other revenue	10	–	–	–
Invoicing of intra-Group services	–	–	98	89
<b>Total revenue</b>	<b>2,805</b>	<b>894</b>	<b>98</b>	<b>89</b>

SEK 1,799 million of the income is attributable to the acquisition of Klöver, for the period 15 June to 31 December 2021, see Note 34 Business combination.

**NOTE 3 SEGMENT**

IFRS 8 requires disclosures to be made from management's perspective, that is from the highest executive decision maker (HED), with the aim of ensuring that the reporting is consistent with how it is presented internally. Corem has identified the CEO as HED, the function that allocates resources and evaluates the results. The Group's portfolio and operations (excluding Klövern) are organized on the basis of geographical areas: Region Stockholm, Region South, Region West and Region Småland. With the acquisition of Klövern, the portfolio was substantially expanded in the second quarter of 2021. For the sake of clarity and transparency of comparative figures, Klövern is being reported in accordance with the geographical breakdown used in Klövern. In addition, aggregated figures are

shown where the property portfolio is divided up into investment portfolio and development portfolio. Income and costs for Klövern refer to the period 15 June-31 December 2021. The regional breakdown is in accordance with the internal follow-up model for the CEO and the Board.

The segments are reported using the same valuation principles as in the consolidated accounts. Net operating income is the central concept of control and reporting. No regular sales take place between segments and as a result the table below shows no intra-segment sales. Any other transactions are conducted on market terms. For further information, see Note 11.

**Income statement items and investments per geographical area**

	Income, SEKm		Property costs, SEKm		Net operating income, SEKm		Operating margin, %		Investments, SEKm	
	2021 Jan-Dec	2020 Jan-Dec	2021 Jan-Dec	2020 Jan-Dec	2021 Jan-Dec	2020 Jan-Dec	2021 Jan-Dec	2020 Jan-Dec	2021 Jan-Dec	2020 Jan-Dec
Stockholm	569	515	-167	-147	402	368	71	71	196	301
South	126	126	-32	-29	94	97	75	77	73	60
West	223	187	-45	-37	178	150	80	80	88	339
Småland	88	66	-16	-13	72	53	82	80	24	41
<b>Corem</b>	<b>1,006</b>	<b>894</b>	<b>-260</b>	<b>-226</b>	<b>746</b>	<b>668</b>	<b>74</b>	<b>75</b>	<b>381</b>	<b>741</b>
Region Stockholm	927	-	-390	-	537	-	58	-	433	-
Region East	396	-	-132	-	264	-	67	-	200	-
Region West	339	-	-127	-	212	-	63	-	213	-
International – Copenhagen	137	-	-3	-	134	-	98	-	45	-
International – New York	0	-	1	-	1	-	-	-	499	-
<b>Klövern</b>	<b>1,799</b>	<b>-</b>	<b>-651</b>	<b>-</b>	<b>1,148</b>	<b>-</b>	<b>64</b>	<b>-</b>	<b>1,390</b>	<b>-</b>
<b>TOTAL</b>	<b>2,805</b>	<b>894</b>	<b>-911</b>	<b>-226</b>	<b>1,894</b>	<b>668</b>	<b>68</b>	<b>75</b>	<b>1,771</b>	<b>741</b>
Investment portfolio	2,620	-	-823	-	1,797	-	69	-	1,075	-
Development portfolio	185	-	-88	-	97	-	53	-	696	-
<b>TOTAL</b>	<b>2,805</b>	<b>894</b>	<b>-911</b>	<b>-226</b>	<b>1,894</b>	<b>668</b>	<b>68</b>	<b>75</b>	<b>1,771</b>	<b>741</b>

**Key figures per geographical area**

	No. of properties		Fair value, SEKm		Rental value, SEKm		Economic occupancy rate, %		Area-based occupancy rate, 000 sq.m.	
	2021 31 Dec	2020 31 Dec	2021 31 Dec	2020 31 Dec	2021 31 Dec	2020 31 Dec	2021 31 Dec	2020 31 Dec	2021 31 Dec	2020 31 Dec
Stockholm	95	94	9,051	7,903	616	564	95	94	475	458
South	24	25	1,857	1,650	129	134	94	95	174	193
West	26	26	3,637	3,271	230	196	89	91	250	237
Småland	23	22	1,399	1,178	92	76	95	92	103	98
<b>Corem</b>	<b>168</b>	<b>167</b>	<b>15,944</b>	<b>14,002</b>	<b>1,066</b>	<b>970</b>	<b>94</b>	<b>93</b>	<b>1,002</b>	<b>986</b>
Region Stockholm	127	-	34,821	-	2106	-	85	-	1,127	-
Region East	112	-	10,417	-	814	-	90	-	698,	-
Region West	98	-	9,048	-	720	-	88	-	528	-
International – Copenhagen	8	-	6,830	-	251	-	97	-	124	-
International – New York	5	-	6,024	-	0	-	0	-	0	-
<b>Klövern</b>	<b>350</b>	<b>-</b>	<b>67,140</b>	<b>-</b>	<b>3,891</b>	<b>-</b>	<b>88</b>	<b>-</b>	<b>2,476</b>	<b>-</b>
<b>TOTAL</b>	<b>518</b>	<b>167</b>	<b>83,084</b>	<b>14,002</b>	<b>4,957</b>	<b>970</b>	<b>89</b>	<b>93</b>	<b>3,479</b>	<b>986</b>
Investment portfolio	448	-	68,854	-	4,657	-	90	-	3,194	-
Development portfolio	70	-	14,230	-	300	-	73	-	284,	-
<b>TOTAL</b>	<b>518</b>	<b>167</b>	<b>83,084</b>	<b>14,002</b>	<b>4,957</b>	<b>970</b>	<b>89</b>	<b>93</b>	<b>3,479</b>	<b>986</b>

### NOTE 3 CONTD.

#### Breakdown of properties, vacancies and occupancy rate by geographical area

Key figures by geographical area	No. of properties		Lettable area, 000 sq.m.		Vacancy, sq.m.		Contracted rent, SEKm	
	2021 31 dec	2020 31 dec	2021 31 dec	2020 31 dec	2021 31 dec	2020 31 dec	2021 31 dec	2020 31 dec
Stockholm	95	94	475	458	36,954	38,382	584	531
South	24	25	174	193	14,139	14,224	122	126
West	26	26	250	237	31,709	24,005	204	179
Småland	23	22	103	98	8,892	10,534	87	70
<b>Corem</b>	<b>168</b>	<b>167</b>	<b>1,002</b>	<b>986</b>	<b>91,694</b>	<b>87,145</b>	<b>997</b>	<b>906</b>
Region Stockholm	127	–	1,127	–	275,965	–	1,798	–
Region East	112	–	698,	–	126,995	–	731	–
Region West	98	–	528	–	98,122	–	631	–
International – Copenhagen	8	–	124	–	5,433	–	245	–
International – New York	5	–	0	–	0	–	–	–
<b>Klövern</b>	<b>350</b>	<b>–</b>	<b>2,476</b>	<b>–</b>	<b>506,515</b>	<b>–</b>	<b>3,406</b>	<b>–</b>
<b>Total</b>	<b>518</b>	<b>167</b>	<b>3,479</b>	<b>986</b>	<b>598,209</b>	<b>87,145</b>	<b>4,403</b>	<b>906</b>

### NOTE 4 EMPLOYEES AND PERSONNEL COSTS

#### Average number of employees

	2021	Men, %	2020	Men, %
Parent company – Sweden	59	65	58	64
<b>Total Parent Company</b>	<b>59</b>	<b>65</b>	<b>58</b>	<b>64</b>
Subsidiaries – Sweden	168	52	–	–
Subsidiaries – Denmark	2	25	–	–
<b>Total subsidiaries</b>	<b>170</b>	<b>52</b>	<b>–</b>	<b>–</b>
<b>Group total</b>	<b>229</b>	<b>54</b>	<b>58</b>	<b>64</b>

#### Salaries, other remunerations and social security costs

	2021		2020	
	Salaries and remuneration	Social security costs	Salaries and remuneration	Social security costs
Parent company	47.2	21.6	41.2	18.8
of which pension costs <sup>1)</sup>		5.5	–	5.1
<b>Subsidiaries</b>	<b>105.2</b>	<b>51.2</b>	<b>–</b>	<b>18.8</b>
of which pension costs <sup>1)</sup>		14.2	–	5.1
<b>International</b>	<b>1.6</b>	<b>0.0</b>	<b>–</b>	<b>18.8</b>
of which pension costs <sup>1)</sup>		0.0	–	5.1
<b>Group total</b>	<b>154.1</b>	<b>72.8</b>	<b>41.2</b>	<b>18.8</b>
of which pension costs <sup>1)</sup>		19.7	–	5.1

1) Of the Parent Company's pension costs, SEK 0.87 million (0.78) pertains to the CEO. There are no outstanding pension obligations.

#### Gender breakdown of senior management

	2021	Of whom women	2020	Of whom women
Directors	5	2	6	2
CEO and other senior executives	6	3	5	3

#### Salaries and other remunerations to board members, CEO and other employees

	2021		2020	
	Board of Directors and CEO	Other employees	Board of Directors and CEO	Other employees
Parent company	5.4	41.8	4.7	36.5
of which bonuses, etc. <sup>1)</sup>	0.8	1.2	0.4	0.6
<b>Subsidiaries</b>	<b>–</b>	<b>105.2</b>	<b>–</b>	<b>–</b>
of which bonuses, etc. <sup>1)</sup>	–	0.5	–	–
<b>International</b>	<b>–</b>	<b>1.6</b>	<b>–</b>	<b>–</b>
of which bonuses, etc. <sup>1)</sup>	–	–	–	–
<b>Group total</b>	<b>5.3</b>	<b>148.6</b>	<b>4.7</b>	<b>36.5</b>
of which bonuses, etc. <sup>1)</sup>	0.8	1.7	0.4	0.6

1) Of the total costs of bonuses of SEK 2.5 million (1.0), SEK 0.8 (0.4) million pertains to the Company's CEO, Eva Landén.

### SALARIES, FEES AND BENEFITS

#### The Board of Directors

Fees are paid to the Chairman of the Board and directors by resolution of the Annual General Meeting (AGM). At the AGM held on 29 April 2021, it was resolved that SEK 320,000 be paid to the Chairman and SEK 180,000 to each of the other Board members.

#### Chief Executive Officer

Remuneration and benefits to the CEO are decided by the Company's Board in line with principles established by the AGM. The remuneration shall be market-based and competitive, and shall be paid in the form of a fixed and variable salary. The annual bonus may amount to a maximum of six regular monthly salaries. The CEO is entitled to a company car and health insurance, as well as a share in Corem's profit-sharing foundation. The CEO is entitled to pension benefits in accordance with the ITP plan. The retirement age for the CEO is 65 years. The contract between the Company and the CEO is subject to nine months' notice by either party and the CEO is entitled to 15 months' severance pay.

#### Other senior executives

Remuneration and benefits to other senior executives are decided, in accordance with principles established by the AGM, by the Company's Board. For other senior executives, salaries that are market-based and



**NOTE 4 CONTD.**

competitive apply. The annual bonus may amount to a maximum of three or six months' basic salary. Bonuses do not confer pension rights. For other senior executives pension benefits are, during their period of employment with the Company, set aside in accordance with the ITP plan. The retirement age for other senior executives is 65 years and 67 years, respectively. All five other senior executives are entitled to a company car and a right to health insurance, as well as a share in Corem's profit-sharing foundation. For three of these senior executives, a mutual notice period of six months applies and for two of them a period of notice of 12 months if given by the Company and six months if given by the employee. There are no agreements between members of Corem's Board of Directors and Corem, or any of Corem's subsidiaries, according to which the Chairman of the Board, other Board members, the CEO, other senior executives or other employees will receive benefits after

their assignment has ended. No agreements regarding remuneration in the form of share-based compensation programmes, options or other financial instruments have been entered into. Remuneration and benefits accord with the principles adopted by the 2021 AGM.

**Profit-sharing foundation**

Under a resolution of the AGM held in May 2011, Corem has established a profit-sharing foundation that includes all employees who have at least part-time employment and who are in attendance for more than 25 per cent of their employment time during the year. Allocations may be made up to a maximum of one price base amount per employee, and may not exceed 1 per cent of the proposed dividend to ordinary shareholders. For 2021, an allocation of SEK 4,100 thousand (639) was made.

**Benefits to the board of directors and senior executives**

SEK 000	2021				2020			
	Salaries, fees and benefits	Pension costs	Social security costs, incl. payroll tax	Total	Salaries, fees and benefits	Pension costs	Social security costs, incl. payroll tax	Total
Chairman of the Board, Patrik Essehörn	320	–	100	420	317	–	99	416
Rutger Arnhult	45	–	14	59	177	–	56	233
Jan Sundling	–	–	–	–	56	–	6	62
Carina Axelsson	–	–	–	–	56	–	18	74
Christina Tillman	180	–	57	237	177	–	56	233
Fredrik Rapp	180	–	57	237	177	–	56	233
Magnus Ugglä	180	–	18	198	120	–	12	132
Katarina Klingspor	180	–	57	237	120	–	38	158
CEO Eva Landén	4,340	874	1,576	6,790	3,494	785	1,288	5,567
Other senior executives (5 (4)), of which variable remuneration SEK 1.7 million (0.6)	8,903	1,772	3,227	13,902	6,519	1,244	2,350	10,113
	14,328	2,646	5,106	22,080	11,213	2,029	3,979	17,221

**NOTE 5 FEES AND REIMBURSEMENT OF COSTS TO AUDITORS**

	Group		Parent company	
	2021	2020	2021	2020
<i>Ernst &amp; Young AB</i>				
Audit engagement	4.3	1.6	1.4	1.6
Auditing services in addition to audit engagement	0.9	0.5	0.8	0.5
Tax advice	0.2	0.1	0.1	0.1
Other consultation	0.1	–	–	–
<b>Total</b>	<b>5.5</b>	<b>2.2</b>	<b>2.3</b>	<b>2.2</b>

Audit engagement refers to the audit of the annual accounts and accounting records, as well as of the Board of Directors' and the CEO's administration of the Company, advice and other assistance resulting from observations made during such audits or the performance of such tasks.

Auditing services in addition to the audit engagement consist of various types of quality assurance services that are to result in a report, certificate or the like. These include, for example, review of interim reports and mergers. Tax advice refers to advice related to taxes, VAT and personnel taxation. All other activities are referred to as other consultation.

**NOTE 6 THE OPERATION'S COSTS BY TYPE OF COST**

Group	2021	2020
<b>Property costs<sup>1)</sup></b>		
Operating costs	478	118
Repairs and maintenance	121	23
Property tax	128	28
Personnel costs	152	34
Other property costs	32	23
<b>Total property costs</b>	<b>911</b>	<b>226</b>
<b>Central administration<sup>2)</sup></b>	<b>116</b>	<b>39</b>
<b>Acquisition costs<sup>3)</sup></b>	<b>21</b>	<b>–</b>

1) Property costs relate in their entirety to properties that have generated income.

2) Central administration costs mainly consist of costs incurred in the Parent Company for company administration and costs that are related to the Company's current listing on Nasdaq Stockholm. In addition, costs for Group-wide administration are included, such as auditing, preparation of annual accounts, Group management, IT and more.

3) Acquisition costs relate in their entirety to the acquisition of Klövern AB (publ).

## NOTE 7 NET FINANCIAL ITEMS

	Group		Parent company	
	2021	2020	2021	2020
<b>Assets and liabilities measured at accrued acquisition value</b>				
Interest income other financial assets	2	0	11	0
Translation differences, financial items	14	–	–	–
Interest income, subsidiaries	–	–	69	60
<b>Total interest income according to effective interest method</b>	<b>16</b>	<b>0</b>	<b>80</b>	<b>60</b>
Interest costs, loans <sup>1)</sup>	–657	–278	–117	–88
Translation differences, financial items	–3	–	–3	–
Interest costs, subsidiaries	–	–	0	0
<b>Total interest costs according to effective interest method</b>	<b>–660</b>	<b>–278</b>	<b>–120</b>	<b>–88</b>
Expected credit losses on financial assets	0	0	0	0
Expected credit losses on financial assets from Group companies	–	–	–	–
Dividends from holdings of listed shares	106	84	106	83
Dividends from subsidiaries	–	–	810	980
Group contributions	–	–	–	–
<b>Total</b>	<b>106</b>	<b>84</b>	<b>916</b>	<b>1,063</b>
Interest costs, leases	–41	–15	–	–
<b>Total recognised via profit (net financial items)</b>	<b>–579</b>	<b>–209</b>	<b>876</b>	<b>1,035</b>

1) Including accrued borrowing costs of SEK 48 million (14) and capitalized interest expenses of SEK 101 million (11). Of the SEK 579 million (209), SEK 76 million (64) consists of interest paid arising from derivatives measured at fair value in the income statement. Regarding derivatives measured at fair value, see Note 8.

### Expected credit losses on financial assets

The financial assets that are covered by provision for expected credit losses according to the general method consist of cash and cash equivalents, other receivables and accrued income. Corem applies a rating-based method in combination with other known information and forward-looking factors to assess expected credit losses. The Group has defined default as when payment of the claim is 90 days late or more, or if other factors indicate that payments have been suspended. As of the balance sheet date, no significant increase in credit risk has been deemed to exist for any receivable or asset. This assessment is based on whether any payment is 30 days or more late, or if there is a significant deterioration in the rating, such that the rating falls below investment grade. In cases where the amounts are not deemed to be insignificant, a provision or expected credit losses is also recognized for these financial instruments.

Expected loan losses on rent/accounts receivable, see Note 17.

## NOTE 8 CHANGES IN VALUE, DERIVATIVES

	2021	2020
Derivatives		
Changes in value, interest rate derivatives	256	–31
<b>Total</b>	<b>256</b>	<b>–31</b>

In order to achieve a desired structure regarding interest maturity, Corem uses interest rate derivatives from time to time. In the case of financial instruments whose changes in value are reported in the income statement, any theoretical surplus or deficit that may arise when the agreed interest rate deviates from the market interest rate is recognized via profit.

## NOTE 9 TAXES

### Deferred tax

Deferred tax liabilities are recognized for any taxable temporary difference between the fair value and the taxable value of the properties. The taxable value of the properties amounts to approximately SEK 37.3 billion (4.5) and the temporary difference to approximately SEK 45.8 billion (9.5). Less acquired temporary differences, the taxable temporary difference totals approximately SEK 7.2 billion (5.4).

Corem recognizes deferred tax assets on accumulated tax deficits amounting to SEK 1,924 million (1,178). These losses are not limited in time and are available for offsetting against future tax gains. Deferred tax assets, which are recognized for total tax deficits, amount to SEK 396 million (243) in the consolidated balance sheet and to SEK 6 million (10) in the Parent Company's balance sheet.

Corem is affected by the rules on limitations regarding interest deductions that came into force on 1 January 2019 and that in short introduce a limitation in the right to deduct negative net interest income exceeding 30 per cent of taxable EBITDA. Because the Group is not allowed full deduction of interest expenses, the Group's loss carryforwards are consumed at a faster rate.

With the possibility of depreciation for tax purposes and deduction for certain conversions of properties, as well as the use of tax loss carryforwards, virtually no paid income tax expense arises. However, paid income tax occurs in a few subsidiaries from which there are no opportunities for making Group contributions for tax purposes.

**NOTE 9 CONTD.****Recognized in profit**

	Group		Parent company	
	2021	2020	2021	2020
<b>Current tax</b>				
Tax expense for the period	-40	-7	-	-2
<b>Total current tax</b>	<b>-40</b>	<b>-7</b>	<b>-</b>	<b>-2</b>
<b>Deferred tax</b>				
Tax value of loss carryforwards utilized/capitalized during the year	-	-	-9	-11
Changes in value, financial instruments and derivatives	-117	48	-	-
Current profit from property management	-59	-41	-	-
Changes in value and temporary differences in properties	-741	-154	-	-
Increased temporary difference in properties, attributable to depreciation and direct deductions for tax purposes	-230	-71	-	-
Revaluation loss carryforwards etc.	0	11	-	-
<b>Total deferred tax</b>	<b>-1,147</b>	<b>-207</b>	<b>-9</b>	<b>-11</b>
<b>Total tax expense recognised</b>	<b>-1,187</b>	<b>-214</b>	<b>-9</b>	<b>-13</b>

**Reconciliation of effective tax**

Group	2021	2020
Profit before tax	5,682	106
Tax in accordance with current tax rate	-1,170	-23
Non-deductible costs	-101	-42
Deficits previously not capitalized	-	11
Changes in value, properties	-35	1
Result from financial assets at fair value	124	-168
Other adjustments	-5	7
<b>Recognized effective tax</b>	<b>-1,187</b>	<b>-214</b>
<b>Parent company</b>	<b>2021</b>	<b>2020</b>
Profit before tax	870	804
Tax in accordance with current tax rate	-179	-172
Non-taxable dividends	176	217
Non-deductible depreciation	-	-43
Non-deductible costs/non taxable income	-6	-15
<b>Recognized effective tax</b>	<b>-9</b>	<b>-13</b>

**Recognized in the balance sheet  
Deferred tax assets/tax liabilities**

Group	2021	2020
Derivatives	18	94
Loss carry-forwards	396	243
<b>Tax assets</b>	<b>414</b>	<b>337</b>
Difference between reported and taxable values, properties	-8,443	-1,104
Long-term shareholdings	-95	-29
Tax allocation reserves etc.	-3	-4
<b>Tax liabilities</b>	<b>-8,541</b>	<b>-1,137</b>
<b>Deferred tax liability/assets in the balance sheet, net</b>	<b>-8,127</b>	<b>-800</b>
<b>Parent company</b>	<b>2021</b>	<b>2020</b>
Loss carry-forwards	6	10
Tax assets	6	10

**NOTE 10 GOODWILL**

Goodwill	2021-12-31
Opening balance	-
Acquisitions	3,080
Divestment/impairment	-21
Closing balance	3,059

Corem is reporting goodwill of SEK 3,059 million (–) which is entirely attributable to the acquisition of Klövern.

Goodwill consists of deferred tax, SEK 2,096 million, and of expected synergies from the merger. A new larger company will enable synergies of SEK 200 million on an annual basis, consisting of SEK 70 million in operational and administrative synergies and SEK 130 million in financial synergies. This goodwill amounts to SEK 984 million.

Impairment of goodwill arises mainly in the event of a downturn in the real estate market or that the properties involved in the above mentioned transaction are divested or that the expected synergies have not been achieved. In 2021, impairment of goodwill took place of SEK 21 million due to a reduction in the property value of a small number of properties which were included in the portfolio acquired through Klövern.

## NOTE 11 INVESTMENT PROPERTIES

Investment properties are reported at fair value.

Group	2021	2020
Total, 1 January	14,002	12,114
Business combination, Klöver	61,557	–
Acquisitions	292	478
New builds, extensions and conversions	1,771	741
Divestments	–296	–60
Reclassification of properties classified as current assets	1,930	–
Unrealized changes in value	3,421	742
Translation differences	407	–13
<b>Total, 31 December</b>	<b>83,084</b>	<b>14,002</b>

During 2021, 347 investment properties were acquired, of which 342 were acquired through the business combination with Klöver and four properties were divested. The acquisitions have considerably broadened Corem's property portfolio as regards type of premises but also entail a presence in additional cities. The business combination with Klöver took place at an underlying value for investment properties of SEK 61,557 million and the other five acquisitions with an underlying property value of SEK 292 million. The divestments were made with the aim of consolidating the portfolio geographically and in terms of property type. In 2021, a total of SEK 1,771 million was invested in new construction, extensions and refurbishment. No acquisitions have been made with taking of possession in 2022.

On 31 December 2021, the total market value of Corem's property portfolio was SEK 83,084 million (14,002). The change in value for the investment properties, including the properties acquired during the year, was SEK 3,432 million, of which the change in value realized was SEK 11 million. The changes in value are mainly attributable to new letting, renegotiations and reduced yield requirements and that nine properties classified as current assets were reclassified as investment properties. The weighted average yield requirement in the year-end valuations was approximately 5.1 per cent (5.5).

### Significant commitments

Corem has the following significant commitments regarding the acquisition and sale of investment properties: The Company has divested four properties in Norrköping, Västerås and Borås through four contracts where ownership has been transferred during the first quarter of 2022. The properties have a total lettable area of approximately 69,125 sq.m. The property Nickeln 2 in Hallstahammar was divested and possession has been transferred in February 2022. A contract on sale of part of the property Gripen 1 in Nyköping has been signed and transfer of possession is expected to take place in the third quarter of 2022.

Corem also has commitments to complete currently ongoing projects of varying sizes. At the turn of the year, there were 10 projects with an investment exceeding SEK 50 million each. The projects consist of refurbishments and new constructions, as well as customization on behalf of tenants, where the remaining investment is estimated at SEK 1,128 million.

### Valuation method

Corem's property portfolio is valued every quarter. The company has internal valuation expertise in the form of a highly experienced authorized valuer. All properties are subject to an external valuation annually, with approximately 20–30 per cent being valued externally per quarter. During 2021, properties representing 99.9 per cent of the total value underwent external valuation.

External valuations were performed in 2021 by CBRE, Cushman & Wakefield, Newmark Knight Frank, Newsec and Savills. Corem provided the valuers with information on current and newly signed leases, ongoing operating and maintenance costs, estimated investments and maintenance plans. Corem continuously obtains market information from external valuation institutions to support the internal valuation process.

The value estimates are based on cash flow analyses, which estimate the capacity of the individual property to generate returns. In this method, the

value of the property is based on the present value of forecast cash flows, together with the residual value. Standard practice is to use a ten-year calculation period, if necessary, adapted for properties with longer leases. Assumptions regarding future cash flows are based on an analysis of:

- Current and historical rents, plus costs
- Future developments in the wider market and in the immediate vicinity
- The conditions for and location of the properties in their particular market segment
- Terms and conditions of the particular lease
- Market terms and conditions of leasing at end of lease period
- Operating and maintenance costs for similar properties, as compared with those in the property in question
- Investment and maintenance plans

Changes during the period in the unobservable input data used in the valuations are analysed at each year-end by management, against information available internally, information on transactions completed or planned and information from the external appraisers.

In the case of the properties with unused building rights and plots of land, these are valued on the basis of the local price method taking into account the geographical location and type of premises. The total value of building rights represents around 6 per cent of the total market value of the property portfolio at year-end.

All of Corem's investment properties have been valued at valuation level 3. No properties were transferred between different valuation levels. The valuation was based on the best and maximum use of the properties.

The value-affecting parameters used in the valuation reflect the interpretation by the valuation institutions of how investors and other players in the market reason and act. The valuations were drawn up in accordance with relevant parts of the Valuation Practice Statements (VPS) included in the "Red Book" and issued by RICS, as well as the framework established by the International Valuation Standard Committee (IVSC).

### Cost of capital

Net operating income during the calculation period and residual value at the end of the calculation period calculated in the analysis were discounted using the estimated cost of capital. The estimated cost of capital shall correspond to a nominal required return on total capital. The cost of capital is adjusted individually for each property and was in the range of 5.15 to 10.50 per cent on 31 December 2021.

### Residual value and yield requirement

The residual value is calculated as the property's market value at the end of the calculation period. It is based on the forecast net operating income in the first year after the end of the calculation period. The forecast net operating income is capitalized in perpetuity with an individual yield requirement for the property, in order to calculate the residual value. The weighted average yield requirement at the end of the calculation period was 5.1 per cent on 31 December 2021.

### Valuation assumptions

Time of value	31 Dec 2021	31 Dec 2020
Inflation assumption, %	2.00	2.00
Calculation period, years	Normally 10	10–20
Yield requirement, %	3.15–8.50	4.40–7.45
Cost of capital	5.15–10.50	4.95–9.49
Long-term vacancy, %	Normally 5–10	

### Yield requirement per property type

Property type	Yield requirement, %
Offices	3.15–7.25
Logistics	4.50–8.50
Retail	5.00–7.50
Education/health care/other	4.00–7.00



# NOTE 11 CONTD.

## Sensitivity analysis, property valuation

	Change +/-	Impact on property value, SEKm	Impact on property value, %
Yield requirement	0.5 percentage point	-6,969/+8,482	-8.4/+10.2
Rental income	SEK 50/sq.m.	+/-3,407	+/-4.1
Operating costs	SEK 25/sq.m.	-/+1,703	-/+2.1
Vacancy rate	1.0 percentage point	-/+971	-/+1.2

## Investment properties – impact on profit/loss for the year

Group, SEKm	2021	2020
Income	2,805	894
Direct costs for investment properties generating rental income during the period	-911	-226
Direct costs for investment properties not generating rental income during the period	0	0
Changes in value, properties	3,432	759

## Tax assessment values<sup>1)</sup>

Group, SEKm	2021	2020
Tax assessment values buildings	17,177	3,365
Tax assessment values land	8,074	1,475
<b>Total tax assessment value</b>	<b>25,251</b>	<b>4,841</b>

1) Refers only to the Swedish properties.

## Residual values for tax purposes

The properties' residual value for tax purposes totalled SEK 37,323 million (4,485) on 31 December 2021.

## Key ratios per geographical area

Corem	Fair value, SEKm	No. of properties	Rental value, SEKm	Economic occupancy rate, %	Lettable area, 000 sq.m.	Cost of capital, %	Yield requirement, %	Yield requirement, average %
Stockholm	9,051	95	615	95	475	6.00-9.00	4.00-7.00	5.0
South	1,857	24	129	94	174	6.90-8.45	4.90-6.45	5.5
West	3,637	26	230	89	250	6.50-8.65	4.50-6.65	5.2
Småland	1,399	23	92	95	103	6.60-9.25	4.60-7.25	5.3
<b>Total</b>	<b>15,944</b>	<b>168</b>	<b>1,066</b>	<b>94</b>	<b>1,002</b>			<b>5.1</b>
<b>Klövern</b>								
Region Stockholm	34,821	127	2,106	85	1,127	5.35-9.25	3.35-7.25	5.0
Region East	10,417	112	814	90	698	6.50-10.50	4.50-8.50	5.9
Region West	9,048	98	720	88	528	5.40-10.25	3.40-8.25	5.8
International	12,854	13	251	97	124	5.15-8.25	3.15-6.25	4.1
<b>Total</b>	<b>67,140</b>	<b>350</b>	<b>3,891</b>	<b>88</b>	<b>2,476</b>			<b>5.1</b>
<i>of which</i>								
Investment	68,854	448	4,657	90	3,194	5.15-10.50	3.15-8.50	5.1
Development	14,230	70	300	73	284	5.35-10.25	3.35-8.25	5.0
<b>Total</b>	<b>83,084</b>	<b>518</b>	<b>4,957</b>	<b>89</b>	<b>3,479</b>	<b>5.15-10.50</b>	<b>3.15-8.50</b>	<b>5.1</b>

# **NOTE 12 SHARES IN ASSOCIATED COMPANIES**

Group	2021	2020
At the beginning of the year	–	–
Acquisitions	469	–
Share in earnings	3	–
Value at year-end	472	–

The following companies are owned to such an extent that they are reported as associated companies

Companies, corporate ID number and registered office.	Share of ownership, %	Reported value 2021
Servistore AB, 556621-9688, Linköping	50.0	26
Gladan Holding II AB, 559064-9918, Stockholm	25.0	0
Fagerö Holding AB, 559042-7521, Stockholm	33.0	7
Portgås Fastighets AB, 559073-2300, Stockholm	30.0	1
Fyrsidan Holding AB, 556990-6711, Stockholm	49.9	439
Kista Square Garden Förvaltning AB, 559030-7897, Stockholm	49.8	0
		472

## **Summary income statement and balance sheet of associated companies (100 per cent)**

2021	Servistore AB	Gladan Holding II AB	Fagerö Holding AB	Portgås Fastighets AB	Fyrsidan Holding AB	Kista Square Garden Förvaltning AB	Total
Net sales	26	–	3	47	10	–	86
Profit/loss (in accordance with net comprehensive income) (100%)	3	0	–14	2	–25	–	–34
<b>Total comprehensive income</b>	<b>3</b>	<b>0</b>	<b>–14</b>	<b>2</b>	<b>–25</b>	<b>–</b>	<b>–34</b>
Current assets	13	1	21	3	5	0	44
Non-current assets	13	–	–	–	753	–	766
Short-term liabilities	–8	0	–11	–1	–413	–	–433
Long-term liabilities	–6	–	–	0	–12	–	–18
<b>Net assets</b>	<b>12</b>	<b>0</b>	<b>10</b>	<b>2</b>	<b>334</b>	<b>–</b>	<b>358</b>

**NOTE 13 FINANCIAL ASSETS AT FAIR VALUE/SHARE IN EARNINGS AND HOLDINGS REPORTED ACCORDING TO THE EQUITY METHOD**

Corem owns shares in two listed property companies, Castellum and Everysport Media Group. In Castellum, Corem is represented in the Nomination Committee and can accordingly influence the development of the company. During the year, the holding in Klövern AB has through a public offer become a direct holding in the form of a subsidiary of Corem.

**KLÖVERN**

In March 2021, Corem made a public offer to the shareholders of Klövern AB with a view to merging the companies. The initial acceptance period ran from 14 May to 11 June. The outcome of the initial acceptance period showed that Corem controlled 89.1 per cent of the capital and 90.8 per cent of the votes in Klövern, and on 15 June 2021 Corem announced that the offer was unconditional. Consequently, Corem's previous indirect long-term investment in Klövern AB became a direct holding in the form of a subsidiary to Corem.

Klövern has been consolidated since 15 June. See note 34 for information.

Corem already owned 15.2 per cent of the capital in Klövern. During the second quarter/in conjunction with the acquisition date, Corem revalued the holding to correspond to the value in accordance with the offer, entailing a positive effect on earnings of SEK 581 million, which is reported in the Statement of Comprehensive Income under changes of value of financial investments.

**CASTELLUM**

Since 2019, Corem has held shares in the real estate company Castellum, one of the Nordic region's largest property companies. Its shares are listed on Nasdaq Large Cap. The property value of Castellum amounted to SEK 153 billion as at 31 December 2021 and the rental value was SEK 8.7 billion.

On 31 December 2021, Corem's shareholding in Castellum was 8,880,000 shares, corresponding to 2.6 per cent of the voting rights and 2.6 per cent of the capital in the company, based on the total number of shares.

The average acquisition value of the shares amounts to SEK 192.03 per share and the share price on 31 December 2021 was SEK 243.80.

On 31 December 2021, the fair value of the holding in Castellum was SEK 2,165 million. Changes in value for the year amounted to SEK 317 million (86) and are included in the Statement of Comprehensive Income under Change in value of financial investments.

**EVERYSport MEDIA GROUP**

Corem owns 639,425 shares in Everysport Media Group which is listed on Spotlight Stock Market. On 31 December 2021, the market value was SEK 28 million.

**OTHER SECURITIES**

Corem also owns unlisted securities at a value of SEK 70 million.

**PARENT COMPANY**

The holding in Castellum is reported as Other financial non-current assets and recognised there at acquisition value.

**NOTE 14 MACHINERY AND EQUIPMENT**

	Group		Parent company	
	2021	2020	2021	2020
<b>Cost</b>				
Opening balance	9	10	6	6
Acquired through business combination	140	0	0	0
Divestments, disposals and other adjustments	0	-1	0	0
<b>Closing balance</b>	<b>149</b>	<b>9</b>	<b>6</b>	<b>6</b>
<b>Depreciation/amortization</b>				
Opening balance	-8	-8	-5	-5
Depreciation for the year	-10	-1	-1	0
Acquired through business combination	-63	-	-	-
Divestments, disposals and other adjustments	0	1	0	0
<b>Closing balance, depreciation/amortization</b>	<b>-81</b>	<b>-8</b>	<b>-6</b>	<b>-5</b>
<b>Reported value</b>	<b>68</b>	<b>1</b>	<b>0</b>	<b>1</b>

**NOTE 15 OTHER NON-CURRENT ASSETS**

The item mainly consists of a promissory note of SEK 57 million attributable to previous property divestments.

**NOTE 16 PROPERTIES CLASSIFIED AS CURRENT ASSETS**

Nine properties classified as current assets were acquired through the business combination with Klövern. As at 31 December 2021, nine properties classified as current assets have been reclassified as investment properties.

Group	2021	2020
At beginning of year	-	-
Acquisitions	1,746	-
Investment for the year	247	-
Reclassification	-1,930	-
<b>Value at year-end</b>	<b>63</b>	<b>-</b>

#### NOTE 17 ACCOUNTS RECEIVABLE

Corem evaluates its accounts receivable every quarter, and all accounts receivable exceeding 30 days are assessed on a case-by-case basis. Provision is made for doubtful accounts receivable, and in the event of bankruptcy or other confirmed credit losses, claims are recognised as bad debt losses. All new tenants are subject to credit checks.

Accounts receivable are initially recognized at their nominal amount, which corresponds to fair value at that time and are recognized taking into account confirmed and anticipated customer losses. There is no additional need for provision for customer losses.

##### Accounts receivable – age breakdown

Days	2021	2020
0–29	47	6
30–89	5	0
90–	39	5
Expected credit losses	–25	–3
<b>Total</b>	<b>66</b>	<b>8</b>

The credit quality of receivables that are not overdue or impaired is deemed to be good. Receivables consist primarily of accounts and rent receivable, for which the Group has chosen to apply the simplified method for recognition of expected credit losses. As a result, provision is made for expected credit losses for their remaining term, which is expected to be less than one year for all receivables. Rent is invoiced in advance, which means that all accounts and rent receivable recognized have fallen due for payment. The Group makes provision for expected credit losses on the basis of historical credit losses and forward-looking information. The Group's customers are a homogeneous group with a similar risk profile, and the credit risk is therefore initially assessed on a collective basis for all customers. Any major individual receivables are also assessed initially per counterparty. Corem writes off a receivable when there is no longer an expectation of payment being received, and when active measures to obtain payment have ended.

#### NOTE 18 OTHER RECEIVABLES

The item Other receivables, totalling SEK 697 million (48) includes, among other things, VAT recoverable and not yet settled purchase considerations.

#### NOTE 19 PREPAID EXPENSES AND ACCRUED INCOME

	Group		Parent company	
	2021	2020	2021	2020
Accrued property costs	73	–	–	–
Accrued project costs	39	–	–	–
Accrued rent discounts	177	9	–	–
Prepaid site leasehold fees	12	4	–	–
Property acquisitions in process	102	–	–	–
Accrued income	68	10	–	–
Receivables from tenants	70	–	–	–
Other items	16	6	4	4
<b>Total</b>	<b>557</b>	<b>29</b>	<b>4</b>	<b>4</b>

#### NOTE 20 SHORT-TERM INVESTMENTS

During 2020, all other short-term investments were divested and the market value of short-term investments totalled SEK 0 million on 31 December 2021.

	Group		Parent company	
	2021	2020	2021	2020
Realized changes in value	–	–166	–	–27
Unrealized changes in value	–	–122	–	–
<b>Total</b>	<b>0</b>	<b>–288</b>	<b>0</b>	<b>–27</b>

#### NOTE 21 EQUITY

##### Shares

Corem is listed on Nasdaq Stockholm Large Cap with four classes of shares: Class A, B and D ordinary shares and preference shares. Class A ordinary shares entitle holders to one vote, while class B and D ordinary shares and preference shares entitle holders to one tenth of a vote.

##### Repurchase of own shares

The Annual General Meeting authorized the Board, during the period until the next Annual General Meeting, to resolve upon share buybacks in the Company. Share buybacks provide the Company with greater scope for adjusting its capital structure to the need for capital from time to time, including an opportunity to transfer shares, for example as payment in connection with property acquisitions. During 2021, no shares have been repurchased.

##### Dividend

For the 2021 financial year, the Board of Directors proposes to the shareholders at the Annual General Meeting which is to be held on 27 April 2022 that a dividend of SEK 0.40 (0.65) per Class A and B and SEK 20.00 (20.00) per Class D ordinary share and preference share be paid. The Board further proposes that dividend on Class A and B ordinary shares be paid in four instalments, each of SEK 0.10 while dividend on Class D ordinary shares and preference shares be paid in four instalments, each of SEK 5.00.

It is proposed that the record dates for dividend for holders of Class A, B and D ordinary shares and preference shares be the last bank day in the respective calendar quarter with expected payment three banking days later.

The following amount is at the disposal of the AGM: SEK 21,441,975,678. According to the Board's proposal, the unappropriated profit shall be disposed such that: SEK 248,305,900 be distributed to preference shareholders, corresponding to SEK 20.00 per preference share, SEK 150,076,180 be distributed to holders of Class D ordinary shares, SEK 433,286,941 be distributed to holders of Class A and B ordinary shares corresponding to SEK 0.40 per Class A and B ordinary shares and SEK 20,610,306,657 be carried forward.

##### Changes in equity

A specification of changes in equity is provided in the Statement of Changes in Equity for the Group on page 113 and Changes in Equity in the Parent Company on page 117.



## NOTE 21 CONTD.

Number of shares	Year	Number				Total number of shares	Quota value, SEK	Share capital, SEK
		Class A ordinary shares	Class B ordinary shares	Class D ordinary shares	Preference shares			
At start of year	2007	435,144,653	–	–	–	435,144,653	0.03	13,054,340
Reduction of share capital	2007	–	–	–	–	435,144,653	0.0015	652,717
Non-cash, offset and new share issues	2007	1,294,442,103	–	–	–	1,729,586,756	0.15	194,819,032
Share consolidations	2007	–1,703,610,885	–	–	–	25,975,871	7.5	194,819,032
Non-cash issue	2008	1,630,435	–	–	–	27,606,306	7.5	207,047,295
Non-cash and new share issue	2009	3,492,614	–	–	–	31,098,920	7.5	233,241,900
Bonus, non-cash and new share issues	2010	6,849,373	–	–	3,193,208	41,141,501	7.5	308,561,258
2-for-1 share split	2011	37,948,293	–	–	3,193,208	82,283,002	3.75	308,561,258
Non-cash and new share issue	2013	–	–	–	224,903	82,507,905	3.75	309,404,644
Non-cash and new share issue	2016	–	–	–	588,681	83,096,586	3.75	311,612,197
Reduction of share capital and cancellation of shares	2017	–7,580,431	–	–	–	75,516,155	3.75	283,185,581
Bonus issue, restoration of share capital	2017	–	–	–	–	75,516,155	4.15	313,392,043
Directed new share issue	2017	5	–	–	–	75,516,160	4.15	313,392,064
Reduction of share capital	2017	–	–	–	–	75,516,160	1.00	75,516,160
Bonus issue, B shares	2017	–	683,161,600	–	–	758,677,760	1.00	758,677,760
Reverse split, 1-for-2 shares	2018	–34,158,080	–341,580,800	–	–3,600,000	379,338,880	2.00	758,677,760
Conversion, A–B shares	2018	–519,078	519,078	–	–	379,338,880	2.00	758,677,760
Conversion, A–B shares	2019	–635,959	635,959	–	–	379,338,880	2.00	758,677,760
Conversion, A–B shares	2020	–492,819	492,819	–	–	379,338,880	2.00	758,677,760
Non-cash and new share issue	2021	62,193,109	679,390,188	5,618,698	10,535,930	1,137,076,805	2.00	2,274,153,610
Off-set and new share issues	2021	–	–	1,927,111	–1,720,635	1,137,283,281	2.00	2,274,566,562
Conversion Class A–B shares	2021	–860,724	860,724	–	–	1,137,283,281	2.00	2,274,566,562
At year-end	2021	93,842,609	1,023,479,568	7,545,809	12,415,295	1,137,283,281	2.00	2,274,566,562

Share buybacks and sales of own shares	Year	Number				Total number
		Class A ordinary shares	Class B ordinary shares	Class D ordinary shares	Preference shares	
Share buybacks, after a 2-for-1 split	2009	308,400	–	–	–	308,400
Bonus share issue, of which own shares, after a 2-for-1 split	2010	–	–	–	30,840	339,240
Buyback of own shares <sup>1)</sup>	2011	918,633	–	–	16,313	1,274,186
Buyback of own shares <sup>1)</sup>	2012	235,438	–	–	9,300	1,518,924
Sale of own shares <sup>2)</sup>	2012	–99,083	–	–	–56,453	1,363,388
Buyback of own shares <sup>1)</sup>	2013	87,400	–	–	–	1,450,788
Sale of own shares <sup>2)</sup>	2013	–1,387,388	–	–	–	63,400
Buyback of own shares <sup>1)</sup>	2014	2,421,525	–	–	–	2,484,925
Buyback of own shares <sup>1)</sup>	2015	20,200	–	–	–	2,505,125
Buyback of own shares <sup>1)</sup>	2016	5,075,306	–	–	–	7,580,431
Cancellation of repurchased shares	2017	–7,580,431	–	–	–	0
Buyback of own shares <sup>1)</sup>	2017	1,702,650	17,026,500	–	–	18,729,150
Reverse split, 1-for-2 shares	2018	–851,325	–8,513,250	–	–	9,364,575
Buyback of own shares <sup>1)</sup>	2018	2,062,500	42,300	–	–	11,469,375
Buyback of own shares <sup>1)</sup>	2020	–	21,075,000	–	–	32,544,375
Number of repurchased own shares at year-end	2021	2,913,825	29,630,550	–	–	32,544,375
Number of outstanding shares at year-end	2021	90,928,784	993,849,018	7,545,809	12,415,295	1,104,738,906

1) In 2013, ordinary shares were bought back at an average price of SEK 3.58, in 2014 at an average price of SEK 4.63, in 2015 ordinary shares at an average price of SEK 5.28, in 2016 ordinary shares at an average price of SEK 5.94, in 2017 at an average price of SEK 8.57, in 2018 at an average price of SEK 8.89 and in 2020 at an average price of SEK 23.64. Average prices have been adjusted for a 1-for-2 share consolidation carried out in January 2018.

2) All divestments of own shares have been in conjunction with property acquisitions.

## NOTE 22 EARNINGS PER SHARE

Earnings per Class A and B ordinary share, SEK 5.52 (-0.52), are calculated on the basis of the net profit for the year attributable to the Parent Company's shareholders of SEK 4,408 million (-108) less the dividend for holders of Class D ordinary shares and preference shares and interest pertaining to hybrid bonds and a weighted average number of Class A and B ordinary shares outstanding, totalling 740,815,337 in 2021 and 364,429,054 in 2020. Earnings per Class D ordinary share and preference share amount to SEK 20.00 per share per year. There is no dilution effect as there are no potential shares to be issued (for example via convertibles).

## NOTE 23 FINANCIAL INSTRUMENTS BY CATEGORY

The table below presents the Group's financial assets and liabilities, stated at carrying amount and fair value, respectively, classified according to the categories in IFRS 9.

	Group 31 December 2021				Group 31 December 2020			
	Financial assets and liabilities at fair value via profit or loss	Financial assets and liabilities measured at accrued acquisition value	Total reported value	Total, fair value	Financial assets and liabilities at fair value via profit or loss	Financial assets and liabilities measured at accrued acquisition value	Total reported value	Total, fair value
<b>Financial assets</b>								
Accounts receivable and other receivables	–	1,078	1,078	1,078	–	75	75	75
Financial assets at fair value, Level 1 and Level 3	2,263	–	2,263	2,263	4,347	–	4,347	4,347
Derivatives, Level 2	251	–	251	251	–	–	–	–
Cash and cash equivalents	–	571	571	571	–	15	15	15
<b>Total</b>	<b>2,514</b>	<b>1,649</b>	<b>4,163</b>	<b>4,163</b>	<b>4,347</b>	<b>90</b>	<b>4,437</b>	<b>4,437</b>
<b>Financial liabilities</b>								
Derivatives, Level 2	337	–	337	337	455	–	455	455
Borrowing	–	46,738	46,738	46,738	–	9,620	9,620	9,620
Accounts payable	–	425	425	425	–	60	60	60
Other liabilities	–	385	385	385	–	53	53	53
Accrued expenses	–	717	717	717	–	84	84	84
<b>Total</b>	<b>337</b>	<b>48,265</b>	<b>48,602</b>	<b>48,602</b>	<b>455</b>	<b>9,817</b>	<b>10,272</b>	<b>10,272</b>

The maximum credit risk in the assets consists of the net amounts of the carrying amounts in the table above. The Group is not in receipt of any pledged collateral for the net financial assets. The fair value of financial instruments traded on an active market is based on quoted market prices on the balance sheet date. Corem uses the current purchase price where appropriate. These instruments are classified at Level 1. The investments classified at Level 1 have consisted above all of shares listed on Nordic stock exchanges and classified as Financial assets measured at fair value and in Short-term investments. The fair value of financial instruments not traded on an active market is determined using various valuation techniques. In this case, market information is used as much as possible, when available, while Company-specific information is used as little as possible. If all the material input data required for the fair

value measurement of an instrument are observable, the instrument is classified at Level 2. In the case of Corem, this consists of the Company's holding of derivatives. In cases where one or more of the material input data is not based on observable market information, the instrument concerned is classified at Level 3. In the case of Corem, this consists of shareholding in unlisted companies. Corem did not transfer any financial instruments between the various levels during the period. Agreements are in place that, as regards derivatives, enable netting of obligations to the same counterparty. No derivative instruments have been recognized net. The assessment has been made that no significant increase in credit risk has taken place for any of the Group's financial assets. The counterparties have no credit risk rating, other than in the case of cash and cash equivalents, where the counterparty has a credit risk of AA–.

**NOTE 24 FINANCIAL RISKS AND FINANCIAL POLICIES****Financial policy**

Through its business operations, the Group is exposed to various kinds of financial risk. Financial risks consist of financing risk, liquidity risk, interest rate risk, currency risk and credit risk.

Corem's financial policy, which is established by the Board, lays down guidelines and rules regarding financial risks.

Deviations from the Group's financial policy require approval by the Board. Responsibility for the Group's financial transactions and risks is handled centrally by the Parent Company's management. Financial issues of strategic importance are addressed by the Board of Directors.

Corem aims to limit its risk exposure and as far as possible to control the exposure with regard to choice of investments, tenants and contract terms, financing terms and business partners. Further information is provided in the section Financing on pages 78–82 and in the section Risks and opportunities on pages 88–92.

The goals of the Company's financial policy are:

- over time, show an average return on equity of at least 10 per cent.
- the interest coverage ratio to be at least 2.0.
- loan-to-value, at a level that enables Investment Grade.
- average period of tied-up capital for interest-bearing liabilities to be at least 1.5 years.
- average period of fixed interest for interest-bearing liabilities to be at least 1.5 years.
- for at least 50 per cent of interest-bearing liabilities to be hedged.
- external financing of properties abroad to be in local currency.

Financial goals	Goal	Outcome
Average return on equity, %	≥10	21.7
Interest coverage ratio	≥2.0	2.7
Period of tied-up capital, years	≥1.5	3.8
Period of fixed interest, years	≥1.5	2.6
Interest rate-hedged liabilities	≥50	72
External financing in local currency, %	100	*

\* Temporary exceptions are approved by the Board.

The Board shall no less than once a year review the financial policy in order to improve and adapt it to Corem's situation at the time.

**Financing and refinancing risk**

Financing risk is the risk that financing cannot be obtained at all, or is only available on unfavourable conditions. By having access to many lenders and credit sources, the Company's financing and refinancing risk is limited. The refinancing risk is further limited by having loan maturities spread over several years and on different occasions during the year. Having access to unused credit lines further limits this risk. The Group's total credit facilities of SEK 51,457 million (10,187), including unutilized credit lines of SEK 4,719 million (567), are subject to terms of 1 month to 48 years. The Group's average period of tied-up capital was 3.8 years (1.9).

**Liquidity risk**

Liquidity risk is the risk of having insufficient liquid funds to fulfil the Group's payment commitments. Notwithstanding the Company's long-term goals, the Board may decide to temporarily increase liquidity, for example in the event of heightened preparedness or major transactions. Internal liquidity forecasts for the next 24 months are prepared on an ongoing basis, in which items affecting cash flow are analysed at Group level. The purpose of the liquidity forecast is to verify the need for capital. Cash and cash equivalents on 31 December 2021 amounted to SEK 571 million (15).

**Interest rate risk**

Interest rate risk is the risk that changes in interest rates will affect the Group's cost of borrowing. Interest rate risk may consist either of a change in the fair value of the properties, in other words a price risk, and/or of changes in cash flows, in other words a cash flow risk. One material

factor affecting the interest rate risk is the fixed-interest period. Long fixed-interest periods mainly affect the cash flow risk, while shorter fixed-interest periods affect the price risk.

Management of the Group's interest exposure is centralized, whereby the central finance function is responsible for identifying and managing this exposure. Corem employs financial instruments in order to limit the interest rate risk and to flexibly adjust the average fixed-interest term of the loan portfolio. Corem holds derivatives in the form of interest rate swaps and interest rate caps. At the turn of the year, Corem had 11 (7) swap agreements amounting to SEK 8,890 million (2,390) and 17 (7) interest rate caps of SEK 23,539 million (2,503). The derivatives expire between 2022 and 2031.

On 31 December 2021, 72 per cent (53) of interest-bearing liabilities were interest-rate hedged. The Company's average fixed-interest period was 2.6 years (2.7), taking derivatives into account. The average interest rate on 31 December 2021 was 2.4 per cent (2.7). An increase of 1 percentage point in market interest rates would increase Corem's average borrowing rate by 0.8 percentage points, equivalent to approximately SEK 373 million in annual interest expenses.

**Upplåning, förfallostruktur och räntor**

At year-end, interest-bearing liabilities totalled SEK 46,738 million (9,620). Interest-bearing net debt, after deduction of interest-bearing assets, short and long-term holdings of shares and cash and cash equivalents, amounted to SEK 43,818 million (5,258). The derivative portfolio was valued at SEK –86 million (–455). Changes in value of derivatives in the year totalled SEK 256 million (–31). The Company's interest rate swaps have been valued by Swedbank, Nordea and Danske Bank by discounting future cash flows to present value. Further information on swap agreements is provided in the section Financing on pages 78–82. Interest rate caps have been valued by Swedbank, Nordea and Danske Bank based on the current interest rate curve and volatility for the respective maturity.

Derivative instruments are classified as long-term liabilities and assets in the balance sheet and, as in previous years, are measured at fair value in accordance with IAS 39. Changes in value are recognized via profit or loss on a separate line, Changes in value of derivatives.

Collateral for the interest-bearing liabilities consists of promissory note receivables from subsidiaries, including pledged mortgage deeds and collateral in listed holdings. Collateral has been supplemented by mortgages on some of the shares in the subsidiaries.

The collateral is supplemented by the minimum level for interest coverage ratio and equity ratio and maximum level for loan-to-value ratio.

The terms for lending stated in the loan agreements are consistent with Corem's financial targets. The credit agreements are based on customary conditions for termination.

The maturity structure of the loan agreements, as shown in the table alongside, indicates when in time the loan agreements fall due for renegotiation or repayment.

**Interest and loan maturity structure**

Maturity, year	Fixed interest			Tied-up capital	
	SEK million	Average interest rate, %	Share, %	SEK million	Share, %
Variable	36,837	2.2	79	–	–
2022	114	2.4	0	15,665	30
2023	121	3.0	0	12,316	24
2024	792	2.0	2	5,567	11
2025	490	3.9	1	9,068	18
2026	–	–	–	1,570	3
>2026	8,384	3.1	18	7,271	14
<b>Total</b>	<b>46,738</b>	<b>2.4</b>	<b>100</b>	<b>51,457</b>	<b>100</b>

## NOTE 24 CONTD.

### Future liquidity flows

Future liquidity flows in connection with loans and derivatives are shown in the table below. Calculation of liquidity flows for loans and for the variable leg of derivatives, is based on the Stibor interest rate on the most recent interest rate setting day. On the basis of the above assumptions, the total payment liability for agreed loans and interest rate derivatives totalled SEK 49,749 million (10,550) over the remaining maturities.

#### Liquidity flows 31 December 2021

Year	Loans			Interest on loans	Interest on derivatives	Total
	OB	Amortization	CB			
2022	46,738	-14,568	32,170	-792	-95	-15,455
2023	32,170	-10,699	21,471	-535	-94	-11,328
2024	21,471	-4,952	16,519	-301	-94	-5,347
2025	16,519	-8,981	7,538	-134	-86	-9,201
>2025	7,538	-7,538	-	-484	-396	-8,418
<b>Total</b>		<b>-46,738</b>		<b>-2,246</b>	<b>-765</b>	<b>-49,749</b>

#### Liquidity flows 31 December 2020

Year	Loans			Interest on loans	Interest on derivatives	Total
	OB	Amortization	CB			
2021	9,620	-4,036	5,584	-162	-61	-4,259
2022	5,584	-2,398	3,186	-119	-61	-2,578
2023	3,186	-1,681	1,505	-51	-60	-1,792
2024	1,505	-884	733	-21	-60	-965
>2024	733	-621	-	-29	-306	-956
<b>Total</b>		<b>-9,620</b>		<b>-382</b>	<b>-548</b>	<b>-10,550</b>

### Currency risk

Currency risk is the risk that Corem's income statement and balance sheet will be negatively affected by fluctuations in exchange rates. The currency risk is limited, as the foreign properties are financed in local currency to the greatest possible extent. Temporary deviations from the financial policy require approval by the Board.

### Credit risk

Credit risk is the risk of loss as a result of the failure of a counterparty to fulfil its obligations. The risk is mitigated by the requirement that only creditworthy counterparties be accepted in financial transactions. The risk that tenants of the Group do not fulfil their obligations, in other words, that payment is not received for accounts receivable, constitutes a customer credit risk. The credit risk represented by customers is assessed by obtaining information about the customer's financial position from various credit rating companies. The Group has adopted a credit policy for managing customer credit arrangements. The credit risk is calculated in connection with new lettings and the customization of premises for existing tenants.

A bank guarantee, deposits of future rents or other security is required for customers with low creditworthiness or an insufficient credit record. In order to monitor changes in the creditworthiness of tenants, ongoing credit monitoring is performed. The Company also assesses creditworthiness concerning any promissory note receivables arising from the divestment of properties and companies.

## NOTE 25 OTHER SHORT-TERM LIABILITIES

	Group		Parent company	
	2021	2020	2021	2020
Liabilities to holders of Class D ordinary shares and preference shares	200	36	200	36
Liabilities to previous property owners	70	-	-	-
Employee withholding taxes and social security contributions	12	-	2	2
Other liabilities	22	10	3	1
<b>Total</b>	<b>304</b>	<b>46</b>	<b>205</b>	<b>39</b>

## NOTE 26 ACCRUED EXPENSES AND PREPAID INCOME

	Group		Parent company	
	2021	2020	2021	2020
Prepaid Rents	743	130	-	-
Accrued operating costs	509	25	-	-
Accrued interest expense	117	21	15	11
Accrued personnel costs	47	-	14	-
Other items	44	38	9	17
<b>Total</b>	<b>1,460</b>	<b>214</b>	<b>38</b>	<b>28</b>

## NOTE 27 RIGHT-OF-USE ASSETS/LEASING LIABILITIES

Corem recognises Right-of-use assets and Leasing liabilities in the balance sheet, above all in connection with site leaseholds. In the standard, site leaseholds are regarded as perpetual lease agreements. They are recognized at fair value and will therefore not be amortized, the value of the right-of-use asset remains until the renegotiation of the respective ground rent. A Leasing liability is recognised corresponding to the value of the Right of use asset. The Leasing liability is not amortized, the value is unchanged until renegotiation of the respective site leasehold fee.

Right-of-use assets	Site leasehold agreements	Leases	Vehicles	Lease contracts	Total
<b>2021</b>					
Opening value	211	4	0	3	218
Capitalization during the year	9	0	0	0	9
Acquisition via business combination	541	222	10	-	773
<b>Closing value</b>	<b>761</b>	<b>226</b>	<b>10</b>	<b>3</b>	<b>1,000</b>
<b>2020</b>					
Opening value	202	4	0	3	209
Capitalization during the year	9	0	0	0	9
<b>Closing value</b>	<b>211</b>	<b>4</b>	<b>0</b>	<b>3</b>	<b>218</b>



**NOTE 27 CONTD.**

Leasing liabilities	2021	2020
Reported value on 1 January	218	209
New contracts	9	9
Acquired contracts by business combination	773	–
<b>Reported value on 31 December</b>	<b>1,000</b>	<b>218</b>
<b>Maturity structure leasing liabilities</b>	<b>2021</b>	<b>2020</b>
Agreed site leasehold fees in year 1	227	1
Agreed site leasehold fees between years 2 and 5	382	76
Agreed site leasehold fees later than 5 years	391	141
<b>Total</b>	<b>1,000</b>	<b>218</b>

**Lease contracts where the group is lessor**

The Group lets its investment properties according to operating lease contracts.

The table below shows future rental income for existing lease contracts:

**The maturity dates of Corem's lease contracts as at 31 December 2021.**

	2021	2020
Matures within one year	924	116
Matures between one- and five-years' time	5,972	417
Matures later than five years' time	9,339	373

**NOTE 28 PLEDGED ASSETS AND CONTINGENT LIABILITIES**

	Group		Parent company	
	2021	2020	2021	2020
<b>Assets pledged</b>				
Property mortgages	38,946	7,315	–	–
Pledged shares in subsidiaries	2,165	4,347	1,705	2,343
Company mortgages	14	4	–	–
<b>Total pledged assets</b>	<b>41,125</b>	<b>11,666</b>	<b>1,705</b>	<b>2,343</b>
<b>Contingent liabilities</b>				
Guarantees for subsidiaries	–	–	13,798	6,473
Other contingent liabilities	198	–	–	–
<b>Total contingent liabilities</b>	<b>198</b>	<b>–</b>	<b>13,798</b>	<b>6,473</b>

In recent years, the Company has made a number of acquisitions and divestments of properties and companies. In some cases, the divestments have taken place after internal restructuring in order to create an acquisition structure requested by the buyers. During transactions, transaction risks may arise in the form of guarantees and taxes etc. The Company's exposure to such risks represents significant amounts. The probable risk to future payments of significant amounts is considered to be lower. However, the Company cannot rule out the possibility that a future payment in this connection may arise.

Within the scope of the Group's operations, Group companies are involved in minor disputes. None of these are considered significant to the Group.

The Parent Company has entered into agreements on proprietary guarantees for subsidiaries.

**NOTE 29 RELATED PARTIES****RELATED PARTY RELATIONSHIPS****Group**

The Group is subject to influence from Rutger Arnhult via companies that hold 33.38 percent (46.44) of the capital and 36.03 percent (52.17) of the outstanding votes in the Parent Company Corem Property Group AB (publ). The second largest shareholder, effective 31 December 2021, is Gårdarike AB with 13.87 per cent of the capital and 26.68 percent of the outstanding votes, which represents a degree of material influence over Corem.

**Parent company**

In addition to the related party relationships stated for the Group, the Parent Company has a controlling influence over the subsidiaries, see Note 30.

**SUMMARY OF RELATED-PARTY TRANSACTIONS****Group**

Services between Group companies and related parties are charged at market prices and on commercial terms. Intra-Group services consist of administrative services and intra-Group interest.

Transactions with Wästbygg totalled SEK 26 million (170) during the year. Wästbygg is controlled by the main owner Rutger Arnhult. The Corem Group also has a lease contract for letting to Wästbygg with an annual contract value of SEK 2 million.

Corem has an agreement for letting from the M2 Gruppen, which is controlled by Rutger Arnhult with an annual contract value of SEK 1 million. Furthermore, the Corem Group has also procured legal services from law firm Walthon Advokater AB, in which Group Chairman Patrik Essehorn is a partner.

### Parent company

Long-term receivables from subsidiaries, net, on 31 December 2021 totalled SEK 3,906 million (3,106) and short-term receivables to SEK 0 million (0).

### TRANSACTIONS WITH KEY INDIVIDUALS IN EXECUTIVE POSITIONS

The Company's Board members and companies owned by them control 1.30 per cent (50.33) of the capital and 1.35 per cent (51.59) of the votes in the Company, based on the total number of shares.

For further information, see pages 107–108. For more information regarding salaries and other remuneration to the Board, the CEO and other executives, see Note 4, which also provides information on costs and agreements on pensions and similar benefits, and on agreements regarding severance pay.

### NOTE 30 PARTICIPATION RIGHTS IN GROUP COMPANIES

#### Participation rights in group companies

	2021	2020
Accumulated acquisition value at beginning of year	432	333
Acquisitions	21,656	–
Shareholder contributions	100	301
Impairment	–	–202
<b>Total</b>	<b>22,188</b>	<b>432</b>

Corem AB, Meroc Kapitalförvaltning AB and from 2021 Klövern AB and Corem Projekt 1 AB are directly owned by Corem Property Group AB, see below. Other Group companies are owned by Corem AB and Klövern AB directly or indirectly by its subsidiaries. These companies in the Group are not reported in the Parent Company's annual report as no individual subsidiary is of significant size. Other companies, however, are presented in the annual reports of the respective subsidiaries. The capital share reported includes the shares of other Group companies. The Group has a total of 431 limited companies and partnerships (143).

#### Parent Company's holdings of shares and participation rights in group companies

Subsidiaries	Corporate identity number	Registered office	Share	Book value 31 Dec 2021
Corem AB	556731-4231	Stockholm	100	532
Meroc Kapitalförvaltning AB	556855-7598	Stockholm	100	0
Klövern AB	556482-5833	Stockholm	98.6	21,656
Goldcup 29582 AB/unät Corem Projekt 1 AB	559352-7590	Stockholm	100	0
<b>Total</b>				<b>22,188</b>

The net sale value of the subsidiary shares is assessed as indicated below:

Net asset value of the subsidiary shares after taking into account the fair value of assets and liabilities less estimated selling costs for the shareholding. The net asset value calculation has also taken into account the value of tax loss carryforwards in the Group, which have been allocated to the subsidiary shares on reasonable and consistent grounds. In calculating the fair value of the properties in the subsidiaries, assessed market-based yield requirements have been applied in accordance with the methods and assumptions described in Note 11.

### NOTE 31 NON-CURRENT RECEIVABLES FROM GROUP COMPANIES

	2021	2020
Opening balance	3,106	2,468
New/terminating receivables	800	638
Promissory note receivables	–	–
<b>Total</b>	<b>3,906</b>	<b>3,106</b>

### NOTE 32 CASH FLOW ANALYSIS

#### Interest

	Group		Parent company	
	2021	2020	2021	2020
Interest received	1	0	80	60
Interest paid	–638	–262	–104	–75
<b>Total</b>	<b>–637</b>	<b>–262</b>	<b>–24</b>	<b>–15</b>

#### Adjustments for non-cash items

Parent company	2021	2020
Depreciation/amortization of tangible and intangible non-current assets	4	202
Adjustment for result from short-term investments	–	27
Adjustment for interest paid	13	13
<b>Total</b>	<b>17</b>	<b>242</b>

**NOTE 33 RECONCILIATION OF LIABILITIES ATTRIBUTABLE TO FINANCING ACTIVITIES**

Group	31/12/2020	Cash flow	Changes not affecting cash flow			31/12/2021
			Acquisi-	Effect changed	Accrual	
			tions	exchange rate	borrowing costs	
Long-term interest-bearing liabilities	5,510	-378	26,755	109	20	32,016
Short-term interest-bearing liabilities	4,086	1,226	9,234	-	2	14,548
<b>Total liabilities attributable to financing activities</b>	<b>9,596</b>	<b>848</b>	<b>35,989</b>	<b>109</b>	<b>22</b>	<b>46,564</b>

Parent company	31/12/2020	Cash flow	Changes not affecting cash flow			31/12/2021
			Acquisi-	Effect changed	Accrual	
			tions	exchange rate	borrowing costs	
Long-term interest-bearing liabilities	2,093	851	-	-	7	2,951
Short-term interest-bearing liabilities	992	-63	-	-	2	931
<b>Total liabilities attributable to financing activities</b>	<b>3,085</b>	<b>788</b>	<b>-</b>	<b>-</b>	<b>9</b>	<b>3,882</b>

Group	31/12/2019	Cash flow	Changes not affecting cash flow			2021-12-31
			Acquisi-	Effect changed	Accrual	
			tions	exchange rate	borrowing costs	
Long-term interest-bearing liabilities	5,264	239	-	-4	11	5,510
Short-term interest-bearing liabilities	2,091	1,993	-	-	2	4,086
<b>Total liabilities attributable to financing activities</b>	<b>7,355</b>	<b>2,232</b>	<b>-</b>	<b>-4</b>	<b>13</b>	<b>9,596</b>

Parent company	31/12/2019	Cash flow	Changes not affecting cash flow			2021-12-31
			Acquisi-	Effect changed	Accrual	
			tions	exchange rate	borrowing costs	
Long-term interest-bearing liabilities to credit institutions	849	1,240	-	-	4	2,093
Short-term interest-bearing liabilities to credit institutions	824	166	-	-	2	992
<b>Total liabilities attributable to financing activities</b>	<b>1,673</b>	<b>1,406</b>	<b>-</b>	<b>-</b>	<b>6</b>	<b>3,085</b>

The Group's and the Parent Company's interest rate derivatives do not affect the cash flow.

**NOTE 34 BUSINESS COMBINATIONS**

In March 2021, Corem made a public offer to the shareholders of Klövern AB with a view to merging the companies. The initial acceptance period ran from 14 May to 11 June. The outcome of the initial acceptance period showed that Corem controlled 89.1 per cent of the capital and 90.8 per cent of the outstanding votes in Klövern, and on 15 June 2021 Corem announced that the offer was unconditional. Consequently, Corem's previous indirect long-term investment in Klövern AB became a direct holding in the form of a subsidiary to Corem.

Klövern has been consolidated since 15 June.

Before the offer Corem owned 15.2 per cent of the capital in Klövern. During the second quarter/in conjunction with the acquisition date, Corem revalued the holding to correspond to the value in accordance with the offer, entailing a positive effect on earnings of SEK 581 million, which was reported in the Statement of Income under changes of value of financial investments.

Access to the other shares was at an acquisition value of SEK 18,442 million, consisting of a non-cash issue of 59,678,701 Class A ordinary shares 596,298,939 Class B ordinary shares, 5,105,391 Class D ordinary shares and 9,685,827 preference shares. These shares were valued at market value on the transaction date amounting to SEK 18.13 per Class A ordinary share, SEK 18.61 per Class B ordinary share, SEK 288.39 per Class D ordinary share and SEK 323.00 per preference share. In the case of Class A and B ordinary shares, the market value corresponds to the listed closing price on Nasdaq adjusted in accordance with the exchange relationship 0.88 while for Class D ordinary share, it corresponds to the closing price for the preference share, adjusted in accordance with the exchange relationship 1.12.

The acquisition is expected to provide synergies of around SEK 200 million annually, of which around SEK 170 million concerns operational and financial synergies which are expected to be realized over a two-year period, while the remaining SEK 30 million relates to income synergies which are expected to be realized over a three-year period.

**Income Statement Klövern**

	2021 Jan – Dec	2021 15 Jun – 31 Dec
Income	3,274	1,799
Property costs	-1,154	-651
Central administration	-160	-72
Net financial items	-715	-386
<b>Profit from property management</b>	<b>1,245</b>	<b>690</b>
Income, residential development	-74	-36
Share of profit in associated companies	11	3
Changes in value, properties	3,685	2,591
Change in value, derivatives	301	108
Change in value, financial assets	29	29
Impairment of goodwill	-2	-
Tax	-1,224	-959
<b>Net profit for the period</b>	<b>3,970</b>	<b>2,426</b>
Translation difference for international operations	444	290
<b>Net comprehensive income for the period.</b>	<b>4,414</b>	<b>2,716</b>

# **NOTE 34 CONTD.**

## **Balance sheet, Klövern**

	2021 31 Dec	2021 15 June
<b>Assets</b>		
Investment properties	67,140	61,557
Other non-current assets	1,956	1,824
Current assets	1,759	3,152
<b>Total assets</b>	<b>70,855</b>	<b>66,533</b>
<b>Equity and liabilities</b>		
Share capital	26,479	23,799
Deferred tax liability	4,903	3,978
Interest-bearing liabilities	36,597	35,989
Non-interest-bearing liabilities	2,876	2,767
<b>Total equity and liabilities</b>	<b>70,855</b>	<b>66,533</b>

## **ACQUISITION ANALYSIS**

### **Acquired net assets at the time of acquisition, SEKm**

Investment properties	61,557
Properties classified as current assets	1,746
Other assets	3,958
Interest-bearing liabilities	-35,989
Hybrid bonds	-1,300
Deferred tax liability	-6,176
Other liabilities	-2,169
Holding without controlling influence	-96
<b>Acquired net assets</b>	<b>21,531</b>
Goodwill	2,934
<b>Total purchase price</b>	<b>24,465</b>
<b>Purchase price</b>	
Shares issued at fair value	18,442
Value, Corem's own shareholding	3,276
Holding without controlling influence	2,747
<b>Total offer value/purchase price</b>	<b>24,465</b>

### **Effect of the acquisition on group cash flow**

Purchase price, cash	-
Liquid funds in acquired companies	870
<b>Net cash inflow</b>	<b>870</b>

The acquisition is classified as a business combination in accordance with IFRS 3. This means that acquired properties, liabilities and contingent liabilities are valued at fair value on the acquisition date. All acquired items have a reported value corresponding to fair value, besides properties classified as current assets and deferred tax liability which have been revalued in conjunction with the acquisition.

In connection with the acquisition, goodwill of SEK 2,934 million arose in the form of the difference between the acquisition value for the acquired shares and the net assets.

Goodwill consists of two parts. The largest part consists of the difference between nominal tax and the deferred tax which is calculated in connection with the acquisition of properties which must be reported in business combination. There is a corresponding amount in the item deferred tax for this goodwill for accounting purposes of SEK 1,950 million. In addition, it consists of synergy effects, consisting of SEK 984 million.

Transactions costs attributable to the acquisition amounted to SEK 21 million and are reported in the item Acquisition costs in the Income Statement.

Transaction costs, which are related to issue of new shares amounted to SEK 23 million and have been reported in equity after taking tax into account.

From the acquisition date to 31 December 2021, Klövern contributed SEK 1,799 million to the Group's income and SEK 2,426 million to the Group's net profit.

Holdings without controlling influence has as at the acquisition date been valued at fair value corresponding to the share price according to the same principle as acquired shares.

## **NOTE 35 EVENTS AFTER THE BALANCE SHEET DATE**

- In January 2022, Corem issued unsecured green bonds for SEK 2,350 million with floating interest of 3 months STIBOR plus 275 basis points. At the same time, unsecured bonds were repurchased for a nominal amount of SEK 1,898 million with a floating interest of 3 months STI-BOR plus 400 basis points.
- On 25 February 2022, Corem and ALM Equity announced that a contract had been signed to establish a joint company with the aim of developing space-efficient and climate-smart rental housing for own management. The company will consist of Corem's present subsidiary Tobin Properties, which will change name to Klövern to conduct business going forward.
- On 3 March 2022, Corem announced that it will begin a buyback programme of its own shares. Acquisitions may take place on one or more occasions until the next annual general meeting.
- On 28 March 2022, Corem made an offer to all preference shareholders in Corem to exchange their preference shares for newly issued Class D ordinary shares. According to the exchange offer, Corem will offer 1.12 Class D ordinary shares for each preference share, which is redeemed.

## **NOTE 36 PROPOSED APPROPRIATION OF PROFIT**

### **SEK**

Earnings available for distribution by the Annual General Meeting are as follows:

Amount brought forward	20,580,977,143
Net profit for the year	860,998,535
<b>Total</b>	<b>21,441,975,678</b>

### **The Board proposes that the earnings be allocated as follows:**

Dividend to shareholders	
SEK 0.40 per Class A and B ordinary share, total	433,286,941
SEK 20.00 per Class D ordinary share, total	150,076,180
SEK 20.00 per preference share, total	248,305,900
To be carried forward	20,610,306,657
<b>Total</b>	<b>21,441,975,678</b>



# Appropriation of profits and allocation of earnings

## DIVIDEND

Corem's dividend policy is that dividend to holders of Class A and B shares shall in the long term amount to at least 35 per cent of the profit from property management after deduction of dividend for Class D ordinary shares and preference shares.

The proposal of the Board of Directors to the Annual General Meeting for the 2021 financial year is that a dividend of SEK 0.40 (0.65) per Class A and B ordinary share and of SEK 20.00 per Class D ordinary share and preference share be paid. It is proposed that the dividend for Class A and B ordinary shares be paid in four instalments each of SEK 0.10 and that the dividend of SEK 20.00 per Class D ordinary share and preference share be paid in four instalments each of SEK 5.00. It is proposed that the record dates for dividend for holders of Class A, B and D ordinary shares and preference shares be the last banking day of the respective quarter with expected payment three banking days thereafter. The proposal means a dividend on Class A and B ordinary shares corresponding to 56 per cent (64) of the profit from property management after deduction of dividend for Class D ordinary shares and preference shares.

## YIELD

Corem's proposed dividend of SEK 0.40 (0.65) per Class A and B ordinary share and SEK 20.00 per Class D ordinary share and preference share corresponds, if the AGM approve the proposal, to a yield of 1.2 per cent (3.5) for Class A ordinary shares, 1.2 per cent (3.5) for Class B ordinary shares, 6.3 per cent (-) for Class D ordinary shares and 6.2 per cent (6.3) for preference shares, based on share prices on 31 December 2021.

## PROPOSED APPROPRIATION OF PROFITS

SEK 21,441,975,678 is available for distribution by the Annual General Meeting as shown below:

SEK	
Amount brought forward	20,580,977,143
Net profit for the year	860,998,535
Total available for distribution by the AGM	21,441,975,678

The Board proposes that the earnings be allocated as follows:

Dividend	
SEK 0.40 per Class A and B ordinary share, total	433,286,941
SEK 20.00 per Class D ordinary share, total	150,076,180
SEK 20.00 per preference share	248,305,900
To be carried forward	20,610,306,657
Total	21,441,975,678

The calculation is based on the total number of outstanding ordinary shares as at 25 March 2022, i.e. 90,816,972 Class A ordinary shares, 992,400,380 Class B ordinary shares, 7,503,809 Class D ordinary shares and 12,415,295 preference shares.

The total number of outstanding shares may change due to buyback of own shares, voluntary conversion of Class A ordinary shares or non-cash issues. For further information about the Group's and the Parent Company's profit/loss and position otherwise, please refer to the income statement and balance sheets with accompanying notes.

## STATEMENT BY THE BOARD ON THE PROPOSED ALLOCATION OF PROFIT

With reference to what has been stated, the Board considers that the proposed dividend can be justified taking into consideration the requirements made in Chapter 17, section 3, second and third paragraphs, of the Companies Act (the type and scope of activity, risks and consolidation requirements, liquidity and position otherwise). The Board considers that the equity of the Parent Company and the Group after the proposed allocation of profit will be sufficiently large in relation to the type and scope of activity and risks. The Board's assessment of the financial position of the Parent Company and the Group means that the dividend is justifiable in relation to the requirements made by the type and scope of activity and risks on the size of the Parent Company's and the Group's equity as well as the Parent Company's and the Group's consolidation requirements, liquidity and position otherwise.

The proposed dividend for Class A and B ordinary shares corresponds to 1.8 (8.1) per cent, the dividend for Class D ordinary shares to 0.6 per cent (-) and dividend for preference shares 1.0 per cent (2.6) of the Parent Company's equity and 1.3 per cent (3.1), 0.5 per cent (-) and 0.7 per cent (1.0) respectively of the Group's equity attributable to the Parent Company's shareholders as per 31 December 2021.

In the light of this, the Board considers that the Company and the Group have good prospects for making use of future business opportunities and also bearing any losses. Planned investments have been taken into account when determining the proposed allocation of profits. The proposed allocation of profits will not affect the Parent Company's and the Group's ability to meet its payment commitments at the correct time.

The Board has considered all other known circumstances which may be important for the Company's and the Group's financial position and which have not been taken into account within the framework stated above. No circumstance has emerged, which would make the proposed dividend unjustifiable.

The undersigned certify that the annual accounts and the consolidated accounts have been prepared in compliance with the IFRS international accounting standards, as adopted by the EU, and with generally accepted auditing standards, and provide a true and fair picture of the Group's position and earnings, as well as that the administration report for the Group and the Parent Company provides a true and fair overview of the development of the Group and the company's business operations, its position and earnings, and describes the important risks and uncertainty factors facing the companies belonging to the Group. The Annual Report also includes the Group's and the Parent Company's sustainability report pursuant to Chapter 6, section 11, of the Annual Accounts Act, see pages 10-15, 63-75, 93 and 147-169. For the sustainability report in accordance with the Global Reporting Initiative, GRI, see the GRI index on pages 156-157.

Stockholm, 1 April 2022

Board of Directors of Corem Property Group AB (Publ), reg. no. 556463-9440

Patrik Essehörn  
*Chairman*

Eva Landén  
*CEO*

Katarina Klingspor  
*Director*

Fredrik Rapp  
*Director*

Christina Tillman  
*Director*

Magnus Uggla  
*Director*

Our audit report has been submitted on 4 April 2022

Ernst & Young AB

Katrine Söderberg  
*Authorized public accountant*

# Audit report

To the Annual General Meeting in Corem Property Group AB  
(publ) Reg. no. 556463-9440

## Report on the annual accounts and consolidated accounts

### Opinions

We have audited the annual report and the consolidated accounts of Corem Property Group AB (publ) for the 2021 financial year, with the exception of the Corporate Governance Report on pages 97–108. The annual report and consolidated accounts of the Company are on pages 17–65 and 77–142 of this document.

In our opinion, the annual report has been prepared in accordance with the Annual Accounts Act and presents fairly, in all material respects, the financial position of the Parent Company as of 31 December 2021 and its financial performance and cash flow for the year then ended in accordance with the Annual Accounts Act. The consolidated accounts have been prepared in accordance with the Annual Accounts Act and are a fair presentation in all material respects of the financial position of the group as at 31 December 2021 and of its financial performance and cash flow for the year in accordance with International Financial Reporting Standards (IFRS), as adopted by the EU, and the Annual Accounts Act. Our opinions do not apply to the corporate governance report on pages 97–108. The statutory administration report is consistent with the other parts of the annual accounts and consolidated accounts.

We therefore recommend that the Annual General Meeting of Shareholders adopt the statement of income and balance sheet for the Parent Company and the Group.

Our opinions in this report on the annual report and the consolidated accounts comply with the content in the additional report submitted to the Parent Company's audit committee in accordance with article 11 of the Regulation (EU) No. 537/2014.

### Grounds for opinions

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibility according to these standards is described in more detail in the section The auditor's responsibility. We are independent in relation to the Parent Company and the Group in accordance with generally accepted auditing standards in Sweden and have otherwise complied with our professional responsibility in accordance with these requirements. This means that, to the best of our knowledge and conviction, no prohibited services as referred to in article 5.1 of the Audit Regulation (537/2014) have been provided to the audited company or, in relevant cases, to its parent company or its controlling company in the EU.

We believe that the audit evidence we have obtained is sufficient and appropriate for its purpose to provide a basis for our opinions.

### Areas of particular importance

Areas of particular importance for the audit are the areas which, in our professional judgment, were the most important for the audit of the annual accounts and the consolidated accounts for the current period. These areas are also treated within the framework of the audit of, and in our position on, the annual report and the consolidated report as a whole, although we state no separate opinions on these areas. The following description of how the audit was performed shall be read in this context.

We have performed the obligations described in the section The auditor's responsibility in our report on the annual report also in these areas. In this way, audit measures were undertaken to take into account our assessment of the risk of material errors in the annual report and the consolidated accounts. The outcome of our audit and the audit measures performed to deal with the areas shown below form the basis for our audit report.

## Valuation of investment properties

### Description of the area

On 31 December 2021, the fair value of the Group's investment properties, reported in the Group's balance sheet, was SEK 83,084 million. The unrealized changes in value during the year amounted to SEK 3,432 million.

The property valuations are yield-based in accordance with the cash flow method, which means that future cash flows are forecast. All properties are valued each quarter. Approximately three-quarters of the properties are valued internally and approximately a quarter externally, which means that the whole portfolio is valued externally once a year. The properties' yield requirements are assessed on the basis of the unique risk of each property and transactions made in the market for property of a similar character.

Valuation at fair value is by nature associated with subjective assessments and a minor change in assumptions made on which valuations are based may have an important effect on the reported amounts. Due to the many assumptions and assessments that take place in conjunction with the valuation of investment properties, together with the fact that significant amounts are involved, we make the assessment that valuation of investment properties is to be regarded as being of particular importance in our audit.

A description of the valuation of the investment properties, together with the accounting policies, important accounting assessments, estimates and assumptions, are shown in the annual report in section Administration Report under the heading Property Valuation on pages 60–62, in Note 1 on page 118 and in Note 11 on pages 128–129.

### How this area was taken into account in the audit

In our audit, we have evaluated and tested the company's process for property valuation.

We have assessed the valuation method, model and assumptions in the externally and internally performed valuations. During the year, we have obtained and examined a selection of the internal valuations prepared to evaluate compliance with the company's valuation policy and valuation model. We have evaluated the expertise of the internal and external valuers and the objectivity of the external valuers.

With the support of EY's internal valuation expertise, we have examined the model used for property valuation and examined the reasonableness of the assumptions made, such as rental income, operating costs, yield requirement, property investments and vacancy rate and made comparisons with known market information. A selection has been made based on the criteria of risk and size. We have discussed important assumptions and estimates with those responsible for valuation and senior management.

We have tested input data for the valuation model for, inter alia, rental income, contract term, property investments and accounting and control for a selection of properties.

We have assessed the information provided in the Annual Report.

## Reporting of business combination and goodwill

### Description of the area

During the year, Klöver AB (publ) was acquired and the acquisition has been classified as a business combination. The reported value of the net assets acquired was SEK 21,531 million. Goodwill of SEK 2,934 million was reported in conjunction with the acquisition, attributable to the difference between the acquisition value of the acquired shares and the fair value of the acquired net assets.

The reported value of goodwill is to be assessed for impairment annually or when events or changed circumstances indicate that the reported value of an asset could be less than the recovery value. The assessment of the recovery value defined as the greater of fair value reduced by selling costs and the right-to-use value, involves estimates by the senior management as regards identifying and valuing cash-generating units. During 2021, goodwill allocated to properties has been impaired by SEK -21 million.

Due to the complex assessments of terms in transactions for purpose of accounting to determine whether an acquisition shall be classified as an asset or a business combination and the uncertainty of assumptions and assessments made in connection with valuation of goodwill, we consider that reporting of business combination and goodwill is an area of particular importance in our audit.

The description of valuation of the acquisition, together with accounting policies for business combination and goodwill, important accounting assessments, estimates and assumptions are shown in the Administration Report section of the Annual Report under the heading Transactions on pages 38–39, in Note 1 on pages 118–119 and on page 121 as well as in Note 10 on page 127.

### How this area was taken into consideration in the audit

In our audit, we have evaluated the company's procedure for assessment of classification and accounting for acquisitions as an asset acquisition or business combination. We have examined the accounting of the business combination with Klöver AB carried out with respect to the date of accounting, the calculation of the purchase price, the identification and valuation of acquired net assets and payment of liquid funds via the accompanying equity transactions.

We have also examined the company's procedure for preparing and implementing impairment assessment of reported goodwill. We have evaluated the valuation method used for assessment of impairment and the procedure for identifying cash generating units. We have examined the reasonableness of the assumptions made in the impairment assessment as at 31 December 2021.

We have examined the information provided in the Annual Report.

### Other information than the annual accounts and the consolidated accounts

This document also contains other information than the annual accounts and the consolidated accounts that can be found on pages 1–16, 66–76, 147–169 and 171–204. The remuneration report for the 2021 financial year also provides other information. The Board of Directors and the CEO are responsible for this information.

In connection with our audit of the annual report and the consolidated accounts, it is our responsibility to read the information identified above and consider whether the information is incompatible to a significant extent with the annual accounts and the consolidated accounts. In this review, we also take into account the knowledge we have otherwise obtained during the audit and assess whether the information otherwise appears to contain material misstatements.

If we, on the basis of the work performed relating to this information, draw the conclusion that the other information contains material misstatements, we are obliged to report this. We have nothing to report in this respect.

### The responsibility of the Board of Directors and the CEO

The Board of Directors and the CEO are responsible for preparing the annual report and the consolidated accounts and for it containing a fair picture in accordance with the Annual Accounts Act and, as regards the consolidated accounts, in compliance with the IFRS as adopted by the EU. The Board and the CEO are also responsible for the internal control that they believe necessary to prepare an annual report and consolidated accounts that do not contain any material misstatements, regardless of whether these are wilful or due to error.

When preparing the annual report and the consolidated accounts, the Board and the CEO are responsible for the assessment of the company's ability to continue as a going concern. They notify, when appropriate, circumstances that may affect the ability to continue as a going concern and to apply the assumption of a going concern. The assumption of a going concern is not applied, however, if the Board and the CEO intend to liquidate the company, cease the activity, cease business or have no realistic alternative to doing one of these.

The Board's audit committee shall, without this affecting the responsibility and other tasks of the Board, inter alia, monitor the company's financial reporting.

### The auditor's responsibility

Our goal is to obtain a reasonable degree of assurance that the annual report and the consolidated accounts as a whole do not contain any material misstatements, whether due to fraud or error and to produce an audit report containing our opinions. Reasonable assurance is a high degree of assurance but is not absolute assurance that an audit performed in compliance with ISA and generally accepted auditing standards in Sweden will always detect material misstatement if such exists. Misstatements may arise due to fraud or error and are considered to be material if these misstatements individually or taken together may reasonably be expected to affect the financial decisions made by the user on the basis of the annual accounts and consolidated accounts.

As part of an audit in compliance with ISA, we apply our professional judgment and have a professionally sceptical approach throughout the audit.

Furthermore:

- we identify and assess the risk of material misstatement in the annual report and the consolidated accounts, whether due to fraud or error, design and perform audit procedures, inter alia, on the basis of these risks and obtain audit evidence which is sufficient and appropriate for its purpose to serve as a basis for our opinions. The risk of not detecting material misstatement due to fraud is higher than for material misstatement due to error, as misstatements may include action in collusion, counterfeiting, deliberate omission, incorrect information or setting aside internal control.
- we obtain an understanding of the company's internal control, which is important for our audit to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.



- we assess the suitability of the accounting policies applied and the reasonableness of the Board and the CEO's estimates in the accounts and supplementary disclosures.
- we draw a conclusion on the suitability of the Board and the CEO applying the assumption of a going concern when drawing up the annual accounts and the consolidated accounts. We also draw a conclusion, based on the audit evidence obtained, whether there is any material uncertainty factor, concerning such events or circumstances that may lead to considerable doubt about the company's ability to continue as a going concern. If we draw the conclusion that there is a significant uncertainty factor, we must draw attention in the Audit Report to the disclosures about the significant uncertainty factor or, if such disclosures are insufficient, modify the statement about the annual accounts and the consolidated accounts. Our conclusions are based on the audit evidence obtained until the date of the audit report. However, future events or circumstances may mean that the company is unable to continue as a going concern.
- we evaluate the overall presentation, structure and content of the annual report and the consolidated accounts, including the supplementary disclosures and, whether the annual report and the consolidated accounts reproduce the underlying transactions and circumstances in a way that provides a fair picture.
- we obtain sufficient audit evidence that is appropriate for its purpose concerning the financial information for the units or business operations in the group to make a statement on the consolidated accounts. We are responsible for control, monitoring and drawing up of the audit for the group. We bear sole responsibility for our opinions.

We must notify the Board about, inter alia, the planned extent and direction of the audit, and on the date for it. We must also inform about important observations during the audit, including important deficiencies in internal control that we have identified.

We must also provide the Board with a statement that we have applied relevant professional ethical requirements and taken up all relationships and other circumstances that can reasonably affect our independence and in applicable cases associated countermeasures.

Out of the areas communicated with the Board, we establish which of these areas that have been of greatest importance for the audit of the annual report and the consolidated accounts, including the most important assessed risks for significant misstatements, and which therefore constitute the areas of particular importance for the audit. We describe these areas in the audit report as long as laws or other regulations do not prevent such information.

## Report on other legal and regulatory requirements

### The auditor's examination of administration and proposal on appropriation of the company's profit or loss

#### Opinions

In addition to our audit of the annual report, we have also performed an audit of the management by the Board of Directors and the CEO of Corem Property Group AB (publ) for the 2021 financial year and of the proposals for the appropriation of the Company's profit or loss.

We approve the annual general meeting appropriating the profit in accordance with the proposal in the Administration Report and granting the members of the Board and the CEO release from liability for the financial year.

#### Grounds for our opinions

We have performed the audit in accordance with generally accepted auditing standards in Sweden. Our responsibility according to these standards is described in more detail in the section The auditor's responsibility. We are independent in relation to the Parent Company and the Group in compliance with good auditing standards in Sweden and have otherwise complied with our professional ethical responsibility in accordance with these requirements.

We consider that the audit evidence obtained is sufficient and fit for its purpose as a basis for our opinions.

#### Responsibilities of the Board of Directors and the CEO

The Board of Directors is responsible for the proposal for appropriation of the company's profit or loss. In connection with proposed dividend, this includes an assessment of whether the dividend is justifiable taking into consideration the requirements made by the Company's and the Group's type of operations, the extent and risks made on the size of the Parent Company's and Group's equity, consolidation requirements, liquidity and position otherwise.

The Board is responsible for the Company's organization and administration of the Company's business. This includes, inter alia, making a continuous assessment of the Company's and the Group's financial situation, and ensuring that the organization of the Company is designed in such a way that the accounting, management of funds, and the Company's financial concerns are otherwise controlled satisfactorily. The CEO shall take care of the day-to-day management in accordance with the Board's guidelines and instructions and, inter alia, undertake the measures necessary for the Company's accounts to be drawn up in compliance with the law and that management of funds has been satisfactorily taken care of.

#### The auditor's responsibility

Our responsibility with regard to the audit of the management, and thus our opinion on discharge from liability, is to obtain audit evidence in order with a reasonable degree of assurance to be able to assess whether any board member or CEO has in any important respect:

- undertaken any measure or become liable to any neglect which may lead to a duty of compensation to the Company.
- in any other way acted in conflict with the Companies Act, the Annual Accounts Act or the Articles of Association.

Our objective as regards the audit of the proposal for appropriation of the Company's profit or loss, and thus our opinion on this, is to assess with reasonable degree of assurance whether the proposal complies with the Companies Act.

Reasonable assurance is a high extent of assurance, but not absolute assurance that an audit performed in accordance with generally accepted auditing standards in Sweden will always detect procedures or neglect which may lead to an obligation to compensate the Company or that a proposal on appropriation of the company's profit or loss is not compatible with the Companies Act.

As part of the audit in accordance with generally accepted auditing standards in Sweden, we use professional judgment have a professional sceptical approach throughout our audit. Scrutiny of the management and the proposal for appropriation of the Company's profit or loss are based primarily on audit of the accounts. The additional audit procedures performed are based on our professional assessment based on risk and importance. This means that we focus the examination on such procedures, areas and circumstances that are important for the business and where deviations and breaches would be especially important for the Company's situation. We review and test decisions made, bases for decision, measures undertaken and other circumstances that are relevant for our statement on discharge from liability. As a basis for our opinion on the Board's proposal for appropriations of the Company's profit or loss, we have examined the Board's reasoned statement as well as a selection of documentation for this to be able to assess whether the proposal complies with the Companies Act.

## The auditor's review of the Esef report

### Opinion

In addition to our audit of the annual report and consolidated accounts, we have also performed a review of whether the Board and the CEO have prepared the annual report and the consolidated accounts in a format that enables uniform electronic reporting. (The Esef report) under Chapter 16, section 4a, of the Securities Market Act (2007:528) of Corem Property Group AB (publ) for the 2021 financial year.

Our review and our opinion only apply to the statutory requirement.

In our view, the Esef report [checksum: 1f4b72fe4f5-3c085277cb17478122168ae10d2bb226088e219573502afa45472] has been prepared in a format that in all essentials makes possible electronic reporting.

### Grounds for opinion

We conducted our review in accordance with FAR's recommendation RevR 18 Revisorns granskning av Esef rapporten (The auditor's review of the Esef report). Our responsibility according to this recommendation is described in more detail in the section The auditor's responsibility. We are independent in relation to Corem Property Group AB (publ) in accordance with generally accepted auditing standards in Sweden and have otherwise complied with our professional responsibility in accordance with these requirements.

We believe that the evidence we have obtained is sufficient and appropriate for its purpose to provide a basis for our opinions.

### The responsibility of the Board of Directors and the CEO

The Board of Directors and the CEO are responsible for preparing the Esef report under Chapter 16, section 4a, of the Securities Market Act (2007:528) and for there being the internal control that they believe necessary to prepare the Esef report without any material misstatements, regardless of whether these are wilful or due to error.

### The auditor's responsibility

Our responsibility is to make a statement with a reasonable degree of assurance with regard to the Esef report that it has in all essentials been prepared in a format that complies with the requirements of Chapter 16, section 4a, of the Securities Market Act (2007:528), on the basis of our review.

RevR 18 requires that we plan and perform our review measures to achieve reasonable assurance that the Esef report has been prepared in a format that complies with these requirements.

Reasonable assurance is a high extent of assurance, but not absolute assurance that an audit performed in accordance with RevR 18 and generally accepted auditing standards in Sweden will always detect a material misstatement if such exists. Misstatements may arise due to fraud or error and are considered to be material if these misstatements individually or taken together may reasonably be expected to affect the financial decisions made by the user on the basis of the Esef report.

The auditing firm applies ISQC 1 Quality assurance for auditing firms which perform audits and reviews of financial statements and other certification assignments and associated services and thus has a versatile system for quality assurance, which includes documented guidelines and procedures concerning compliance with professional ethical requirements, professional standards and applicable laws and rules and other statutory regulations.

The review includes obtaining evidence by various measures that the Esef report has been prepared in a format that makes possible uniform electronic reporting of annual reports and consolidated accounts. The auditor selects the measures that are to be performed, including assessing the risks of material misstatements in the report whether these arise due to fraud or error. In this risk assessment, the auditor takes into account the parts of the internal control that are relevant for how the Board and the CEO produce documentation with a view to designing the review measures that are relevant in the circumstances, but not for the purpose of expressing an opinion on the efficiency of the internal control. The review also includes an evaluation of the fitness for their pur-

pose and reasonableness of the assumptions made by the Board and the CEO. The review measures mainly consist of a technical validation of the Esef report, i.e. if the file that contains the Esef report complies with the technical specifications stated in the Commission's Delegated Regulation (EU) 2019/815 and a reconciliation with the reviewed annual report and consolidated accounts.

Furthermore, the review also includes an assessment of whether the Esef report has been marked with XBRL enabling a fair and complete machine-readable version of the Group's income statement, balance sheet and equity calculations and the cash flow analysis.

### The auditor's review of the Corporate Governance Report

The Board is responsible for the Corporate Governance Report on pages 97-108 and for it being drawn up in accordance with the Annual Accounts Act.

Our review has been performed in accordance with FAR's statement RevR 16 The Auditor's review of the Corporate Governance Report. This means our review of the Corporate Governance Report has another direction and considerably less scope than the direction and extent of an audit in accordance with the International Standards of Auditing and generally accepted auditing standards in Sweden. We believe that this review is sufficient for our opinions.

A corporate governance report has been drawn up. Disclosures in accordance with Chapter 6, section 6, second paragraph, points 2-6 of the Annual Accounts Act and Chapter 7, section 31, second paragraph, of the same Act are compatible with the other parts of the annual report and the consolidated accounts and in compliance with the Annual Accounts Act.

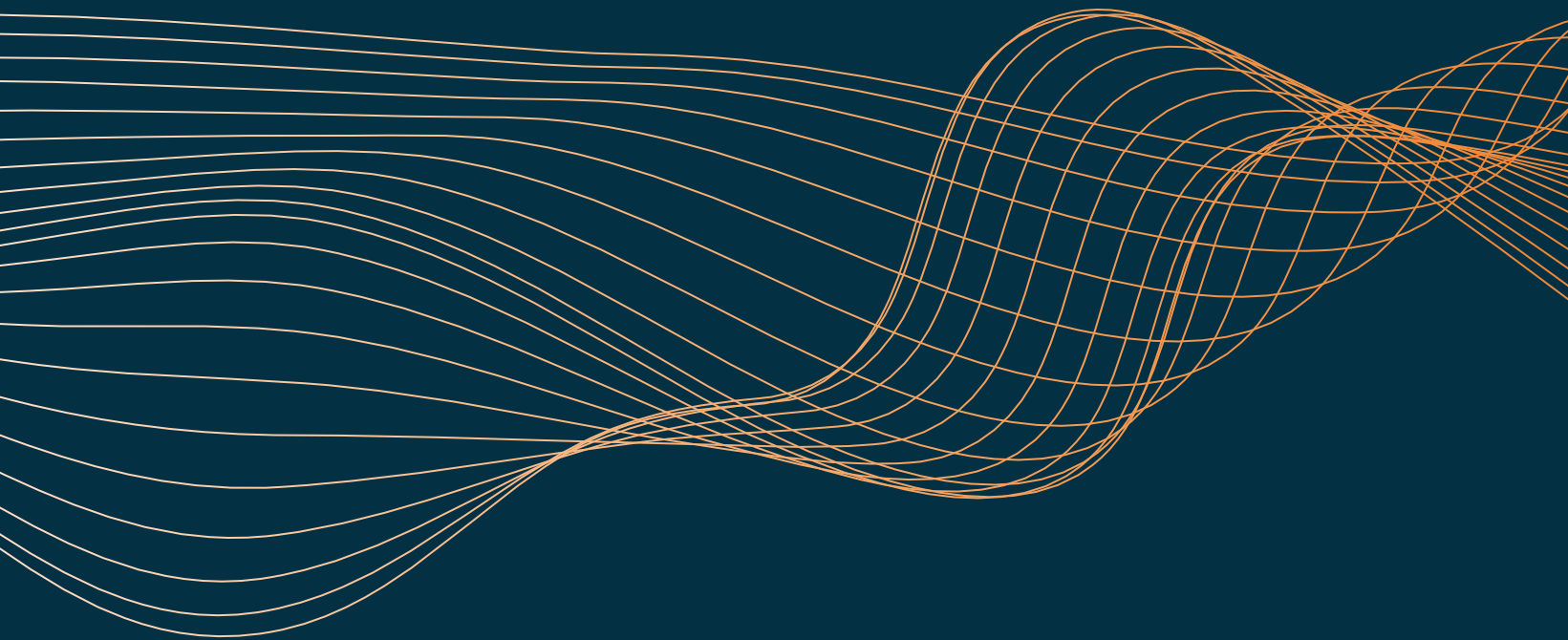
Ernst & Young AB, Box 7850, 103 99 Stockholm was appointed as auditor of Corem Property Group AB by the Annual General Meeting on 29 April 2021 and has served as the Company's auditor since 2012.

Stockholm, 4 April 2022

Ernst & Young AB

Katrine Söderberg  
*Authorized Public Accountant*

# Sustainability report



# Sustainability report

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Audit report on the sustainability report

## INFORMATION ABOUT THE SUSTAINABILITY REPORT

Corem's Sustainability Report refers to the Corem Group as a whole and includes all subsidiaries of the Corem Property Group. Real estate operations are conducted in Sweden, Denmark and the United States. As at year-end, the property portfolio consists of 518 investment properties with a lettable area of 3,479 thousand sq.m. and a value of SEK 83,084 million. Corem focuses on long-term sustainable ownership, investment, improvement and urban development as well as its own locally-based management. The information on which this report is based has been collected through the accounting system, energy management systems, customer and staff surveys and internal reporting procedures. Any limitations regarding reporting are stated for each indicator, where applicable.

### THE CONTENT OF THE SUSTAINABILITY REPORT

The sustainability report for 2021 describes Corem's overall work with sustainability, goals and outcomes. It consists of the following sections:

- Business model, goals and strategy, pages 10–15
- Sustainability, pages 63–75
- Sustainability risks, page 93
- Sustainability report, pages 147–169

### Sustainability report according to the Annual Accounts Act

Corem's work with sustainability in the 2021 financial and accounting year is described in accordance with the legal requirement for sustainability reporting. The Group's sustainability report pursuant to the Annual Accounts Act consists of pages 10–15, 63–75, 93 and 147–169. The date for the last sustainability report was 19 March 2021, covering January–December 2020 and included in Corem's Annual Report 2020. The next sustainability report will be published in the spring of 2023. Information about the Company's work with sustainability can also be found on [www.corem.se](http://www.corem.se). The sustainability report in compliance with GRI has been reviewed by EY.

### SUMMARY OF COREM'S COMPLIANCE WITH THE REPORTING REQUIREMENTS OF THE ANNUAL ACCOUNTS ACT.

Area	Disclosure	Page
Overall	Business model, strategies and goals	10–15
	Policy	149–152
Environment and climate	Policy	160–166
	Risks and risk management	93, 154–155
	Goals and results related to the area	160–166
Staff and social conditions	Policy	167–168
	Risks and risk management	93, 167–168
	Goals and results related to the area	167–169
Respect for human rights	Policy	168
	Risks and risk management	93, 168
	Goals and results related to the area	167–169
Countering corruption	Policy	158–159
	Risks and risk management	93, 159
	Goals and results related to the area	158–159



## GRI

This year's report of sustainability efforts has been compiled in accordance with GRI Standards, Core level. All GRI indicators refer to GRI standards 2016, except GRI 403-9 which refers to 2018. The complete GRI index with selected indicators for essential issues and the supplementary indicators selected by Corem is reported under GRI index on pages 156-157.

## Reporting in compliance with TCFD

Corem's climate-related financial risks and opportunities are reported in compliance with the recommendations from the Task Force on Climate-related Financial Disclosures (TCFD) and are reported on pages 150-151. Corem is reporting in compliance with TCFD's recommendations for the first time in 2021 and work with risks, opportunities and financial consequences will be successively improved in coming reports.

## The precautionary principle

Corem applies the precautionary principle in its business operations. Sustainability risks are integrated among other operational and business risks, and as such form part of annual risk analysis and business planning, see page 93. Climate-related risks are reported separately in accordance with TCFD's recommendations.

## Taxonomy

Corem is not covered by the Annual Accounts Act's current requirements for accounting in compliance with the EU taxonomy. As changed requirements for sustainability reporting are successively introduced, Corem makes the assessment that the whole business will in future be subject to the changed legal requirements for reporting in accordance with the taxonomy. For 2021 and subsequently, Corem will report green assets in line with the taxonomy on the website, [www.corem.se](http://www.corem.se). Reporting in financial reports will take place when the Swedish adaptation of the regulations has been completed. Information is provided in Note 6 on how large a proportion of Corem's properties based on area and value are considered to comply with the criteria for a green asset according to the taxonomy on the basis of what is known about the taxonomy on this date and Corem's green framework for green financing.

## Important changes in the sustainability report

During the year, Corem has acquired Klöver AB, which is reported as a subsidiary and part of the Corem Group since 15 June 2021. The sustainability report covers the total operations for 2021. For the best comparability, statistics are reported separately for Corem and Klöver in the cases where it is considered to increase understanding for the development of the indicators. Disclosures on limitations and specific accounting methodology used for accounting of sustainability data are included in connection with the respective GRI indicator and key figures.

## MANAGEMENT AND GOVERNANCE OF SUSTAINABILITY WORK

Corem's sustainability goals are integrated with business and operational goals as a whole, which means they form part of business planning, annual risk analysis and strategy. Corem's Board of Directors sets overall policies, strategies and long-term goals, while the executive management team decides on, and is responsible for, the annual operational goals as well as ensuring they are implemented and monitored. The strategic and operational work is led by the sustainability manager together with the sustainability team, which coordinates the work with other areas of competence and activities and reports to the executive management and the Board. Issues related to work environment, health and safety are dealt with, apart from in the operational work, in the safety group and the safety officer forum.

## Policies and guideline documents

Applicable legislation and regulations as well as internal guidelines, goals and policies form the base for Corem's sustainability work. During the year, a new sustainability policy and code of conduct have been adopted. The sustainability policy and the code of conduct describe Corem's taking of positions and values based on economic, social and environmental taking of responsibility and this is summarized in Corem's nine overarching principles. These take their starting point in the 10 principles of the UN Global Compact on human rights, work environment issues, the environment and corruption, as well as Corem's values. There are additional policies and guidelines that govern activities and relate to sustainability issues, including the code of conduct for suppliers, guidelines for the work environment and discriminatory conduct, information policy and policy on collaboration with associated companies. For further information on the Company's policies, see the Corporate Governance Report on pages 97-106. Risks in the broader field of sustainability are managed in the same way as other business and operational risks, see the section on risk on page 93. Other risks and risk management are described in the sustainability notes on pages 158-169. Specific climate-related financial risks and opportunities are reported in line with TCFD's recommendations on pages 154-155.

## EXTRACT FROM THE SUSTAINABILITY POLICY AND THE CODE OF CONDUCT

Sustainable development is fundamental and a lodestar for all of Corem's activities. Our work with sustainable development is based on Corem's sustainability policy and code of conduct, which describes how we should act to live up to our taking of positions and values, both internally and externally. It summarizes our relationship with our customers, staff, owners, suppliers and other stakeholders in the society where we operate.

The most important undertakings in the sphere of sustainability are summarized in nine overarching principles. These undertakings are contained without order of precedence in the following areas:

- Our responsibility
- Our assignment
- Business ethics
- Human rights
- Equal treatment
- Diversity
- Commitment to the community and respect for the interests of stakeholders
- Safe work environment
- Environment

The code of conduct applies to everyone at Corem from the Board of Directors and the executive management to individual employees. The whole code and more information are available at [www.corem.se](http://www.corem.se).

### Choice of focus areas and sustainability goals

In recent years, the rapid development in the field of sustainability with an even greater focus on the climate, social responsibility and requirements for transparent reporting in combination with the acquisition of Klövern has led to a far-reaching overview of sustainability work during 2021. The Board has made decisions on new long-term sustainability goals which reflect Corem's activities going forward, as well as changes in the business environment such as stakeholder dialogue and materiality analysis. Corem's work with sustainability has taken place in four overarching focus areas:

- Good business partner and long-term development of value
- Reduced impact on the climate
- Attractive employer
- Sustainable and vibrant city

These focus areas have been chosen to reflect the areas of sustainability that are most important for Corem. The four areas are presented in the sustainability section, on page 65 and the following pages of the sustainability report, together with the long-term goals, interim goals and outcomes for 2021.

Corem applies the ten principles that constitute the UN Global Compact in its activities. Together, they constitute, together with the UN Global Goals for Sustainable Development and the expectations of stakeholders, the starting point for sustainability work and the goals set. Among the 17 overarching goal areas within the UN Global Goals, Corem has identified seven goals that are most relevant for its own activities. These goals are considered to be those that the Company has the greatest possibility of contributing to. A description is provided together with the sustainability notes of how Corem works to contribute to the global goals.

### Membership

During the year, Corem has been a member of the Swedish Green Building Council, Energinätverk Sverige, BeLok, Energi & Miljötekniska föreningen and EGN Nätverk, Miljö Hållbarhet, Stockholm.

## FOCUS AREAS, LONG-TERM GOALS, AND AGENDA 2030

### Good business partner and long-term development of value

- Corem shall have satisfied customers and long-term partnership with tenants.
- Corem shall have good profitability and a high occupancy rate.
- The proportion of green and sustainability-related financing and green income shall be as large as possible in the long term.
- Corem shall have digital services and working methods that support its business.
- Corem's suppliers shall work in accordance with Corem's code of conduct.



### Reduced impact on the climate

- By 2035, Corem's business shall be climate neutral throughout the chain of value.
- By 2030, all energy used in Corem's operations shall be fossil-free.
- By 2030, the average energy consumption shall be at most 65 kWh/sq.m.
- Corem shall environmentally certify buildings and offer sustainable services to its customers.



### Attractive employer

- Corem shall offer a workplace where everyone is treated equally and which is characterized by well-being and diversity.
- Corem shall have a sound and safe working environment with the focus on healthy staff and a sustainable working life
- Corem is a value-governed company with business-driven and committed employees.



### Sustainable and vibrant city

- Corem shall develop sustainable buildings and vibrant areas.
- Corem shall work for conserving and developing ecosystem services in conjunction with property development.



## STAKEHOLDER DIALOGUE AND MATERIALITY ANALYSIS

Corem's sustainability work is based on a materiality analysis together with a close relationship with the most important groups of stakeholders. This means that work with sustainability is based on the sustainability issues that are important for the Company's business strategy taking into consideration the expectation of stakeholders but also areas where the Company has the greatest ability to contribute to sustainable development. Corem engages in an ongoing dialogue with its most important groups of stakeholders. A commitment that is complemented with a materiality analysis which is updated annually. The dialogue with stakeholders shall ensure that sustainability work has the correct focus. When we see that material aspects have changed, this will affect both the focus areas and the sustainability goals in future years.

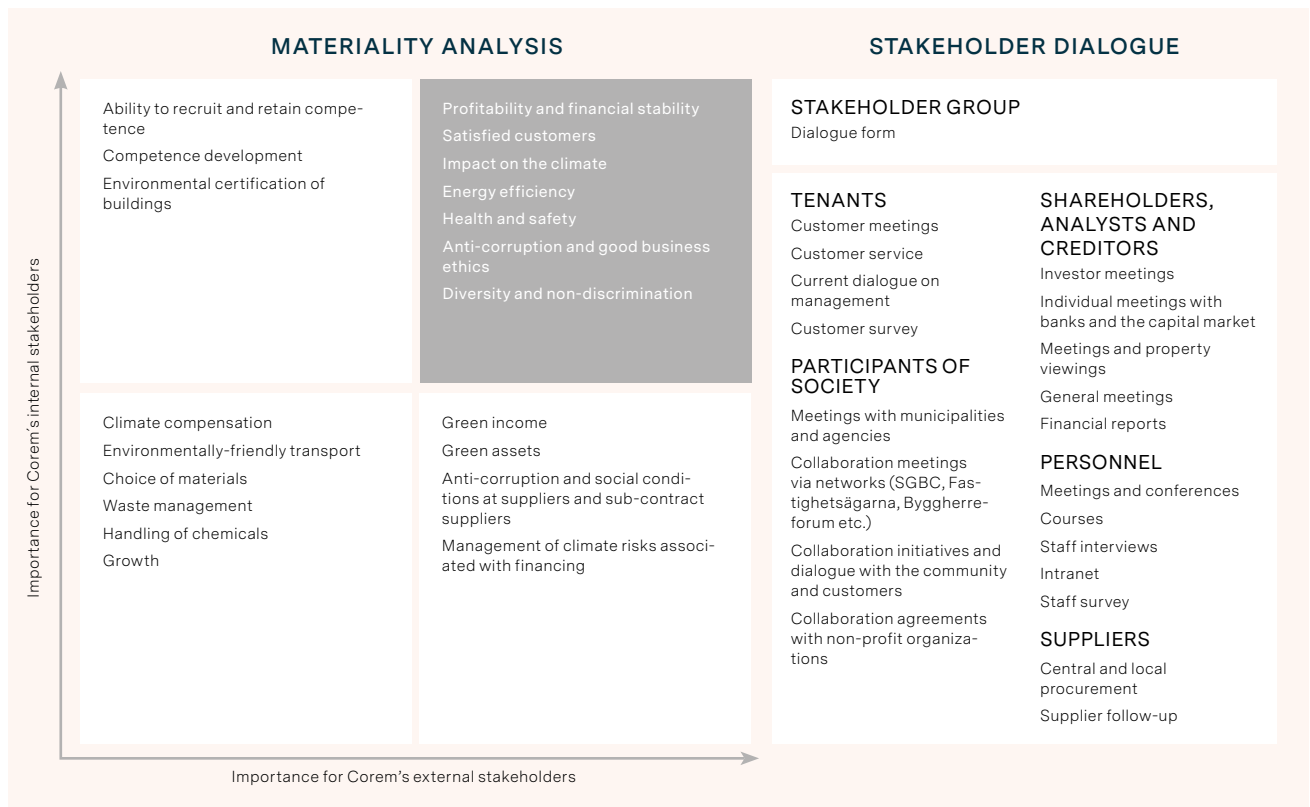
### Corem's stakeholders

A large number of different groups of stakeholders affect and are affected by Corem's activities. The most important stakeholders are customers, suppliers, shareholders, creditors, staff and other actors in the community such as municipalities. The in-depth stakeholder dialogue which took place during 2020 has been updated in 2021 by dialogues with selected stakeholders from the various groups. Furthermore, a broader set of sustainability-related issues has been included in the annual customer survey and customer dialogue has taken place in greater depth at the request of tenants.

Expectations and requirements for reduced impact on the climate is the area with highest priority for most of our stakeholders. The most important area of emissions varies among our stakeholders. For our customers, energy efficiency and renewable energy is in focus and for financing, these areas are complemented with the importance of there being a long-term plan to reduce emissions to the goal of net zero emissions. Furthermore, issues linked to anti-corruption, working conditions and working environment are growing in priority, in particular in relation to our suppliers and sub-contractors.

### Materiality analysis

Sustainability work is focused on the areas where Corem has the greatest ability to contribute to society's goals in sustainable development – at the same time as activities are driven forward in a long-term competitive way. Corem monitors development in its business environment continuously to be updated on changed requirements and expectations. Chosen focus areas and goals are continuously analysed to ensure that the work is focused on what is most important. The materiality analysis carried out during the year took its point of departure from the result of this year's stakeholder dialogue in combination with monitoring the business environment as regards market development and rules, the ability of the business to exercise an influence and Corem's goals and strategies. Corem's sustainability work is reported in the notes on pages 158–169.



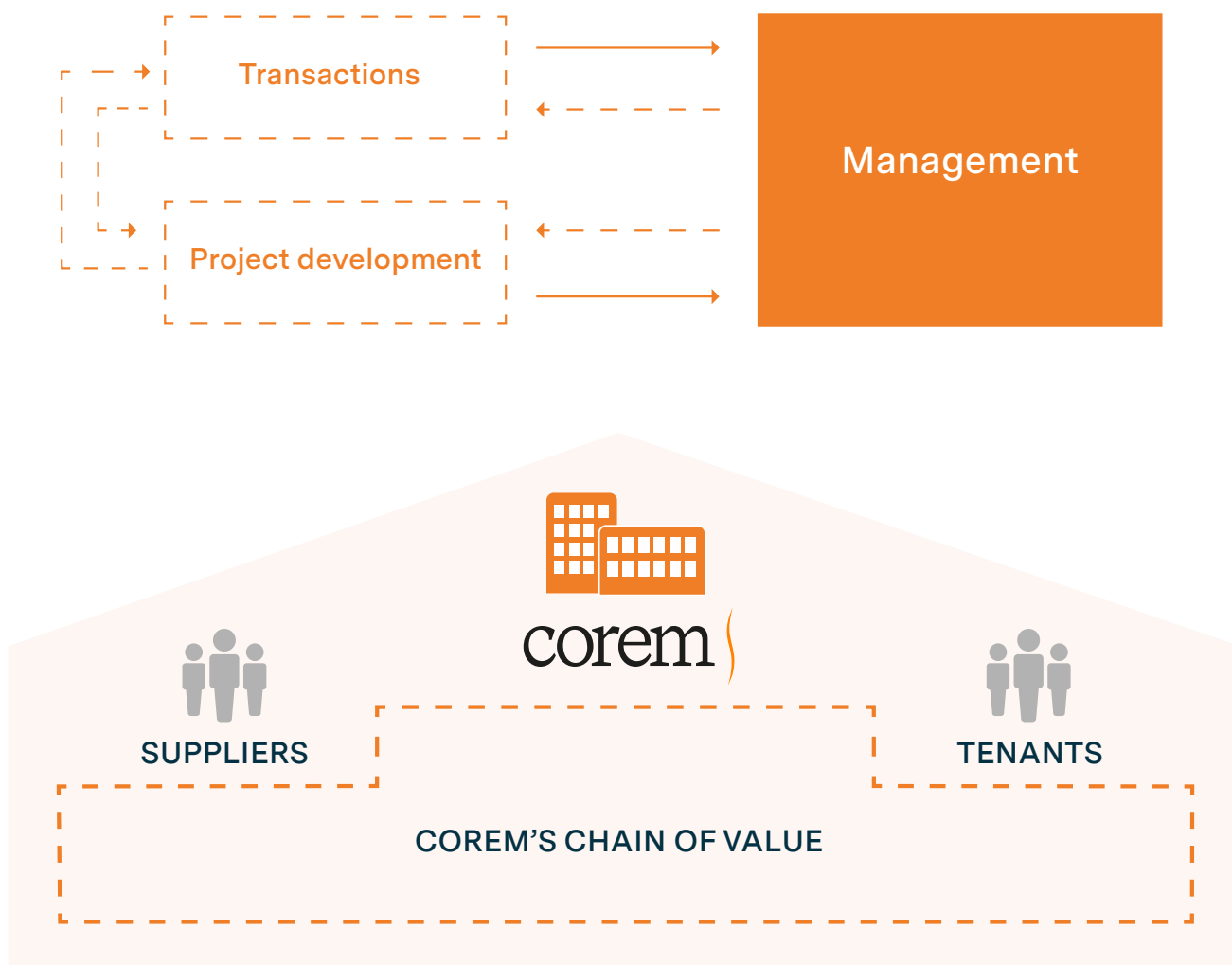
### Our business model and the chain of value

The whole of Corem's core business is characterized by a long-term approach. All parts of activities work to create value not just for today but for the long term. The business shall be sustainable in the long term from a social, environmental and financial perspective.

The business model is based on a continuous process based on long-term management close to the customer. Continuous improvement of the portfolio together with property development and urban development as well as strategic property transactions contribute to additional potential for both growth and value development.

Through close collaboration with customers, good insight into market developments and extensive experience of real estate, Corem can provide premises with the characteristics needed by tenants to run their business. Corem takes care of management and operation of the properties with its own staff. The owner perspective is long term and investments are made continuously to develop and customize the buildings.

The Group purchases a large quantity of goods and services from contractors and suppliers, which complement Corem's business and thus contribute to Corem's ability to provide customer offers that are in demand and which create value. Overall, this provides a chain of value that means that Corem has an active role in the creation of value both for customers and suppliers.







The property Stapelbädden 4, Malmö, environmentally certified according to BREEAM In-Use level Very Good 2021.

# Climate report in accordance with TCFD

Properties are affected by changes in the climate. Future investments must take into account the possible consequences of climate change. A changed climate makes new demands on activities and a proactive method of work to minimize unforeseen costs which can result from climate change.

For the first time, Corem is reporting climate-related risks and opportunities in accordance with the recommendations in Task Force on Climate-related Disclosures' (TCFD's) framework for describing how we work strategically in operations with climate risks. The purpose of the report is for us as a Company to understand our risks and opportunities associated with a changed climate and how we deal with the risks and opportunities identified in our activity. The report shall also provide a description of the Company's governance and strategy in relation to the climate issue. The ambition is to comply with the recommendations to the greatest possible extent and to continuously improve reporting. TCFD's recommendations are based on the four areas, governance, strategy, risk management and key figures as well as goals. The following section of our report describes how our work is conducted in these four areas. In cases where there is relevant information in other parts of the annual report, this is indicated by a reference to the page number.

## Governance

The Board of Directors, together with the executive management, carry out an annual review of the overarching corporate strategy. The Board adopts the strategy with the appurtenant business plan and long-term goals. Sustainability is an integrated part of the strategy with long-term sustainability goals which are then broken down into interim goals integrated in the business plan and the budget. Once a year, the Board also reviews the Company's significant risks in which climate-related risks are integrated, see pages 88–93. The Board follows up the business goals and risks annually, or continuously if required, which then affect policy revisions, policy documents and the business plan. The executive management makes decisions on interim goals and overarching activities which together work to achieve the long-term goals. This includes how Corem works with climate-affecting risks and opportunities in the operational work of the business.

## Strategy

All of Corem's core business is characterized by a long-term approach. Sustainability is one of the areas considered to have most effect in the long term and thus crucial for business strategy. Work with sustainability is focused on the areas where Corem has the greatest opportunity to contribute to society's aims for sustainable development – at the same time that activities are conducted in a long-term competitive way. Corem monitors developments in the business environment continuously to keep updated on changed requirements and expectations. Corem's sustainability strategy is based on the materiality analysis in combination with monitoring the business environment and Corem's long-term goals and strategies for the business to be climate-neutral throughout the value chain by 2035. Read more about future focus areas and long-term goals on page 65. Reporting on the sustainability goals can be found in the notes on pages 158–169.

The climate issue is urgent and to ensure that the goals we have decided upon together with related activities are in line with the Paris agreement's goal of at most 1.5 degrees global temperature increase. We shall apply for Science Based Targets Initiative (SBTi) to evaluate our climate goals. SBTi is a collaboration between the World Nature Fund, the UN Global Compact, Carbon Disclosure Project and World Resources

Institute. The purpose is to ensure that the climate goals set by companies are scientifically based.

## Risks and opportunities

According to TCFD's framework, the climate-related financial risks are divided into two categories: physical risks and changeover risks. Physical risks mean risks associated with acute natural disasters such as flooding, or from chronic climate changes such as increases in water levels or temperature increases. Changeover risks include regulatory and technological risks as well as market risks. One of TCFD's recommendations is to use scenario analyses to assess the risks and opportunities of a changeover to an economy with low-level emissions or business as usual with continued high emissions. See below and in the table on page 151 for more information about Corem's climate-related risks, opportunities and management. Our general assessment is that we see more opportunities than risks through the goals and strategies the Company has and the work which is being pursued for a long time associated, for example, with energy consumption..

## Scenario analysis

Climate scenarios help us to understand the effect of a changed climate on our future activity. If we go towards a scenario where society decides to steer sharply towards reduced carbon dioxide emissions to reduce the expected increase in temperature, changed control instruments and regulations are the greatest financial risks for our activities. If we instead move in the direction of continued high emissions and a high increase in temperature, physical risks are expected to be the climate risk with the greatest impact on businesses.

Corem has examined two scenarios with 2050 as the time horizon; RCP 2.6 years 2050 and RCP 8.5 years 2050. These are two very different, possibly extreme, scenarios where one entails major changeover risks and the other major physical risks. IPCC's Representative Concentration Pathways (RCP) is accepted and the most commonly used scenarios for the purpose. RCP 2.6 (<2° C) represents a scenario in line with the Paris Agreement and RCP 8.6 (<4° C) represents a scenario with business as usual/extreme scenario.

## Physical risks and risk management

In the scenario analysis carried out, we have investigated how exposed parts of Corem's current property portfolio would be in the event of global warming corresponding to RCP 8.5. This is an extreme scenario which leads to increased risks in certain parts of the property portfolio. In scenarios with a somewhat lower temperature increase, the risks are generally small for Corem's portfolio. The physical risks identified are above all flooding due to increased precipitation and higher sea and waterway levels, and a climate with extreme temperatures. Even in a warmer and damper climate, or during long-term cold periods, properties must still be able to supply a good indoor climate.

The cluster of properties where there is a risk of flooding due to higher water levels are along major waterways such as certain properties in Gothenburg, Copenhagen, Malmö and Västerås. A more careful analysis will be made for these properties together with a plan for climate adaptation. The risk of flooding associated with precipitation is mainly in areas

with a large number of hard surfaces. The risks associated with flooding are managed partly in collaboration with the municipalities which are responsible with dealing with surface water and the strategy for flood management in the worst exposed areas.

Risks for extreme temperature variations which affect the indoor climate and energy consumption are managed by Corem's work with technical strategies for the property portfolio and overarching strategy for energy supply.

#### Changeover risks and risk management

Corem's management of changeover risks is part of our business strategy and the long-term goals point out the direction to reduce risks. Corem has worked for a long time to reduce risks associated with, for example, reduced energy consumption and carbon dioxide emissions in

property management activity. During 2022, road maps towards reduced emissions in construction activities will be prepared and, in this way, reduce the risks. See the table below for more information about the identified changeover risks.

#### Goals and metrics

Corem's adopted goals for reduced climate impact all also aim for reduced changeover risks in a changed climate. A description of the long-term goals adopted during 2021 can be found on page 65. See the sustainability notes on pages 158-169 for a summary of Corem's goals and outcomes as well as more information about how we measure, control and follow up environmental data. Work to analyse the financial impact of all risks will start during 2022.

#### TCFD-TABLE OF CLIMATE RISKS, OPPORTUNITIES AND EFFECT

Risk/opportunity	Identified risk	Effect
<b>CHANGEOVER RISK</b>		
Regulatory	Increased requirements for climate reporting Regulation of existing products and services Increased tax expense and fees	Costs
Technical	Replacement of existing products and services with lower emissions and Costs associated with changeover and/or transition to new climate-adapted technology Unsuccessful investment in new technology	Costs
Market	Customer behaviour changes and thereby preferences Uncertain signals from the market Increased costs when demand exceeds supply: · Raw materials · Energy Reduced and/or limited access to capital	Costs Liabilities
<b>PHYSICAL RISKS</b>		
Acute physical risk	Damage to properties due to natural disasters	Asset
Systematic risk due to changed climate	Increased energy requirement. More difficult to maintain good indoor climate. Higher demands for technical equipment and energy optimization.	Costs
<b>OPPORTUNITIES</b>		
Increased own production of renewable energy	Income from self-produced energy Less purchased energy	Income Costs
Energy efficiency	Less purchased energy	Income Costs
Higher income from sustainable/certified properties		Income
Higher valuation of environmentally certified properties		Asset
Favourable financing for green assets		Costs Asset Liabilities



# GRI-Index

## GENERAL STANDARD INFORMATION

GRI indicator	Description	Page	Comment
<b>GENERELLA GRI-INDIKATORER</b>			
102-1	Name of the organisation		Corem Property Group AB (publ)
102-2	Brands, products and services	3, 10–11	Management and improvement of commercial properties
102-3	The organization's headquarters		Riddargatan 13 C, Stockholm
102-4	Countries of operation	2, 148	Sweden, Denmark, The United States
102-5	Owner structure and corporate form	97–98	
102-6	Markets served	18–36	
102-7	Size of the organization	168–169	Sustainability note 8
102-8	Workforce, breakdown by form of employment, conditions of employment and gender	168–169	Sustainability note 8
102-9	Supply chain	152, 159	
102-10	Significant changes during the reporting period	149	Acquisition of Klöver AB
102-11	Application of the precautionary principle	149	
102-12	External guidelines complied with	149	
102-13	Membership of organizations	150	
102-14	Statement by the CEO	6–7	
102-16	Values, principles, ethical guidelines	74, 105, 149	Company policies
102-18	Governance structure of the organization and the Board	97–106, 148–149	
102-24	Appointment of Board of Directors	97–106	
102-25	Management of conflicts of interest	101, 104–106	
102-40	Stakeholder groups	151	
102-41	Proportion of employees with collective agreements	168–169	
102-42	Identification and selection of stakeholders	151	
102-43	Stakeholder dialogue	151	
102-44	Important issues raised in dialogue with stakeholders	151	
102-45	Units included in the reporting	148	
102-46	Process for material analysis	151	
102-47	Identified material aspects	151	
102-48	Explanation of effect of changes	158–169	Sustainability notes. The acquisition of Klöver AB has had a major impact on the whole company.
102-49	Significant changes since the previous report	149	
102-50	Reporting period	148	January-December 2021
102-51	Date of most recent report	148	19 March 2021
102-52	Reporting cycle	148	Annually
102-53	Contact information for questions about the report and its content		Cover of the printed document
102-54	Application level according to GRI	149	
102-55	GRI-index	156–157	
102-56	External certification	174	
103-1-103-3	Sustainability governance and follow-up	149, 158–169	Sustainability notes



Material aspect	GRI indicator	Description	Page	Comment
<b>FINANCE</b>				
Financial development	201-1	Direct economic value generated and distributed	158	Sustainability note 1
Anti-corruption	205-3	Number of cases of corruption and measures taken	74, 159	Sustainability note 3
Reporting of fraud		Reporting of fraud	159	Whistleblower function
Customer satisfaction		Customer satisfaction	158–159	Sustainability note 2
<b>ENVIRONMENT</b>				
Energy	302-1 CRE1	Energy consumption in the business Energy intensity in buildings	160–161	Sustainability note 4
Emissions	305-1 305-2 305-3 CRE3	Direct emissions of greenhouse gases Indirect emissions of greenhouse gases Other indirect emissions of greenhouse gases Greenhouse gas emission intensity in buildings	162–163	Sustainability note 5
Product marking	CRE8	Number of environmentally certified buildings	166	Sustainability note 6
<b>SOCIAL INDICATORS</b>				
Health and safety	403-1 403-2	Management system for health and safety Identification of injuries, risks and incident investigation	75, 167–168	Sustainability note 7
	403-3	Health care		
	403-4	Employee participation, consultation and communication in health and safety issues		
	403-5	Training for employees in health and safety		
	403-6	Promoting employee health		
	403-9	Accidents and near-accidents		
Diversity	405-1	Diversity of Board of Directors, executive management and among employees	168–169	Sustainability note 8

# Good business partner and long-term development of value

The whole of Corem's core business is imbued by a long-term approach. All parts of our activities strive to create value, not only for today but over a long period of time. Properties are to be used for many years and be adaptable to meet requirements that shift over time. Accordingly, Corem combines a financially sustainable business with a high level of business ethics, and social and environmental responsibility. Good customer relations are a prerequisite for us to be able to succeed in achieving a high return and long-term income. There is therefore a major focus on customer satisfaction in our operations. Sound business practices must always be used within the Company, and Corem must be a good business partner to every organization with which it collaborates. Transparency and clarity in reporting and communication as well as active anti-corruption efforts are important foundations. As well as active work in the organization, during the year we have introduced monitoring of our largest suppliers and those whose activities can involve risks associated with corruption, human rights and the environment. Read more about the work on being a Good business partner and long-term development of value on page 74 and in the following sustainability notes.

Long-term goals	Interim goals	Goals 2022	Outcome 2021
Corem shall have satisfied customers and long-term collaboration with tenants.	The Satisfied Customer Index (NKI) shall be at least 75 in the long term.	75	71
Corem shall have good profitability and a high occupancy rate.	Return on equity shall be at least 10 per cent in the long term.	10%	21.7%
The proportion of green and sustainability-related financing and green income shall be as large a proportion as possible in the long term.	The proportion of green and sustainability-related debt financing.	25%	23%
Corem's suppliers shall work in accordance with Corem's code of conduct for suppliers.	Corem's risk-classed suppliers shall sign the code of conduct.	100%	74%

## SUSTAINABILITY NOTE 1 FINANCIAL DEVELOPMENT

### 201-1 DIRECT ECONOMIC VALUE GENERATED AND DISTRIBUTED

Sound finances and profitability are prerequisites for conducting and developing the business over time. Corem operates in a capital-intensive industry, where a well-diversified capital structure and risk-weighted fixed interest and tied-up capital ensure a continued financially sound and successful performance.

#### Delimitation

The report covers the financial value created in Corem. More about about Corem's financial goals and outcome can be found on pages 12–15.

### Governance and goals

Financial activities are governed by a financial policy decided upon annually by the Board. The goal is for Corem to achieve an average return on equity of at least 10 per cent. Other financial goals include the interest coverage ratio and the loan-to-value ratio to ensure that our earnings ability covers the interest expense by a broad margin and to ensure a good capital structure.

### Responsibility and follow-up

Corem's CEO and executive management have the overarching responsibility for business being steered towards the financial goals. The financial development is monitored and reported externally every quarter through the interim reports.

### ECONOMIC VALUE GENERATED

SEKm	2021	2020	2019
Revenue	2,805	894	961
Share in earnings of associated companies	3	0	148
Changes in value, properties	3,432	759	1,695
Changes in value of derivatives and financial investments	1,126	-1,073	1,072
	<b>7,366</b>	<b>580</b>	<b>3,876</b>

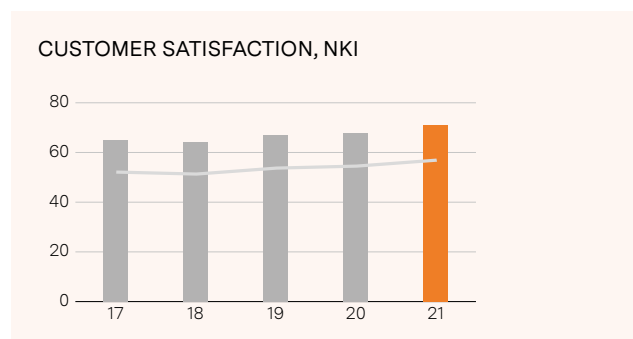
### ECONOMIC VALUE DISTRIBUTED

SEKm	2021	2020	2019
Operation, suppliers	800	205	234
Salaries, employees	227	60	65
Dividend, shareholders	618	278	236
Tax, society	1,187	214	201
Creditors	579	209	262
Economic value retained	4,495	-108	3,114

## SUSTAINABILITY NOTE 2 CUSTOMER SATISFACTION

Corem is to be the customer's natural first choice and be perceived as a good business partner. This requires efficient management, an attractive offering of premises and satisfied customers. Customer satisfaction is measured by a customer survey. In 2021, customer surveys were performed in collaboration with Evimetrix. The measurement covered the whole of Corem, i.e. including the subsidiary Klövern, and shows a result of 71 (68) on a scale between 1 and 100. Corem's strongest areas overall are Service and reception, Customer care and handling of Service/fault reporting, while areas with improvement potential are mainly in information about planned work and customer dialogue. The survey included questions about how customers perceive Corem's work with sustainability and environmental issues. The outcome was very positive where customers regarded Corem as a landlord with a focus on

sustainability, with the score 70 on a scale between 1 and 100. The long-term goal is for Corem to have a customer satisfaction index (NKI) of 75.



### SUSTAINABILITY NOTE 3 BUSINESS ETHICS AND ANTI-CORRUPTION

#### 205-3 NUMBER, CASES OF CORRUPTION AND MEASURES TAKEN

##### 102-9 THE CHAIN OF SUPPLIERS

Corem's operations shall be imbued by honesty, credibility and a long-term approach. Corem as a company offers no benefits or compensation that breaches laws or which is incompatible with good business ethics. Corem shall apply sound principles for how the company's activities are conducted and engage in active work against corruption. We also have a responsibility to work against corruption in an industry where we know that corruption exists. A method of work is therefore necessary that counteracts all forms of corruption.

Corem purchases a large quantity of goods and services from contractors and suppliers which complement Corem's activities and thus contribute to Corem's ability to provide a customer offering that creates value. All purchases shall be on commercial terms and our staff shall abide by good business practice and act ethically in their work and relationships with customers and suppliers. As a large part of our indirect effect concerning the work environment, anti-corruption, working conditions and the environment arises in the chain of suppliers, it is very important that suppliers are monitored from the perspective of sustainability.

#### Delimitation

The report on the outcome for corruption and measures taken only covers Corem's own activities. The work of preventing corruption and other irregularities includes, however, both own activities and the suppliers' activities, as described below. Corem's business model and the value chain are also described on pages 10–11 and 152.

#### Responsibility and monitoring

The work of countering corruption is led by Corem's compliance officer. This systematic work takes place through close collaboration between the compliance function, sustainability and HR. The systematic work aims at ensuring that all employees have good knowledge of Corem's requirements and expectations for how we act in business contexts and that the same demands are made on our business partners. It is the immediate manager's responsibility to ensure that staff participate in the obligatory training in business ethics and the code of conduct, which is followed up by the HR function.

The sustainability function monitors Corem's suppliers with respect to their systematic work with anti-corruption, working conditions, work environment and the environment. This takes place through a web-based tool for self-rating, analysis and follow-up of a sustainable chain of suppliers. Any suspicions of corruption or other irregularities are to be reported annually to the Board. All those affected by the Company's operations such as employees, suppliers and customers can report irregularities anonymously by contacting Corem's external whistleblower function on [www.corem.slalarm.se](http://www.corem.slalarm.se)

#### Governance

Operations are governed by policies and guidelines. All staff at Corem are expected to comply with and have good knowledge about the importance of our policies and code of conduct. Training, good knowledge and access to policies, the code of conduct and business ethical guidelines together counteract irregularities and corruption in the company. All staff, the executive management and the Board receive training in business ethics and Corem's code of conduct. Policies, the code of conduct and business guidelines are also available on Corem's intranet.

Requirements are made on Corem's suppliers through Corem's code of conduct for suppliers which suppliers shall sign and comply with. In 2021, work has been initiated to monitor suppliers with respect to whether they have signed the code of conduct and their systematic work for anti-corruption, working conditions and the environment.

#### Goals

The overarching goal is zero tolerance against all forms of irregularities and corruption. To ensure that we work towards this overarching goal, Corem has internal requirements that include training in business ethics and staff responsibility for the code of conduct. The long-term goal in the chain of suppliers is for all suppliers to work in accordance with Corem's code of conduct for suppliers.

#### Reporting policy

The compliance officer function at the Company compiles the reports that may have been received by managers, the compliance officer function or the external whistleblower function. HR compiles the outcome of internal training in business ethics. Sustainability in the chain of suppliers has been monitored during 2021 by a desk review.

#### Outcome

During 2021, no suspicions or cases of corruption or irregularities have been reported to the compliance officer. In 2021, new employees have participated in training in business ethics and the code of conduct. A new training course will be produced during 2022 and the business ethics guidelines updated based on Corem's new sustainability policy and code of conduct adopted by the Board in the autumn of 2021. The updated course shall be held for all staff, management and the Board at recurring intervals. For 2021, a self-rating form has been sent to the 171 suppliers classified as high risk and/or which account for the largest proportion of the purchasing volume. Of these, 90 have responded and been reviewed as regards signing of the code of conduct and policies/management systems for the working environment, anti-corruption, working conditions and the environment. Of these suppliers, 74 per cent have signed Corem's code of conduct for suppliers. Furthermore, 87 per cent have an anti-corruption policy or code of conduct at the company and 74 per cent train their employees in business ethics and anti-corruption. The outcome shows the importance of developing the work with a sustainable chain of suppliers in future by follow-up, review and dialogue for change.

	2021	2020	2019
Reports of suspected corruption	0	0	0
Proportion of suppliers working in compliance with Corem's code of conduct (largest and/or risk-classified suppliers)			
			2021
Suppliers who have signed the code of conduct, %	74		
Suppliers with anti-corruption policy or code of conduct, %	87		

#### Contributions to UN Global Sustainability Goals

Sound finances and profitability are prerequisites for developing operations and providing our employees with good secure conditions. By working for sustainable financial growth, we contribute to goal number 8, Decent working conditions and economic growth.



# Reduced impact on the environment

Corem works continuously to reduce the negative impact on the environment and climate that our activities give rise to and to contribute to a sustainable development. For Corem, the climate changeover is a strategically crucial issue. Corem's long-term goal is to be climate neutral in the whole chain of value. We work to comply with the Paris agreement's goal of a temperature increase of at most 1.5 degrees. We do this by setting goals for climate neutrality in all of our activities, by continuously reducing energy consumption, by using renewable energy and more efficient use of resources, by offering sustainable products and services, and by working with continuous improvements in the management of our properties and by reporting on our impact.

The construction and real estate industry accounts for a fifth of Sweden's total impact on the climate. The impact on the climate consists to the largest part of emissions from energy consumption and material and waste associated with construction activities. Sweden and the EU have both set goals for when climate emissions shall be zero. It is also probable that both rules and legislation applicable to our activities will be made more stringent, which can have a significant effect on our finances and our business model. When we set our goals, we do so on the basis that climate change will have a continuing and probably increasing impact on our operations, both as regards buildings, management and construction, as well as market demand. By working with a climate neutral road map, we future proof Corem's business. Read more about the work in the focus area Reduced climate impact on pages 68-71 and in the following sustainability notes.

Long-term goals	Interim goals	Goals 2022	Outcome 2021
By 2035 Corem shall be climate neutral throughout the chain of value.	The Climate Report including all categories in scope 3.	100%	95%*
By 2030, all energy used in Corem's operations shall be fossil-free.	The proportion of renewable or climate compensated property energy.	100%	92%
By 2030, the average energy consumption shall be at most 65 Kwh/sq.m.	Energy performance, kWh per sq.m.	80.0	78.4/88.2**
By 2025, half of the property value shall consist of green assets.	The proportion of green assets of the property value.	30%	26%

\*Estimate based on existing data, see table on page 159.

\*\*Energy performance 2021, separately reported for Corem's and Klövern's portfolio.

## SUSTAINABILITY NOTE 4 ENERGY CONSUMPTION

### 302-1 ENERGY CONSUMPTION IN OPERATIONS CRE1 ENERGY INTENSITY IN BUILDINGS

The energy issue is of key importance for Corem. The real estate sector accounts for over 30 per cent of Sweden's total energy consumption and a large part of a real estate company's impact on the climate derives from the energy used in the buildings. This means that our changeover work includes both making more efficient use of energy and using only renewable or climate-compensated energy (in the case of district heating when the energy supplier cannot offer a renewable alternative). Working with continuous energy improvement also reduces operating costs. Furthermore, low energy consumption is a prerequisite for it being possible to environmentally certify buildings with a high rating and for them to be a green asset. Low energy consumption is also an important issue for our tenants,

In Corem's most recent customer survey, efficient energy consumption was the environmental issue given highest priority by our customers.

#### Delimitation

Energy consumption in a building consists of property energy, the energy related to the needs of a building, and tenants' electricity consumption for their own activity. As property owner, we can affect property energy through choice of technology, control of energy consumption and through the building's climate shell. The tenants also affect total energy consumption depending on the activities they engage in and their wishes relating to the indoor climate.

The report covers property energy in the whole portfolio except project properties and the few buildings where the tenants control the property energy. Property energy is the energy used for heating, air conditioning and property electricity. A supplement contains information on the quantity of renewable energy or climate-compensated energy, agreed with Corem's energy suppliers and self-produced electricity from solar cells, owned by Corem, as these are important measurement points for Corem associated with our impact on the climate. The tenants' use of electricity for their own purposes is reported separately and is not included in the calculations of Corem's energy performance as it is not part of property energy. Information on the tenants' use of electricity is needed to calculate our indirect climate impact in scope 3.

Reporting of water intensity is limited to Klövern's portfolio based on the availability of meter readings and property areas sq.m. a temp. for the years 2019-2021.

#### Responsibility and monitoring

Corem's business units are responsible for the local operation of the properties including energy and water consumption, energy monitoring and achieving the set goals. The operating managers at the respective business unit are responsible for operational work. At Corem's project properties, the project development organization through the project managers and property managers are responsible for energy consumption and monitoring. In support, there is a central technical organization with a technical manager, technical specialists and system manager for the energy and operating systems. In addition to the support for the operational and project organization in energy-related issues, the technical organization is responsible for strategic planning of energy provision and technology in the property portfolio, documentation for major energy projects and design instructions.

Energy and water consumption is followed up monthly at property level. The meter values are collected and processed in Corem's energy monitoring system. Meter reading and monitoring of project properties takes place in accordance with separate instructions from the technical unit.

#### Governance

Corem's governance in energy issues is based on the sustainability policy, the established sustainability goals and the energy strategy. The energy strategy is a long-term plan to reduce energy consumption by optimization and efficiency improvements and to use the best types of energy from a sustainability perspective. In the case of new production of a building, Corem requires that energy consumption shall correspond to at least energy class B. Furthermore, Corem only purchases electricity from renewable sources (solar, wind and hydroelectric power) and makes demands on energy suppliers for renewable or climate compensated district heating, district cooling and gas.

#### Goals

During the year, Corem adopted new long-term energy goals according to which all energy purchased shall be fossil-free and average energy consumption shall decrease to 65 kWh per sq.m. by 2030 (energy performance expressed in actual energy consumption not primary energy figures). The long-term energy goal is broken down into interim goals and for 2021, energy consumption is measured vs. the interim goal for 2022 of an energy performance corresponding to at most 80 kWh per sq.m. a temp.



## Reporting policy

The outcome of the energy consumption is based on actual meter readings and in a few cases on standard assessments. The total energy consumption is reported as actually consumed energy, i.e. not normal-year-corrected, while energy performance is based on normally corrected values for comparison between years. Energy performance is stated in kWh atemp for Klövern's portfolio and kWh per sq.m. LOA for Corem's portfolio. As energy performance is not calculated in the same way for the respective portfolio, the outcome is reported separately for 2021. In future years, energy performance will be calculated in the same way in the whole portfolio.

For the best comparison between the years, energy consumption is reported for Corem's portfolio separately. The tenants' electricity consumption is included in the climate report. Tenant electricity is based on the actual values in the cases where electricity is sold on to tenants while other tenant electricity is calculated on the basis of standard assessments. The standard assessments are based on the type of property and activity and are used in the cases where the tenants have their own electricity account and we do not have access to the meter reading for actual consumption. Water consumption is the actual meter readings and water intensity is based on the area of the premises atemp.

## Outcome

The outcome for 2021 shows a total increase of energy of 7.5 per cent, which can be explained by 2021 being a considerably colder year than 2020. The average temperature during the heating season in 2021 was 2–3 degrees lower compared with 2020, which has increased the heating requirement by 19 per cent. Despite a colder winter and a warmer summer, Corem is continuing its fine trend with decreased energy consumption of 10 per cent and decreased use of district cooling of 9.0 per cent in comparison with 2020. This is an effect of the work of improving energy efficiency, introduction of AI technology and continued work with optimization. Energy performance continues to develop positively with an average energy consumption of 78.4 (79.2) kWh per sq.m. LOA in the Corem portfolio and 88.2 (88.7) kWh per sq.m. in the Klövern portfolio. The trend remains positive as regards the proportion of total purchased renewable energy, which increased to 92 (90) per cent. The proportion of self-produced electricity in solar cell facilities was 1,246 MWh. An increase of 54 per cent from the previous year.

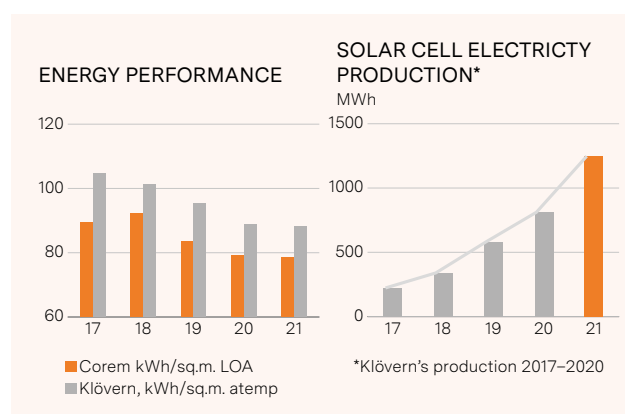
## ENERGY CONSUMPTION IN OPERATIONS, PURCHASED ENERGY

GWh	2021	2020	2019
Heating	198.1	165.7	164.3
of which Corem	41.6	36.2*	24.2*
of which Klövern	156.5	129.5**	140.1**
Property electricity	82.8	92.0	98.1
of which Corem	12.7	14.5	12.7
of which Klövern	70.1	77.5**	85.4**
Cooling	19.0	20.9	22.2
of which Corem	0.0	0.0	0.0
of which Klövern	19.0	20.9**	22.2**
<b>Total</b>	<b>299.9</b>	<b>278.6</b>	<b>284.6</b>

\*Degree date corrected figures for the Corem portfolio 2019–2020.

\*\*The outcome for Klövern is reported for 2020 and 2019 for clarification of developments.

Renewable energy	2021	2020	2019	2018
Share of total purchased energy, %	92%	90%	73%	65%



## WATER CONSUMPTION IN BUILDINGS\*

	2021	2020	2019
Water consumption, m <sup>3</sup>	674,313	732,245	1,058,066
Water intensity, m <sup>3</sup> /sq.m. atemp	0.25	0.26	0.38

\*Reported water consumption for 2021 only includes properties in Klövern. The years' comparative figures for Klövern have also been included to clarify developments.

## SUSTAINABILITY NOTE 5 CLIMATE REPORT

### 305-1 – 305-3 DIRECT, INDIRECT AND OTHER INDIRECT EMISSIONS OF GREENHOUSE GASES, CRE3 EMISSION INTENSITY, BUILDINGS

The climate changeover is a crucially important issue for Corem. Emissions are extensive even if those that come from energy consumption have decreased substantially in recent years. The last update of Boverket, the National Board of Housing, Building and Planning's follow-up of environmental indicators for the construction and real estate industry shows that the industry accounts for a considerable part of society's total impact on the environment and that this impact has even increased in a number of areas. One explanation of the increased environmental impact is increased production in the construction and real estate industry. The industry as a whole is moving in the wrong direction as regards the quantity of greenhouse gases, in particular associated with import of construction products but also as regards the total energy consumption and waste. In Sweden, the real estate sector accounts for just over 20 per cent of emissions. The major part of these emissions come from construction, new production and renovation, up towards 60 per cent, which is also the biggest challenge of the construction and real estate industry. For us in the construction and real estate industry, the climate challenges are about reducing the carbon footprint from existing buildings, using existing buildings in a more efficient way and constructing new buildings with a minimal impact on the environment. Furthermore, we have a responsibility for affecting other indirect emissions, such as the energy consumption of our tenants.

#### Delimitation

Corem reports emissions in accordance with the Greenhouse Gas Protocol scope 1, 2 and 3. The report covers all emission categories in the organization as well as the emission categories outside of the organization which are most important on the basis of size and possibility to affect. Previously, only scope 2 has been reported for Corem and for Klöverns scope 1-2 was reported up to 2019 and subsequently scope 1-3. See [www.corem.se/sustainability](http://www.corem.se/sustainability) for more information about Klöverns historical emissions. The impact on climate in our organization, scope 1, is small in relation to the whole due to it only being in one case that there is local heating with its own heat pump and that there is a limited number of service vehicles. We affect the indirect emissions due to energy consumption, scope 2, by working with continuous energy efficiency improvement and by increasing the proportion of renewable energy. In cases where Corem's energy suppliers cannot offer renewable energy, climate-compensated district heating is purchased for parts of the portfolio. The greatest quantity of emissions is attributable to operations that take place in scope 3. This includes all construction projects, which are also the source of the largest emissions but also emissions within the own organization linked to different types of travel. Scope 3 downstream includes the emissions caused when our tenants use Corem's premises such as electricity consumption and waste.

#### Responsibility and monitoring

All activities in Corem are responsible for affecting and reducing their emissions. We have worked on reducing emissions associated with energy consumption, scope 2, for a number of years with local responsibility at the business units through the operational organization. Emissions associated with scope 3 have been surveyed in their entirety for the first time and during 2022, road maps will be prepared to reduce emissions in line with the long-term goal of climate neutrality. Emissions are monitored annually in conjunction with the sustainability report. The sustainability function is responsible for monitoring and preparation of the climate report together with key persons in operations. Corem made use of the consultancy firm 2050 for support in production of the climate report 2021.

#### Governance

Corem's governance related to climate effect is based on the sustainability goals adopted and the coming roadmap for climate neutrality. The roadmap will serve as Corem's long-term plan to reduce emissions in all parts of its business. In cases where new buildings are being constructed, a life cycle analysis will be an important tool to understand and affect the future climate impact. For construction project such as refurbishment and tenant customizations, we have tested recycling methods

during the year and a tool for climate calculations to increase understanding about actual emissions and how we can work to reduce the impact on the climate.

#### Goals

During the year, Corem decided that its business should be climate neutral by 2035 throughout the chain of value. To achieve this, we are beginning by surveying all emissions. During 2021, a climate report has been produced which covers all categories in scope 3 in order to have a complete base year in relation to which emissions can be measured in coming years.

#### Reporting policy

Corem reports emission in accordance with the Greenhouse Gas protocol scope 1-3. In previous years, scope 1-2 have been reported while 2021 is the first year scope 3 has covered all categories of emissions that are important for the operations. No comparison of total emissions from year to year has been made. Instead, the emission intensity CO<sub>2</sub>e per sq.m. of lettable area has been made for scope 1-2 for the years 2019-2021 and scope 1-3 for 2020-2021, where the figures for 2020 are only based on the subsidiary Klöverns operations. Emissions in scope 1 and 2 and emissions concerning business travel and tenant waste in scope 3 are calculated on actual data and emission factors in accordance with the table on page 164-165. In certain cases, input data is missing for parts of the portfolio but these are considered to be small in relation to the total. In the cases where input data is missing, this is commented on in the climate report. Emissions in scope 3 which relate to investment projects are based on standard assessments from project area and in individual cases the amount invested. While emission calculations that relate to ongoing maintenance projects and other purchases are based on spend data and standard assessments from the Procurement Authority. Emissions related to the tenants' electricity consumption are calculated with the emission factor for Nordic residual mix except in cases where tenants have signed a green lease contract or buy electricity via Corem with a renewable source. This emission item is thus very high and conservatively calculated as it is probable that the major part of customers purchase renewable electricity. Apace with more information being obtained about customers' purchase of electricity, this emission item will be revised.

The aim for coming years is to reduce use of general standard assessments in favour of company-specific standard assessments and actual data. See the tables on pages 163-165 for more information. The emissions that come from major new construction and refurbishment projects include the construction projects completed during the year. In applicable cases, emissions are reported applying both the so-called market-based and the location-based method. The report covers all greenhouse gases that affect the climate.

#### Outcome

The emissions in scope 1 and 2 per sq.m. have been reduced by 45 per cent since 2020 and constitute an increasingly smaller share of the total emissions, 5 per cent. This reduction is a direct consequence of continued energy work and the increased share of renewable energy. In scope 3, the largest share of emissions is building-related emissions from use of materials and waste, as well as tenants' electricity consumption. Emissions from these categories will be gradually reduced apace with better data being obtained on which type of electricity tenants use and more exact standard assessments will be available for building projects. In 2021, Corem has compensated for emissions in scope 2 by purchase of climate-compensated district heating for the parts of Klöverns portfolio, which do not have renewable district heating.

## CLIMATE REPORT

tonne CO <sub>2</sub> eq	2021	2020	2019	Comment
<b>SCOPE 1</b>	<b>446</b>	469	1,005	Emission factors, see pages 164-165
Heating	26			Local heating at a property
Own operating vehicles	181			
Cold media	239			Only refers to the subsidiary Klöver
<b>SCOPE 2</b>	<b>6,707</b>	7,566	13,045	
Heating (market-based)	6,705			Emission factors, see pages 164-165
Heating (location-based)	12,337			
District cooling (market-based)	2			
<i>District cooling (location based)</i>	2			
Electricity (market-based)	0			
<i>Electricity (location-based)</i>	7,875			
<b>SCOPE 3 Upstream</b>	<b>80,323</b>			Emission factors, see pages 164-165
Production and distribution of fuel (in scope 1 and 2)	2,499			
Construction project, new production	22,940			6 new productions were completed in 2021
Construction project, renovation	32,518			Standard assessment based on project area
Energy and installation projects	4,224			Standard assessment based on project area
Regular maintenance	9,409			Standard assessment based on spend data
Business travel (train, taxi, flight, hotel, company cars and private cars used for business purposes)	36			Only refers to the subsidiary Klöver
Commuter travel	269			Staff survey.
Other purchases	8,428			Only refers to the subsidiary Klöver Calculation based on spend data and common standards for the industry Spend data has been adjusted upwards in accordance with previous purchasing trend, including logistics and transport.
<b>Scope 3, Downstream</b>	<b>49,586</b>			Emission factors, see page 164-165
Tenants' electricity consumption	49,523			Based on Nordic residual mix
Waste from tenants	63			Only refers to the subsidiary Klöver
Sum total of emissions (scope 1, 2 and 3)	137,062			
Energy suppliers' climate compensation	-3,471	-1,619	-2,070	
<b>Emissions after energy suppliers' climate compensation</b>	<b>133,591</b>			

Greenhouse gas emission intensity	2021	2020	2019
Emission intensity, scope 1 and 2, kg CO <sub>2</sub> e per lettable sq.m.	1.1	1.9	3.9
Emission intensity, scope 1, 2 and 3 kg CO <sub>2</sub> e per lettable sq.m.	38.4	42.7*	-

\*Only refers to the subsidiary Klöver. For detailed information, see [www.corem.se/sustainability](http://www.corem.se/sustainability)

## EXPLANATION OF EMISSION NOTES

Scope	Activity/Category	Data sources	Emission factor	Source
SCOPE 1	Oil consumption at properties	Statistics on oil consumption	Heating oil 268g CO <sub>2</sub> e/kWh	Agreement in heat market committee 2020 Energiföretagen 2021
	Operation vehicles	Information on vehicle fuel purchased	Petrol 2,252g CO <sub>2</sub> e/i Diesel 1,750g CO <sub>2</sub> e/i Vehicle gas 4g CO <sub>2</sub> e/kg Electric hybrid petrol 38g CO <sub>2</sub> e/km Petrol cars 160g CO <sub>2</sub> e/km Diesel cars 110g CO <sub>2</sub> e/km Average car Sweden 2020: 130g CO <sub>2</sub> e/km HVO: 0g CO <sub>2</sub> e/km	Energy Authority 2021 "Drivmedel 2020" Swedish Environmental Protection Authority, 2021 "Emissionfaktorer och värmevärden 2021"  Swedish Transport Authority 2020
	Cooling media	Emissions of cooling media obtained from the respective property's cooling media report	R134a: 1,300 kg CO <sub>2</sub> e/kg R407c: 1,525 kg CO <sub>2</sub> e/kg  R410a: 1,725 kg CO <sub>2</sub> e/kg  R417A: 1,950 kg CO <sub>2</sub> e/kg	IPCC, 2013 (ARS) Swedish Environmental Protection Authority Swedish Environmental Protection Authority Swedish Environmental Protection Authority
SCOPE 2	Electricity consumption for all properties' operation	Actual consumption	Origin marked Hydroelectric: 0g CO <sub>2</sub> e/kWh Nordic residual mix 365g CO <sub>2</sub> e/kWh Nordic residual mix 70g CO <sub>2</sub> e/kWh	"Vattenfall EPD 2019" Energy Market Inspectorate Svensk Energi "Ursprungsmärkning av el, 2020" "Emissionsfaktor för nordisk elmix med hänsyn till import och export" IVI
	Use of district heating	Actual consumption	District heating MB/LB, for respective district heating network see climate report on corem.se	For all "Överenskommelse i Värmemarknadskommitten 2020" Energiföretagen 2020
	Use of district cooling	Actual consumption	District cooling MB/LB, for respective district cooling network see climate report on corem.se	"Överenskommelse i Värmemarknadskommitten 2020" Energiföretagen 2020 Environmental key figures and environmental values and district cooling supplier respectively
SCOPE 3, Upstream	Construction project	Two approaches have been applied for calculation of new construction, refurbishment, renovation, tenant customization, energy and installation projects · Calculation based on built square metre (BTA) · Calculation based on cost (SEK) The first of the two alternatives is considered to reflect reality better and has therefore been applied in all cases where area was available, with the exception of certain cases where calculation per area was not considered appropriate.	New construction (Reference value for expanded system limit for building stage 2027) 313 kg CO <sub>2</sub> e/sq.m. BTA Major renovation, tenant customizations, etc. – installations, interiors: 134 kg CO <sub>2</sub> e/sq.m. BTA Medium-sized renovation, tenant customizations, etc. – installations, interiors: 115 kg CO <sub>2</sub> e/sq.m. BTA Small renovation, tenant customizations, etc. – installations, interiors: 86 kg CO <sub>2</sub> e/sq.m. BTA Contracts & technical consultants: 27.1 tonnes CO <sub>2</sub> e/SEKm	Boverket, the Swedish National Board of Housing, Building and Planning 2022 Reference values for climate impact in connection with construction of buildings Template from Carlton designer in OneClickLCA Template from Carlton designer in OneClickLCA  Template from Carlton designer in OneClickLCA Procurement Authority Miljöspendanalys, inköp och utbetalningar 2019
	Regular maintenance	Based on Klövern's cost for different activities and regular maintenance measures. Different spend factors (tonne CO <sub>2</sub> e/SEKm) used for calculation of climate impact.	Construction contractors, civil engineering, 26.4 tonnes, CO <sub>2</sub> e/SEKm Supply, building, facility, modules 68.6 tonnes, CO <sub>2</sub> e/SEKm Electricity: 56.9 tonnes, CO <sub>2</sub> e/SEKm Contracts & technical consultants, 27.1 tonnes, CO <sub>2</sub> e/SEKm Property operation, 23.7 tonnes, CO <sub>2</sub> e/SEKm Craft services, carpentry, installations: 26.4 tonnes, CO <sub>2</sub> e/SEKm Water and sewerage: 31.3 tonnes, CO <sub>2</sub> e/SEKm	Procurement Authority Miljöspendanalys, inköp och utbetalningar 2019



Scope	Activity/Category	Data sources	Emission factor	Source
SCOPE 3, upstream	Production and distribution of vehicle and energy fuel in scope 1 and 2	Actual consumption	Emission factors for all emission categories see climate report <a href="http://www.corem.se">www.corem.se</a>	Energy Authority 2021 "Drivmedel 2020" Swedish Environmental Protection Authority, 2021 "Emissionsfaktorer och värmevärden 2021" Swedish Environmental Protection Authority, 2021 Vattenfall EPD 2019 "Emissionsfaktor för nordisk elmix med hänsyn till import och export" IVI "Överenskommelse i Värmemarknadskommitten 2020" Energiföretagen 2020
	Business travel (train, taxi, flight, hotel, company cars and private cars used for business purposes)	Environmental report from SJ, drivers' logs and travel reports from BCD travel	Emission factors for all emission categories see climate report <a href="http://www.corem.se">www.corem.se</a>	SJ Miljörapport [Environmental report] NTM 2022 Larsson & Kamp (2019), Travel and climate Methodology Report Version 2.0, Chalmers University of Technology Swedish Transport Administration 2020
	Commuter travel	Staff survey, commuter travel	Emission factors for all emission categories see climate report <a href="http://www.corem.se">www.corem.se</a>	Swedish Transport Administration 2020 Energy Authority 2021 Swedish Environmental Protection Authority, 2021 NTM 2022
	Other purchases	Based on Klövern's costs for various purchases of goods and services (not covered by other items). This includes, for example, IT-equipment, office material, cleaning, consultancy services, repairs and maintenance of vehicles. Different spend factors (tonne CO <sub>2</sub> e/SEKm) are used for calculation of the climate impact.	Emission factors for all emission categories see climate report <a href="http://www.corem.se">www.corem.se</a>	Procurement Authority Miljöpendelanalys, inköp och utbetalningar 2019
SCOPE 3, downstream	Electricity consumption for tenants	Based on partly measured operations and partly on estimated operational electricity where an area-based standard assessment is used as statistics are lacking. All operational electricity which Klövern and Corem are not contracted for or in the cases where the tenant has not signed a green lease have been assumed to be a Swedish residual mix.	Source marked Renewable mix Sweden 10 g CO <sub>2</sub> e/kWh	Calculation based on emission factors Vattenkraft, Vindkraft, Vindkraft, Biokraft and produktion av dessa enligt AIB "European Residual Mixes"
			Nordic residual mix: 394g CO <sub>2</sub> e/kWh	Energy Market Inspectorate Svensk Energi "Ursprungsmärkning av el, 2020 + calculation of scope 3" – emissions on the basis of documentation from IEA and ENTSOE
	Tenant waste	Landfill/Hazardous waste including weight for batteries, light sources, hazardous waste, toner and white goods. Material recycling includes cardboard, return packages, paper packages and metal. Biogas includes organic waste. Energy recycling includes household waste, combustible waste, mixed waste, residual waste, confidential waste and wood	Landfill/Hazardous waste 511,000g CO <sub>2</sub> e/tonne Material recycling: 8,333g CO <sub>2</sub> e/tonne Biogas: 8,333g CO <sub>2</sub> e/tonne Energy recycling: 11,111g CO <sub>2</sub> e/tonne	Landfill/Hazardous waste Ecoinvent 2.0 Material recycling Emission factor for collection of waste in VMK (Heating Market Committee) Biogas Emissionfactor for collection of waste in VMK (Heating Market Committee) Heating Market Committee Energy recycling Emission factor for collection of waste

## SUSTAINABILITY NOTE 6 ENVIRONMENTALLY CERTIFIED BUILDINGS AND GREEN ASSETS

### CRE8 ENVIRONMENTALLY CERTIFIED BUILDINGS, SHARE OF ENERGY-EFFICIENT BUILDINGS

Environmental certification of buildings is important from a number of aspects. It is a certification that our buildings have a low impact on the environment, it provides us with a framework to work with continuous improvements and it is in demand from our tenants who make high environment requirements. Environmentally certified buildings together with low energy consumption are also a prerequisite for green financing.

#### Delimitation

The report covers Corem's properties which on the basis of area and value are considered to comply with the criteria for a green asset according to the taxonomy on this date, as well as Corem's framework for green financing. It includes all buildings with an environmental certification or preliminary certification in accordance with Corem's minimum level Miljöbyggnad level silver, BREEAM and BREEAM In-Use level Very Good as well as LEED level gold, as well as the buildings having an energy performance at least 20 per cent lower than BBR or corresponding. One of the properties in the US has been included even though it is certified with LEED level silver as it otherwise complies with the criteria for a green asset. The report further covers energy-efficient buildings that include buildings with energy class A and B, buildings certified with Green Building, a certification that focuses on buildings' energy efficiency, as well as buildings in which extensive energy projects have been implemented. The category energy project shall have led to energy efficiency improvements of at least 30 per cent to be included in the outcome.

#### Responsibility and monitoring

The sustainability function is responsible for driving forward the work with new environmental certifications of existing buildings while property management is responsible for ensuring monitoring of certifications and certification in accordance with Green Building. The project development organization is responsible for environmental certification of buildings in the event of new production and refurbishment. As regards the responsibility for driving forward work with energy-efficient buildings, the same monitoring and division of responsibility applies as in the general work with energy efficiency.

#### Governance

Corem's governance related to environmental certification and energy efficiency is based on the sustainability goals adopted, Corem's green framework for green financing and future taxonomy regulation. The sustainability function, the technical unit, the management organization and the finance department decide together which buildings are to be certified. The ambition at the building level for energy class and energy pro-

jects is decided upon jointly by the technical unit and property management.

#### Goals

Corem's ambition is for buildings corresponding to at least half of the total property value to be green assets by 2025. To achieve this goal, we work broadly with energy projects, governance and energy optimization as well as environmental certifications.

#### Reporting policy

As regards the number of certified buildings, the development in recent years and the certified proportion in relation to Corem's total lettable area and property value are reported. Corem regards Miljöbyggnad, BREEAM and LEED as environmental certifications, while certification in accordance with Green Building, which only covers the environmental aspect of energy, is instead included in the category of Energy-efficient buildings together with buildings that have a class A and B energy declaration, as well as buildings where major investments have been made resulting in energy efficiency improvement of at least 30 per cent. As Green Building is an important tool for management to ensure energy efficiency, the development of the number of certified buildings in accordance with Green Building is also reported.

#### Outcome

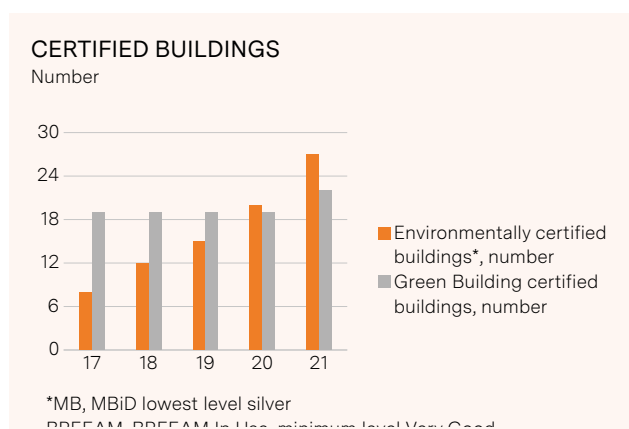
At year-end 2021, 27 (19) buildings were environmentally certified, which corresponds to 9 per cent of the area of the total portfolio and 17 per cent of the total property value. In all, energy efficient and environmentally certified buildings account for 23 and 26 per cent respectively of the total area and property value.

Type of asset	Proportion of area of property portfolio, %	Proportion of value of property portfolio, %
Green assets	23	26
of which energy-efficient buildings	14	9
of which environmentally certified buildings	9	17
Other buildings	77	74
	100	100

#### Contribution to UN Global Sustainability Goals

Through our work of reducing energy consumption and using renewable energy as well as reporting all of our emissions and presenting a long-term plan for net zero emissions, we are contributing to goals number 7 and 13, Sustainable energy for all and Combat climate changes.

Environmentally certified buildings are important from many aspects in addition to energy efficiency. Environmentally certified buildings take into account sustainable choice of materials, climate adaptation measures, the source of energy, and the consumer perspective. This means that our work to environmentally certify buildings contributes to achieving sustainability goals 12 and 13 Sustainable cities and society and Sustainable production and consumption in addition to the goals Sustainable energy and Combat climate changes.



# Attractive employer

The skills, sense of responsibility and commitment of employees are important factors in making Corem's operations successful in the long term. Corem shall be an attractive employer, with staff choosing to stay and develop. An important foundation is to be a safe and sound workplace where there are equal opportunities for everyone. The work is monitored through goals in health and safety, employee well-being and indicators regarding gender equality and diversity. Corem's long-term goal as a value-governed company measured in the form of a Commitment index was not measured in 2021 in the simplified staff survey carried out in the autumn, but will be measured and followed up in 2022. Read more about the work in the focus area Attractive employer on page 75 and in the following sustainability notes.

Long-term goals	Interim goals	Goal 2021	Outcome 2021
Corem shall be a workplace where everyone is treated equally and where there is well-being and diversity.	Satisfied Employee Index (NKI)	75	65
Corem shall have a sound and safe work environment with the focus on healthy employees and a sustainable working life.	Long-term sickness absence should amount to at most 2.0 per cent	2,5%	2,1%
Corem is a value-driven company with business focused and committed employees.	The Commitment Index shall in the long term amount to 86.	-	-

## SUSTAINABILITY NOTE 7 HEALTH AND SAFETY

### 403 HEALTH AND SAFETY, 403-9 ACCIDENTS AND NEAR-ACCIDENTS

#### Delimitation

The employer is responsible for the work environment being good and that no one falls ill or becomes injured due to their work. Work on ensuring a good work environment for Corem's employees takes place within Corem's own organization. We are also responsible for influencing the work environment outside our own organization through our procurement of many construction and contract services. In our role as client, we can influence the work environment and reduce the risks that exist through preventive work and a good dialogue with entrepreneurs.

This report covers sickness absence, accidents and near-accidents concerning persons employed at Corem, contractors that perform work at our properties and accidents at our building sites. The breakdown is not made by region, category of staff or gender due to the limited size of the organization.

#### Responsibility and monitoring

The employer has the main responsibility for the work environment and conditions at the workplace but all employees have a share of responsibility. Responsibility and allocation of tasks in work environment take place in an established order of delegation. Allocation of tasks aims at work being carried out at the level in the organization where it is most effective. The delegated managers co-ordinate and drive forward the ongoing work with the work environment and create a good and safe work environment through the participation and sharing of responsibility by all staff. The occupational safety representatives monitor that work

with the work environment is performed and act as an important support for the organization's work in this area. All employees have a responsibility to comply with the procedures established that are collected in Corem's safety handbook, HELP24.

Monitoring of work-environment work takes place around four times a year centrally through the safety committee. The safety committee consists of the HR manager, representatives of operating and project managers and project development, the head safety officer and regional safety officers. In addition, ongoing follow-up takes place in various forums such as safety officer meetings, operating manager meetings and site meetings.

Accidents and near accidents which occur are reported in accordance with special procedures. Reported events are investigated by the responsible manager and compilations with associated analyses of risk areas are made at central level. The compilation and analysis are communicated to managers and safety officers through the safety committee and operating manager meetings. In the event of particularly serious events, a "Safety Note" is sent to affected parts of the organization.

In the case of construction contracts, Corem specifies that the contractor is responsible for the work environment and co-ordination and for managing the work. Accidents or near-accidents in a contract are reported to Corem through procedures in the project operation.

The HR organization ensures that there is access to health promotion measures and the possibility of rehabilitation in the event of illness. Follow-up of sickness absence and long-term sickness absence takes place annually or when required. The respective manager is responsible for reviewing the employee's work situation. Follow-up of employees takes place through staff surveys, staff interviews and ongoing follow-up in everyday situations.

#### Governance

Corem's work environment work is based on legislation and official regulations and is reviewed in Corem's sustainability policy and code of conduct. The policy together with the guidelines and procedures governs our everyday work. New or updated legal requirements are identified continuously and this process ensures that procedures and working methods are continuously updated to comply with the requirements. Taken as a whole, this describes how the systematic work with the work environment is performed. Great weight is placed on preventive work with the work environment, which takes place in close collaboration between the management, the safety committee, the safety representative, employees and with the support of company health care. Procedures, action plans and guidelines are described in detail in Corem's safety handbook, HELP24. All employees shall be aware of and know about these and are responsible for complying with set procedures.

There are procedures for how contract works are to be performed based on a work environment perspective. This includes contractual demands, performance and follow-up. There are special procedures for property management projects, project development and operations.

Information about and exchange of experiences from work environment work take place continuously in safety committees and the safety representative forum as well as at an annual safety conference. In addition, the working environment is a standing item on the agenda of different types of meetings such as operational meetings, building meetings and workplace meetings. The managers are responsible for informing about work environment work in their respective organizations. Staff can express their points of view in staff surveys, staff dialogues, workplace meetings and through safety representatives. All policy documents are available on Corem's intranet, in HELP24 and the HR portal, as well as other work-environment related descriptions and health promotion benefits as a support for managers and staff.

All staff at Corem receive training in work environment issues although the extent differs depending on role and work tasks. The need of training in the work environment has been identified for different roles and posts at Corem. The courses are administered by Corem Academy and carried out in collaboration with an external course supplier.

Corem works in a preventive way with a number of health promotion measures. At most of our units, there are company bicycles for use on short business visits instead of cars. Corem also offers a number of benefits with the view of making it easier for staff to take care of themselves. All employees have access to keep fit hours, keep fit grants and are offered private health insurance. In addition, health check-ups are offered to all employees.

#### Goals

The overarching goal aims to create a workplace which is sound and safe with the focus on healthy staff and a sustainable working life.

#### Reporting policy

Reporting of accidents and near-accidents is made in writing on a special form "Accident report" which is available in HELP24. Every quarter, the accident reports are gathered together and long-term measures prepared to reduce the risks. An accident or near-accident at a contract is reported to Corem through procedures in the project operation and a

Accidents and near accidents	2021	2020	2019
Near accidents at Corem, number	27	0	0
Accidents at Corem, number	20	0	0

## SUSTAINABILITY NOTE 8

### WORKING CONDITIONS AND COMPOSITION OF THE COMPANY

#### 102-8 FORM OF EMPLOYMENT, TERMS OF EMPLOYMENT AND GENDER

#### 405-1 COMPOSITION OF BOARD, MANAGEMENT AND OTHER EMPLOYEES, BASED ON AGE AND GENDER

Corem operates on the basis of a fundamental view of the equal value of all people. Everyone who works at Corem shall feel included, respected and secure. We have a zero tolerance against all forms of discrimination, special treatment and harassment. Corem encourages and strives for diversity at the workplace. We are convinced that a diversity of experiences, expertise and points of view at an organization makes it a more attractive and dynamic workplace and provides a better foundation for decisions. We work actively to make use of and include the various experiences and expertise of our employees in the development of operations. Corem and our staff shall comply with the law and rules in the countries where we operate and work and stand up for human rights where we are able to exert influence. The right to engage in trade union activity is respected in all parts of operations.

#### Delimitation

Reporting covers only persons employed in Corem including subsidiaries and not the persons who perform work in conditions resembling employment.

#### Responsibility and monitoring

Work on diversity and equal treatment is led by the Company's HR manager although it is the responsibility of the respective manager to put together groups imbued by diversity and to work for no employees being discriminated against. All staff also have a responsibility as regards contributing to avoiding, preventing and acting if any form of discrimination or special treatment arises at the workplace. Any cases of discrimination are captured by annual staff survey, the nearest manager, the HR organization or Corem's external whistleblower function.

#### Governance

Corem's sustainability policy and code of conduct describe our view on human rights, diversity and equal opportunities. The policy establishes that there is zero tolerance against all forms of discrimination, insulting special treatment, or other harassment. In addition to this, work with dis-

crimination and insulting special treatment are described in a special procedure in support of operations. Corem's code of conduct for suppliers describes the demands we make on our suppliers based on the sustainability policy. During 2022 a designated area of work is to produce goals and plans for diversity in the organization.

#### Outcome

Total sickness absence amounted to 2.1 per cent during 2021. The reduction is mainly due to the Company at year-end consisting of a considerably larger work force where sickness absence is lower. No breakdown was made for 2021 at organizational units as the workforce at the respective unit is limited in number.

In 2021, 20 accidents were reported and 27 near accidents. The considerably higher number of accidents and near-accidents in comparison with 2020 is due to the increased size of the organization, together with an increased focus on incident reporting. Reporting of all incidents is of crucial importance for ongoing improvement efforts associated with prevention of accident. The outcome for 2021 shall thus be regarded as positive from the perspective that considerably more active preventive work has been pursued which in time will lead to a reduction in the number of accidents.

Sickness absence	2021	2020	2019	2018	2017
Sickness absence, total, %	2.1	4.4	5.45	3.8	3.2
of which long-term sickness leave %	1.0	2.8	4.45	2.7	3.2

crimination and insulting special treatment are described in a special procedure in support of operations. Corem's code of conduct for suppliers describes the demands we make on our suppliers based on the sustainability policy. During 2022 a designated area of work is to produce goals and plans for diversity in the organization.

#### Goals

The overarching goals aim at creating a workplace where everyone is treated equally with staff who enjoy their work and which is diverse. The year's goal is a Satisfied Employee Index (NMI) of 75. Corem also has zero tolerance of discrimination and insulting special treatment.

#### Reporting policy

The information concerning employees has been obtained from Corem and the respective subsidiary's HR systems. During the year, the employee's employment in the respective company and reports on the organization are in accordance with this structure. Corem does not register staff's belonging to a minority group or an ethnic group. Instead, information about the proportion of employees with a foreign background is obtained from Statistics Sweden (SCB). According to SCB, a foreign background is defined as persons who are born abroad or persons who are born in Sweden with two parents born abroad. The proportion of staff who perceive that their workplaces are free of discrimination has been obtained from the staff survey or notifications received by the compliance function through the various channels for reporting irregularities to the nearest manager, HR manager or whistleblower service.

#### Outcome

At year-end, the number of employees in Corem was 375 (62), of which 368 (58) were permanent employees and the remainder employees for a fixed period. The number of employees with collective agreements was 70 (16). The remaining employees are officials who are covered by employment agreements which follow the same levels as the collective agreement signed for the industry.

The composition of the Board, executive management and other employees based on gender and age, covers Corem and subsidiaries at year-end. The organizational breakdown by function and region is shown for Corem and Klöverna respectively as no organizational change had taken place during 2021.

Within Corem, 13 (19) per cent of the staff have a foreign background which is defined by SCB as persons born abroad or persons who are born in Sweden with two parents born abroad.

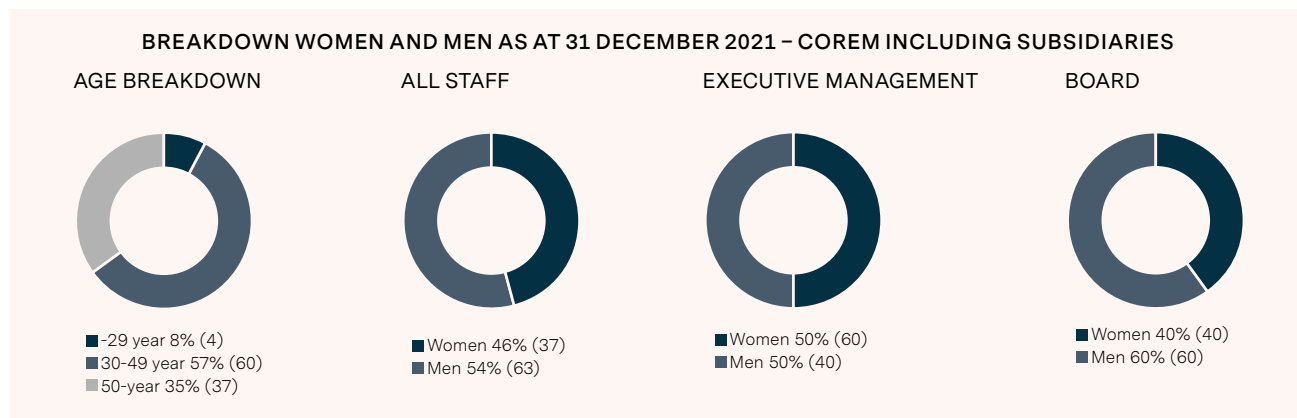


The staff survey carried out in 2021 was of less extent than in previous years, a so-called pulse taking. The outcome of the pulse-taking's corresponding NMI was 65 (83) of 100, a deterioration in comparison with the previous year. The result is explained largely by the change process that Corem has undergone during 2021. The result will be followed up in 2022 with activities associated with the result and a larger staff survey. In connection with this, NMI as a metric will be replaced by the Commitment Index as a measure related to the employees' overarching well-being and commitment. It also emerged in the pulse-taking that there were staff who experienced discriminatory treatment. Analysis of the result is

in process as well as action plans to work towards the long-term goal of good well-being and commitment as well as zero tolerance of discriminatory special treatment.

#### Contribution to the UN Global Sustainability goals

Through our preventive work with health and safety for our employees, we contribute to goals number 3 and 8 Good health and well-being and Decent working conditions.



#### BREAKDOWN WOMEN AND MEN AS AT 31 DECEMBER 2021 COREM PROPERTY GROUP AB, BY FUNCTION

	2021	2020
CEO, executive management, support functions, number	9	9
of which women/men, %	56/44	56/44
Financial management, number	13	13
of which women/men, %	69/31	69/31
Property management, number	36	35
of which women/men, %	14/86	14/86

#### BREAKDOWN WOMEN AND MEN AS AT 31 DECEMBER 2021 KLÖVERN AB, PER REGION

	2021	2020
CEO, executive management, support functions, number	95	84
of which women/men, %	66/34	61/39
Stockholm, number	97	92
of which women/men, %	42/58	37/63
East, number	48	42
of which women/men, %	31/69	38/62
West, number	47	41
of which women/men, %	34/66	32/68
International, number	4	3
of which women/men, %	25/75	0/100
Project development, number	27	–
of which women/men, %	48/52	–

#### ALL EMPLOYEES AS AT 31 DECEMBER 2021

	2021	2020	2019
Permanent employees, number	368	57	57
of which employed under collective agreements, number	70	0*	0*
Employed for a fixed period, number	7	3	7
Proportion of employees with foreign background, %	13	19	19

\* Corem has had terms of employment in accordance with collective agreements

#### SATISFIED EMPLOYEE INDEX, NMI

Index	2021	2020	2019
NMI	65*	83	84

\* Incomplete staff survey 2021

## Auditor's report on review of Corem Property Group AB's sustainability report and statement regarding the statutory sustainability report

To Corem Property Group AB (publ), org. no. 556463-9440

### Introduction

We have been engaged by the Board of Directors of Corem Property Group AB to review Corem Property Group AB's Sustainability Report for the year 2021. The company has defined the scope of the Sustainability Report to the pages referred to in the GRI index on pages 156–157, of which the Statutory Sustainability Report is defined on page 64.

### Responsibilities of the Board of Directors and executive management

The Board of Directors and the Executive Management are responsible for the preparation of the Sustainability Report including the Statutory Sustainability Report in accordance with applicable criteria and the Annual Accounts Act respectively. The criteria are defined on pages 148–149 in the Sustainability Report, and are part of the Sustainability Reporting Guidelines published by GRI (The Global Reporting Initiative), that are applicable to the Sustainability Report, as well as the reporting policies and calculation principles that the Company has developed. This responsibility also includes the internal control relevant to the preparation of a Sustainability Report that is free from material misstatements, whether due to fraud or error.

### Auditor's responsibilities

Our responsibility is to express a conclusion on the Sustainability Report based on the review we have performed and to express an opinion regarding the Statutory Sustainability Report. Our assignment is limited to the information in this document and to the historical information reported and does therefore not include future oriented information.

We conducted our limited assurance engagement in accordance with ISAE 3000 Assurance engagements other than audits or reviews of financial information. A review consists of making inquiries, primarily of persons responsible for the preparation of the Sustainability Report, and applying analytical and other review procedures. Our review regarding the Statutory Sustainability Report has been conducted in accordance with FAR's accounting standard RevR 12 [The auditor's opinion regarding the statutory sustainability report](#). A review and an examination according to RevR 12 is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Swe-

den.

The audit firm applies ISQC 1 (International Standard on Quality Control) and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements. We are independent of Corem Property Group AB in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

The review procedures performed and the examination according to RevR 12 do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. The conclusion based on a review and an examination according to RevR 12 does therefore not provide the same level of assurance as a conclusion based on an audit.

Our procedures are based on the criteria defined by the Board of Directors and Executive Management as described above. We consider these criteria suitable for the preparation of the Sustainability Report.

We believe that the evidence obtained is sufficient and appropriate to provide a basis for our conclusions below.

### Conclusions

Based on our review performed, nothing has come to our attention that causes us to believe that the Sustainability Report is not prepared, in all material respects, in accordance with the criteria defined by the Board of Directors and Executive Management. A statutory sustainability report has been prepared.

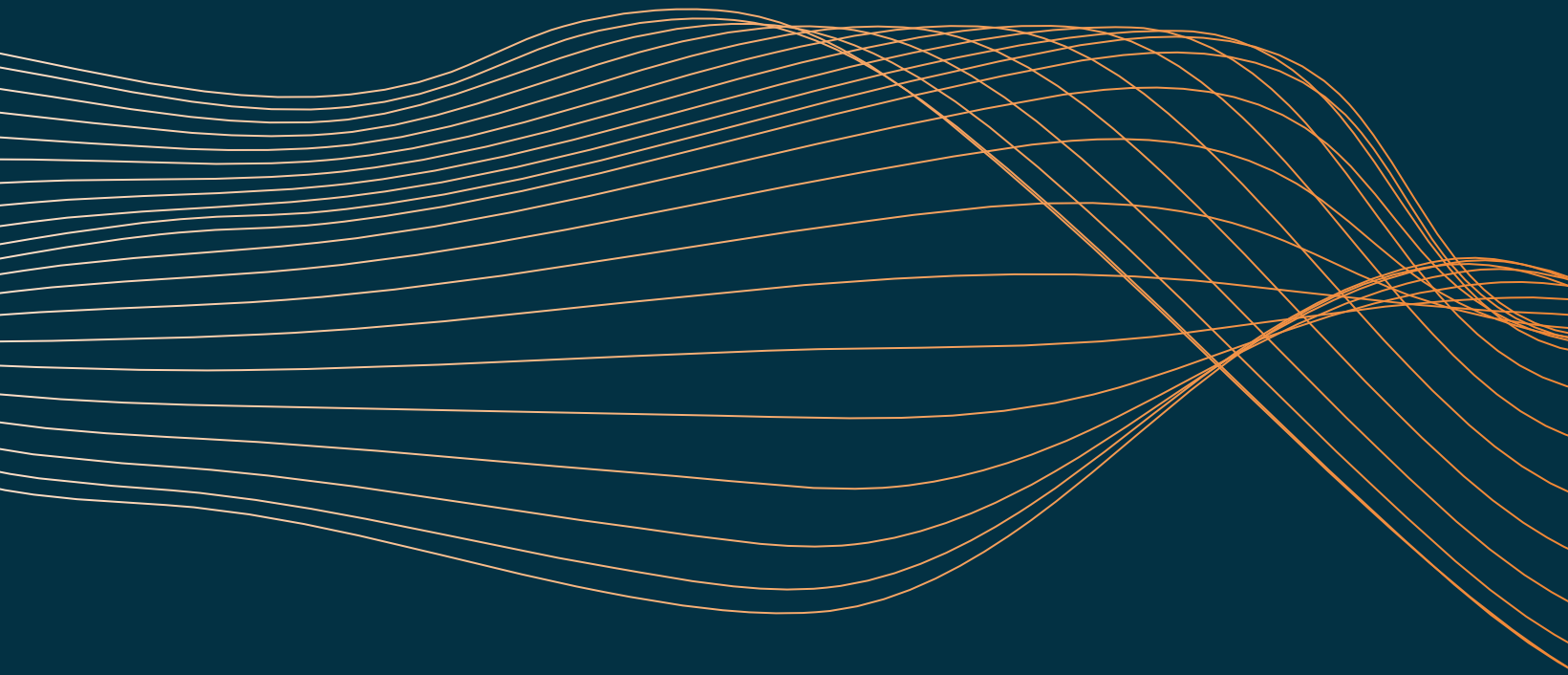
Stockholm 4 April 2022

Ernst & Young AB

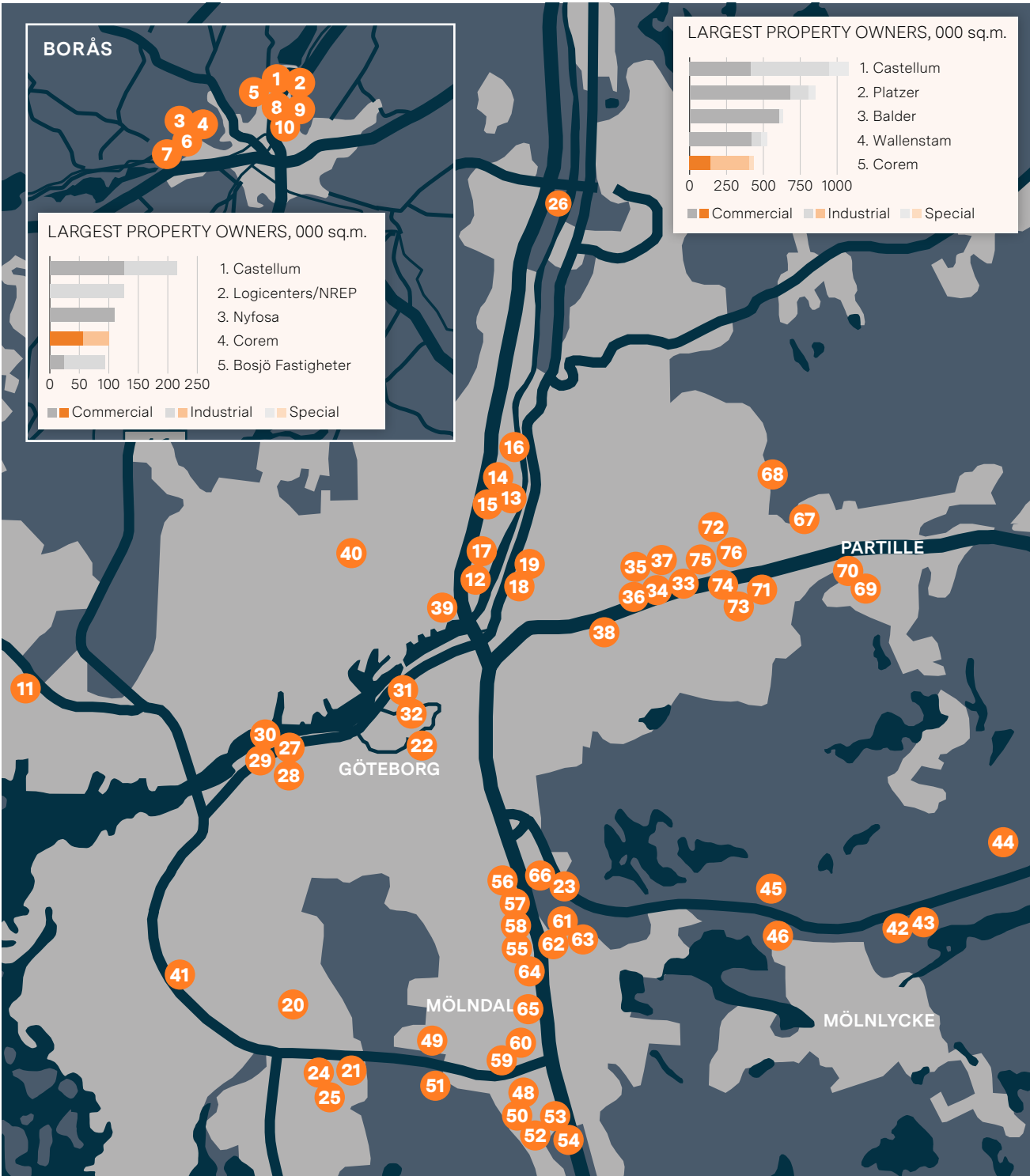
Katrine Söderberg  
Authorized Public Accountant

Charlotte Söderlund  
Authorized Public Accountant

# Property list



# Gothenburg





## GOTHENBURG

No.	Property	Address	Site lease- hold	Building year/value year	Type of property	Area, sq.m.					Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm
						Office	Warehouse/ logistics	Retail	Other*	Total			
1	Bromsen 3	Bergslenag. 41, Borås	–	1945/1971	Retail	1,505	5,759	10,586	4,872	22,722	28.9	71	188.8
2	Bromsen 4	Bergslenag. 41, Borås	–	1945/1971	Retail	–	–	–	–	–	–	–	–
3	Fjäders 3	Industrig. 31, Borås	–	1972/1972	Warehouse/logistics	–	914	–	–	914	0.4	73	2.7
4	Fjäders 4	Industrig. 29, Borås	–	1950/1950	Warehouse/logistics	–	5,569	–	–	5,569	3.2	81	11.2
5	Pantängen 19	Getängsv. 32, Borås	–	2011/2011	Retail	–	–	1,763	–	1,763	1.6	100	9.1
6	Rotorn 1, Borås	Industrig. 10, Borås	–	1975/1975	Warehouse/logistics	1,756	8,010	–	–	9,766	5.0	87	23.8
7	Skruren 3	Sandlidsg. 1–3, Borås	–	–/–	Warehouse/logistics	7,631	21,696	15,502	266	45,095	44.1	92	223.4
8	Spindeln 13	Bergslenag. 41, Borås	–	1945/1971	Retail	–	–	–	–	–	–	–	–
9	Spindeln 14	Bergslenag. 41, Borås	–	1945/1971	Retail	–	–	–	–	–	–	–	–
10	Termiten 1	Bergslenag. 8, Borås	–	1971/1978	Retail	23	869	13,784	–	14,675	19.8	98	125.0
<b>Total Borås</b>						<b>10,915</b>	<b>42,817</b>	<b>41,635</b>	<b>5,138</b>	<b>100,504</b>	<b>103</b>	<b>87</b>	<b>584</b>
11	Arendal 5:1	Kärrlyckeg. 24, Gothenburg	–	1991/1991	Office	1,568	776	–	–	2,344	2.5	89	12.4
12	Backa 21:8	Exportg. 19, Gothenburg	–	1960/1960	Warehouse/logistics	1,114	15,961	–	672	17,747	9.0	94	67.3
13	Backa 22:17	Exportg. 65, Gothenburg	–	1972/1982	Warehouse/logistics	645	8,158	–	–	8,803	10.5	84	41.8
14	Backa 25:1	Exportg. 30 A–C, Gothenburg	–	1981/1986	Office	3,667	463	–	–	4,130	3.9	59	35.8
15	Backa 25:6	Exportg. 24A, Gothenburg	–	1981/1981	Warehouse/logistics	–	3,360	–	–	3,360	3.2	–	16.7
16	Backa 30:4	Importg. 23, Gothenburg	–	–/1988	Warehouse/logistics	–	10,375	–	–	10,375	9.8	100	48.8
17	Backa 96:2	Exportg. 23, Gothenburg	–	2020/–	Retail	–	–	22,419	–	22,419	26.8	87	172.4
18	Gamelestaden 39:13	Lilla Waterlooogatan 8,10, Gothenburg	–	1963/1963	Office	7,575	5,811	445	–	13,831	22.9	98	65.5
19	Gamelestaden 39:14	Lilla Waterlooogatan 15, Gothenburg	–	1905/1952	Warehouse/logistics	–	880	–	–	880	2.1	100	3.0
20	Högsbo 16:16	Amalia Jönssons g. 5–9, Gothenburg	–	1960/1994	Warehouse/logistics	433	7,346	–	800	8,579	7.1	85	48.2
21	Högsbo 38:3	Södra Långebergsg. 30, Gothenburg	–	1977/1977	Warehouse/logistics	–	5,246	–	–	5,246	6.2	100	23.5
22	Inom Vallgraven 15:2	Drottningg. 28, Södra Hamng. 27, Gothenburg	–	2003/2003	Office	4,123	–	–	217	4,340	17.1	100	128.9
23	Kallebäck 17:1	Solhusg. 11, Gothenburg	–	1992/2000	Office	20,053	117	–	200	20,370	26.5	99	137.1
24	Kobbegården 155:2	Askims Verkstadsv. 9, Gothenburg	–	1977/1980	Warehouse/logistics	–	5,943	–	–	5,943	6.0	100	24.8
25	Kobbegården 6:141	Datav. 6, 8, 10, Gothenburg	–	1983/1983	Office	9,820	2,345	1,447	23	13,635	16.3	88	107.5
26	Kärä 91:1	Orrekulla Industrig. 47, Gothenburg	–	2014/2014	Warehouse/logistics	–	12,992	–	–	12,992	11.8	100	95.0
27	Majorna 219:7	Fiskhamnsg. 6A–C, Skärgårdsg. 1, Gothenburg	T	2002/2002	Office	11,679	1,933	1,897	201	15,710	27.9	97	175.0
28	Majorna 220:4	Fiskhamnsg. 2, Gothenburg	–	1986/1986	Office	5,663	33	–	–	5,696	11.2	83	54.6
29	Majorna 220:5	Skärgårdsg. 4, Gothenburg	–	1990/1990	Education, Health Care, Other	579	16	–	3,815	4,410	7.8	100	–
30	Majorna 223:5	Fiskhamnen 11, Gothenburg	T	1994/1987	Office	1,745	–	–	–	1,745	2.0	100	9.1
31	Nordstaden 18:3	Kronhusg. 7, Torgg. 17, Gothenburg	–	1985/1985	Office	1,911	6	354	–	2,271	6.1	100	46.6
32	Nordstaden 18:4	Torgg. 19, Gothenburg	–	1985/1985	Office	–	–	–	–	–	–	–	–
33	Sävenäs 169:1	von Utfallsg. 21, Gothenburg	–	1975/1975	Warehouse/logistics	–	7,653	–	–	7,653	5.0	100	19.8
34	Sävenäs 170:12	von Utfallsg. 18, 20, Gothenburg	–	1990/1990	Warehouse/logistics	894	3,155	–	–	4,049	3.8	100	15.5
35	Sävenäs 170:13	von Utfallsg. 16, 16A, Gothenburg	–	1979/1979	Office	1,624	465	–	–	2,089	2.1	84	10.5
36	Sävenäs 170:14	von utfallsg. 16B–C, Gothenburg	–	1991/1991	Office	4,700	509	250	–	5,459	5.8	86	28.4
37	Sävenäs 170:17	von Utfallsg. 18, 20, Gothenburg	–	1990/1990	Warehouse/logistics	–	–	–	–	–	–	–	2.0
38	Sävenäs 67:4	Torpavallsg. 11, 13, Gothenburg	–	1982/1991	Office	2,336	–	–	–	2,336	2.8	80	10.5
39	Tingstadsvassen 30:2	Ringög. 38, Gothenburg	T	1966/1973	Warehouse/logistics	600	1,795	343	–	2,738	1.5	44	9.0
40	Tuve 86:2	Hiiledalsg. 1, Gothenburg	T	2007/2007	Warehouse/logistics	–	5,301	–	–	5,301	5.0	100	29.7
41	Tynnered 1:15	Femvägsskålet 4, Gothenburg	T	1979/1979	Warehouse/logistics	–	2,600	–	–	2,600	2.8	100	16.7
42	Bråta 2:136	Fraktv. 3, m fl, Härryda	–	–/–	Warehouse/logistics	–	18,562	1,650	–	20,212	15.4	96	101.3
43	Bråta 2:150	Åkarev. 1–3, Härryda	–	2013/2013	Warehouse/logistics	–	17,930	–	–	17,930	18.0	100	91.1
44	Håltås 1:17	Mediav. 2–4, 8, Härryda	–	2010/2010	Warehouse/logistics	–	9,278	–	–	9,278	7.3	76	34.1
45	Härryda Solsten 1:117	Konstruktionsv. 3, Härryda	–	2008/2010	Warehouse/logistics	744	6,271	–	–	7,015	6.7	100	28.6
46	Kindbogården 1:107	Metallv. 8, Härryda	–	1983/–	Warehouse/logistics	466	2 004	–	–	2 470	2.3	–	13.6
47	Ölslanda 1:255	Gråbov. 13, Lerum (Ej på kartan)	–	1974/2011	Education, Health Care, Other	–	–	121	4 680	4 801	4.6	100	–
48	Gastuben 3	Argong. 2D, Mölndal	–	1991/1994	Office	5 990	–	–	–	5 990	8.6	92	57.8
49	Hårddisken 3	Alfag. 8, Mölndal	–	2012/2012	Office	3 274	–	–	–	3 274	5.3	100	32.8

GOTHENBURG CONTD.

No.	Property	Address	Site lease- hold	Building year/value year	Type of property	Area, sq.m.					Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm
						Office	Warehouse/ logistics	Retail	Other*	Total			
50	Kryptongasen 8	Kryptong. 2, Neong. 6-10, Mölndal	-	-/-	Warehouse/logistics	2,015	8,353	-	-	10,368	11.3	81	72.4
51	Mejramen 1	Lunnagårdsg. 4, Mölndal	-	1999/1999	Office	11,642	2,617	741	117	15,117	25.6	68	106.2
52	Neongasen 2	Neong. 7, Mölndal	-	1977/1977	Warehouse/logistics	200	2,021	-	-	2,221	3.9	96	14.1
53	Potttegården 2	Taljegårdsg. 1, Mölndal	-	1965/1965	Warehouse/logistics	429	1,371	-	-	1,800	1.5	90	11.2
54	Potttegården 4	Kråketorpsg. 20, Mölndal	-	1991/1991	Office	3,059	1,871	-	-	4,930	5.5	97	34.0
55	Spinnaren 1	Gothenburgsv. 92, Mölndal	-	2011/2011	Warehouse/logistics	-	13,437	-	-	13,437	11.6	100	102.0
56	Spinnaren 5	Gothenburgsv. 44, Mölndal	-	1973/1973	Warehouse/logistics	-	-	-	-	-	0.4	100	1.9
57	Stockrosen 2	Norra Äg. 40, Mölndal	-	1988/1988	Office	1,141	4	898	1,000	3,043	3.0	100	11.3
58	Stockrosen 7	Norra Äg. 32, Mölndal	-	1947/1997	Office	3,322	1,012	433	-	4,767	6.9	92	36.6
59	Travbanan 2	Åby Arenav. 8, Mölndal	-	2018/2018	Education, Health Care, Other	3,560	-	-	9,646	13,206	33.7	94	163.0
60	Travbanan 3	Åby Arenav. 10, Mölndal	-	2018/2018	Education, Health Care, Other	-	-	-	15,646	15,646	20.0	100	-
61	Törnrosen 2	Flöjelbergsg. 12, Mölndal	-	1964/1964	Office	3,680	2,341	225	-	6,246	6.8	83	18.8
62	Törnrosen 4	Flöjelbergsg. 14C, Mölndal	-	1989/1989	Office	2,683	773	-	-	3,456	5.5	100	14.2
63	Törnrosen 5	Flöjelbergsg. 14A, Mölndal	-	Mark/-	Other	-	-	-	-	-	0.2	100	1.6
64	Violen 1	Gothenburgsv. 40, Mölndal	-	1958/1980	Retail	-	-	718	238	956	0.9	100	8.7
65	Väskan 2	Gamla Kungbackav. 15, Mölndal	-	1961/1671	Office	1,184	95	1,005	-	2,284	3.1	100	7.7
66	Ängsviolen 1	Flöjelbergsg. 18, Mölndal	-	1960/1960	Warehouse/logistics	2,571	2,797	180	-	5,548	5.2	69	22.0
67	Mellby 3:198	Mellbyv. 21, 23, Partille	-	1967/1983	Education, Health Care, Other	-	-	-	2,576	2,576	3.2	100	-
68	Mellby 5:120	Ögärdesv. 19, Partille	-	1990/1990	Office	3,859	1,233	-	-	5,092	6.1	96	28.7
69	Partille 4:2	Kung Göstas v. 4, Partille	-	Land	Education, Health Care, Other	-	-	-	-	-	-	-	1.4
70	Partille 4:25	Gamla Kronv. 22, Partille	-	1981/2008	Retail	-	-	2,843	-	2,843	5.0	100	21.2
71	Ugglum 1:76	Gothenburgsv.88, Tillfällav. 27-29, Partille	-	1988/1988	Retail	1,860	270	1,931	421	4,482	6.3	93	29.6
72	Ugglum 7:117	Industriv. 39, Partille	-	1969/1999	Warehouse/logistics	819	2,176	-	325	3,320	3.5	99	14.4
73	Ugglum 8:37	Tillfällav. 23-25 / Gothenburgsv. 78-84, Partille	-	1937/1975	Office	2,170	114	1,324	278	3,886	4.9	77	31.9
74	Ugglum 8:92	Tillfällav. 17-21 / Gothenburgsv. 74-76, Partille	-	1992/1992	Office	4,789	337	720	78	5,924	9.2	93	46.0
75	Ugglum 9:242	Industriv. 2, 4, 6, 51, 53, 55, 57, 59, Partille	-	1989/1989	Office	10,633	4,497	365	588	16,083	17.6	95	70.4
76	Ugglum 9:243	Industriv. 6, Partille	-	Land	Education, Health Care, Other	-	-	-	-	-	-	-	5.0
<b>Total Gothenburg</b>						<b>150,819</b>	<b>202,603</b>	<b>40,309</b>	<b>41,521</b>	<b>435,252</b>	<b>535</b>	<b>92</b>	<b>2,690</b>
<b>Total</b>						<b>161,734</b>	<b>245,420</b>	<b>81,944</b>	<b>46,659</b>	<b>535,756</b>	<b>638</b>	<b>91</b>	<b>3,274</b>

\* Consists of education, health care, gym/leisure, residential, land and other space such as laboratory, fair, post centre and technical facilities.  
A property can consist of a number of jointly administered properties or several large buildings.



# Halmstad



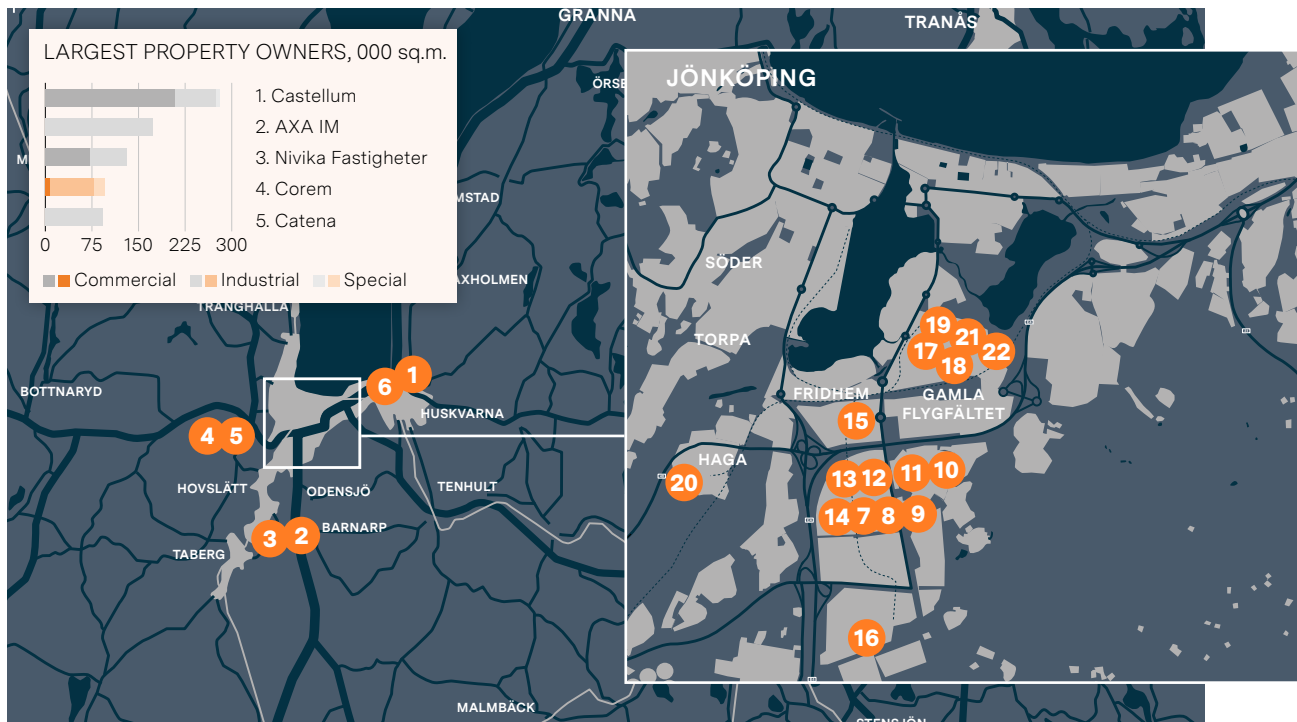
## HALMSTAD

HALMSTAD

No.	Property	Address	Site lease-hold	Building year/value	Type of property	Area, sq.m.				Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm	
						Office	Warehouse/ logistics	Retail	Other*				Total
1	Eketånga 24:37	Kristinebergsv. 18–20, Halmstad	–	1989/1990	Warehouse/logistics	611	1,107	–	–	1,718	1.0	100	7.0
2	Eketånga 24:49	Kristinebergsv. 22, Halmstad	–	1989/1989	Warehouse/logistics	1,859	3,465	–	–	5,324	2.8	83	18.6
3	Eketånga 5:417	Industriv. 1, Halmstad	–	1962/1962	Warehouse/logistics	277	3,275	–	–	3,552	1.8	99	9.9
4	Fotbollen 17	Bolmeng 11, Halmstad	–	1929/1929	Office	480	–	–	–	480	0.7	100	–
5	Fregatten 7	Svetsareg. 8, Halmstad	–	1978/1978	Office	1,517	–	–	–	1,517	1.2	100	5.2
6	Halmstad 2:25	Stationsg. 37, Halmstad	–	Land	Education, Health Care, Other	–	–	–	–	–	–	–	–
7–9	Halmstad 2:28	Stationsg. 37, Halmstad	–	1920/1929	Warehouse/logistics	2,715	10,270	1,795	–	14,780	18.0	97	78.8
10	Halmstad 2:49	Strandg 1, 3, Halmstad	–	1911/1953	Office	3,035	–	–	–	3,035	6.6	100	28.0
11	Järnvägen 3	Gamletullsg. 12,14, Halmstad	–	2017/2017	Office	4,451	–	–	1,053	5,504	12.9	98	72.4
12	Orkanen 1	Stationsg. 52, Halmstad	–	1930/1930	Warehouse/logistics	211	939	–	256	1,406	0.6	59	1.0
13	Orkanen 2	Stationsg. 50, Halmstad	–	1948/1948	Warehouse/logistics	–	1,300	–	–	1,300	0.0	–	0.7
14	Ostkupan 3	Stålvärgsg. 1, Halmstad	–	1950/1950	Office	7,023	5,597	–	–	12,620	5.7	80	30.8
15	Slättern 2	Kundv. 15, Halmstad	–	2008/2008	Retail	–	–	2,981	635	3,616	2.8	71	25.9
Total						22,179	25,953	4,776	1,944	54,852	54	94	278

\* Consists of education, health care, motion/leisure, residential properties, land and other space such as laboratory, fair, postal centre and technical facilities.  
A property can consist of a number of jointly administered properties or several large buildings.

# Jönköping



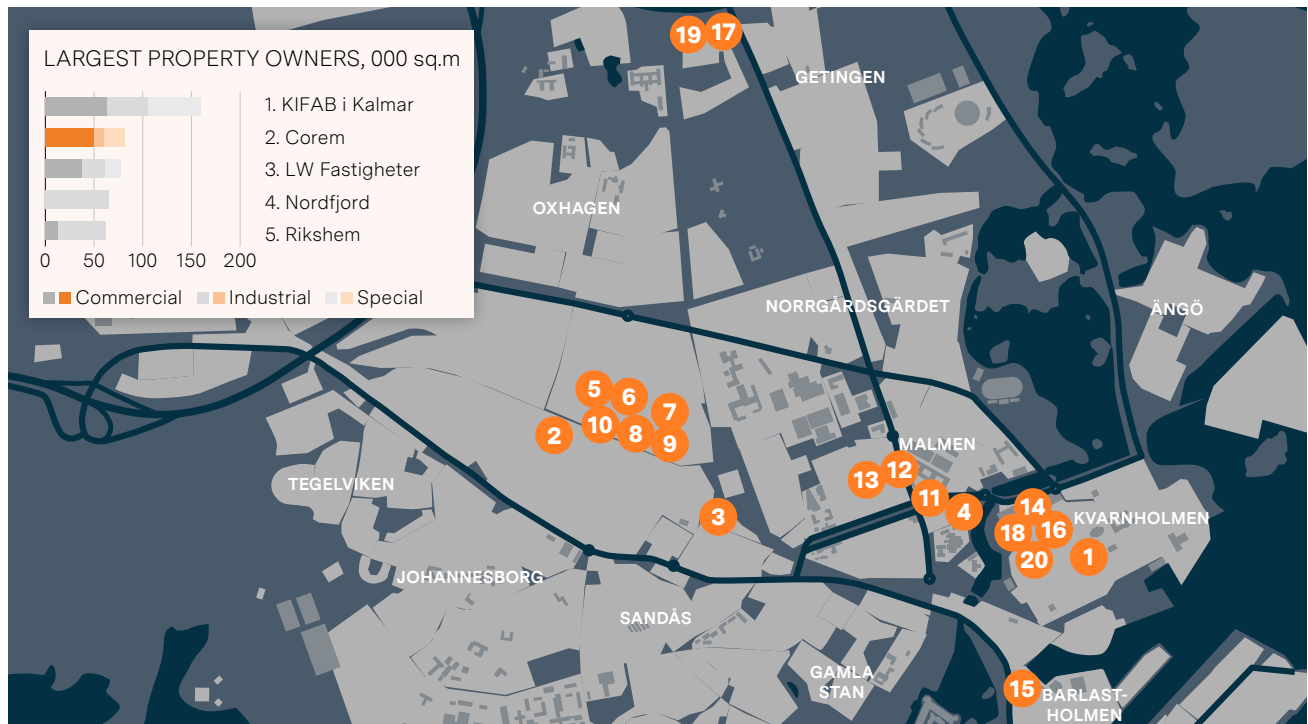
## JÖNKÖPING

No.	Property	Address	Site lease- hold	Building year/value	Type of property	Area, sq.m.					Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm
						Office	Warehouse/ logistics	Retail	Other*	Total			
1	Budkaveln 18	Järnvägs g. 18, Jönköping	-	1943/1950	Warehouse/logistics	169	8,167	-	45	8,381	3.9	93	18.4
2	Flahult 21:14	Alfav. 3, Jönköping	-	2001/2001	Warehouse/logistics	-	3,650	-	-	3,650	3.4	80	17.4
3	Flahult 21:36	Betav. 4, Betav. 13, Jönköping	-	2000/2001	Warehouse/logistics	-	12,878	-	-	12,878	9.4	100	39.9
4	Hedenstorp 1:99	Hedenstorp sv. 14, Jönköping	-	2019/2019	Warehouse/logistics	247	3,786	-	-	4,033	4.1	100	28.0
5	Hedenstorp 2:41	Mogöls v. 26, Jönköping	-	2019/2019	Warehouse/logistics	-	10,583	-	-	10,583	9.8	100	70.4
6	Ulvö 8	Huskarnav. 105-107, Jönköping	-	1989/1989	Warehouse/logistics	217	5,604	164	-	5,985	5.0	98	28.5
7	Ädelkorallen 1	Bultv. 2, Jönköping	-	1976/1976	Warehouse/logistics	-	1,350	-	-	1,350	1.1	100	6.5
8	Ädelkorallen 10	Bultv. 6 a, Jönköping	-	1978/1978	Warehouse/logistics	-	435	-	-	435	0.3	100	2.1
9	Ädelkorallen 17	Bultv. 4, Jönköping	-	1986/1986	Office	1,117	1,027	-	-	2,144	1.5	58	8.4
10	Ädelmetallen 12	Grossistg. 12, Jönköping	-	1987/1987	Warehouse/logistics	258	1,746	-	-	2,004	1.7	98	10.3
11	Ädelmetallen 14	Grossistg. 5, 7, Jönköping	-	1987/1987	Office	1,537	1,021	-	-	2,558	2.3	78	10.4
12	Ädelmetallen 4	Kabelv. 14, Jönköping	-	1975/-	Warehouse/logistics	-	3,482	-	912	4,394	5.2	100	-
13	Ädelmetallen 5	Kabelv. 2, Jönköping	-	1978/1983	Warehouse/logistics	-	5,167	-	-	5,167	4.3	100	21.6
14	Älgskytten 4	Industrig. 14A, Jönköping	-	1983/1987	Warehouse/logistics	-	6,608	-	-	6,608	4.2	100	32.6
15	Äreporten 3	Fridhemsv. 12, Jönköping	-	1985/1985	Office	1,302	-	-	-	1,302	1.3	100	7.2
16	Ätthögen 9	Fordons v. 2, Jönköping	-	2006/-	Warehouse/logistics	-	4,410	-	-	4,410	3.4	100	-
17	Öronlappen 7	Bangårdsg. 1, Jönköping	-	1967/1974	Retail	-	289	2,990	-	3,279	3.7	100	27.4
18	Öronlappen 8	Bangårdsg. 3, Jönköping	-	1999/1999	Office	1,229	-	192	755	2,176	3.0	85	21.5
19	Öronskyddet 9	Gnejsv. 2, Jönköping	-	1997/1997	Warehouse/logistics	583	1,100	-	-	1,683	2.0	100	11.9
20	Öskaret 16	Kindgrensg. 15, Jönköping	-	-/-	Warehouse/logistics	640	6,378	-	1,315	8,333	5.9	81	-
21	Överlappen 15	Granitv. 10, Jönköping	-	2003/2003	Warehouse/logistics	298	1,656	-	-	1,954	1.9	68	11.8
22	Överlappen 8	Granitv. 8, Jönköping	-	1974/1985	Warehouse/logistics	-	1,726	-	-	1,726	1.2	84	8.4
Total						7,597	81,063	3,346	3,027	95,033	79	94	383

\* Consists of education, health care, motion/leisure, residential properties, land and other space such as laboratory, fair, postal centre and technical facilities.  
A property can consist of a number of jointly administered properties or several large buildings.



# Kalmar



## KALMAR

No.	Property	Address	Site lease-hold	Building year/value year	Type of property	Area, sq.m.					Rental value, SEK/m	Economic occupancy rate, %	Tax value, SEK/m
						Office	Warehouse/ logistics	Retail	Other*	Total			
1	Apotekaren 20	Storg. 28, 30, V. Sjöög. 13, Kalmar	-	1965/1965	Retail	771	101	817	182	1,871	3.5	100	24.2
2	Elefanten 3	Torsåsg. 9, Kalmar	-	1970/1971	Office	3,923	2,072	2,500	-	8,495	7.2	96	28.5
3	Fredriksdal 1	Lorensbergsleden 1, 3, Kalmar	-	1975/1975	Education, Health Care, Other	750	913	-	1,835	3,498	2.3	71	-
4	Guldfisken 2	Postg. 2, Kalmar	-	1947/1947	Education, Health Care, Other	-	-	-	3,848	3,848	7.5	100	-
5-9	Gumsen 31	Verkstadsq. 3, Kalmar	-	1950/1960	Warehouse/logistics	6,662	9,787	1,026	7,717	25,192	18.2	98	50.0
10	Gumsen 41	Torsåsg. 16, Kalmar	-	1975/1975	Office	2,042	-	-	-	2,042	1.2	100	6.4
11	Koljan 24	Norrav. 18, S. Malmg. 7, Kalmar	-	1967/1967	Education, Health Care, Other	1,507	552	477	3,277	5,813	7.4	97	-
12	Korpen 18	Fabriksq. 31, Kalmar	-	1976/1976	Office	3,117	694	-	-	3,811	5.0	97	26.0
13	Korpen 20	Fabriksq. 29, Nyg. 30, Kalmar	-	1979/1979	Office	3,129	267	-	2,890	6,286	7.2	64	-
14	Lärningen 5	Kaggensg. 40, 42, 44, Strömg. 7, Kalmar	-	1960/1960	Office	2,182	245	318	1,829	4,574	6.1	82	34.0
15	Matrosen 1	Tjärhovsg. 1, 3, 5, 7, Kalmar	T	1995/1995	Education, Health Care, Other	971	-	-	1,288	2,259	3.6	100	11.2
16	Mästaren 28	Kaggensg. 30, Fiskareg. 20, Kalmar	-	1962/1962	Retail	568	68	712	-	1,348	1.7	59	17.0
17	Rybsen 1	Dagöv. 1B, Kalmar	-	2000/2000	Office	1,112	-	-	-	1,112	1.3	100	7.1
18	Tenngjutaren 1	Strömg. 2, Larmg. 40, Kalmar	-	1974/1979	Office	1,199	92	-	297	1,588	2.4	96	16.1
19	Timotejen 1	Öselv. 1, Kalmar	-	1991/1991	Office	902	-	650	-	1,552	1.5	67	5.6
20	Åldermannen 25	Kaggensg. 29, Storg. 21, Kalmar	-	1978/1978	Retail	1,273	509	4,153	2,613	8,548	8.3	21	111.9
-	Fabriken 1	Regementsg. 9, Växjö	-	2000/2000	Other	2,393	-	-	5,128	7,521	13.1	97	9.0
-	Fläkten 11	Kvarnv. 2, Växjö	-	1982/1982	Office	8,200	-	-	-	8,200	8.9	100	47.8
-	Fläkten 14	Kvarnv. 26, 28, Växjö	-	1982/1982	Warehouse/logistics	-	5,300	-	-	5,300	3.6	100	25.3
<b>Total</b>						<b>40,701</b>	<b>20,599</b>	<b>10,653</b>	<b>30,904</b>	<b>102,857</b>	<b>110</b>	<b>88</b>	<b>420</b>

\* Consists of education, health care, motion/leisure, residential properties, land and other space such as laboratory, fair, postal centre and technical facilities.  
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# Copenhagen

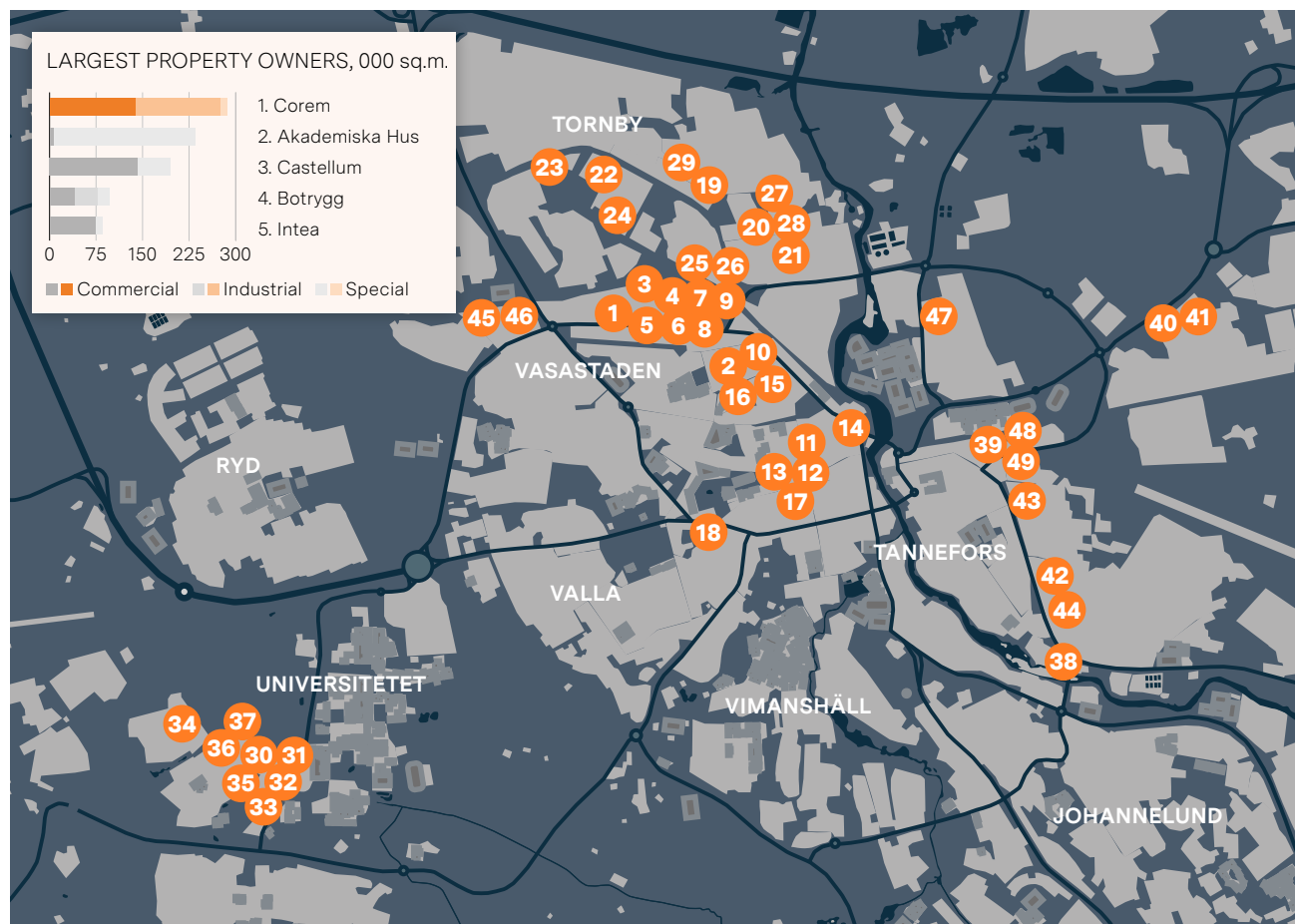


## COPENHAGEN

No.	Property	Address	Site lease-hold	Building year/value	Type of property	Area, sq.m.					Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm
						Office	Warehouse/ logistics	Retail	Other*	Total			
1	12p Vridsløse-lille By	Roskildevej 157, Albertslund	-	1982/2000	Office	8,630	-	-	-	8,630	11.6	100	-
2	24a Frederiks-berg (1, 2)	Gammel Kongevej 60, Frederiksberg	-	1967/2004	Office	30,003	1,518	-	-	31,521	76.9	100	-
3	26er, 26fg, 26fi Frederiksberg	Porcelænshaven 16A, 18A and 26, Frederiksberg	-	1922/2005	Education, Health Care, Other	-	-	-	19,300	19,300	35.3	100	-
4	Hundigevej 85	Hundigevej 85, 87, Greve	-	-/-	Warehouse/logistics	-	13,412	-	-	13,412	13.4	100	-
5	3269b Vanløse	Indertoften 10, Copenhagen	-	1964/1964	Office	6,675	271	-	-	6,946	10.9	100	-
6	383 Eksercerp-ladsen	Arne Jacobsens Allé 7, Copenhagen	-	2012/2012	Office	15,156	-	-	506	15,662	27.5	76	-
7	984 Østervold Kvarter	Amerika Plads 38, Copenhagen	-	2008/2008	Office	6,034	-	-	-	6,034	16.0	100	-
8	Kumlehusvej 1A	Kumlehusvej 1 a, Roskilde	-	2014/-	Warehouse/logistics	-	23,711	-	-	23,711	15.9	100	-
9	1kh Rudegård Ny Holte	Kongevejen 495B, Rudersdal	-	1994/1994	Office	5,341	-	-	-	5,341	7.6	100	-
10	1689, Undebys Vester Kvarter	Kalvebod Brygge 32, Copenhagen	-	1967/2020	Office	30,156	-	-	-	30,156	65.7	100	-
Total						101,994	38,912	0	19,806	160,712	281	98	0

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# Linköping



## LINKÖPING

No.	Property	Address	Site leasehold	Building year/value year	Type of property	Area, sq.m.					Rental value, SEK/m	Economic occupancy rate, %	Tax value, SEK/m
						Office	Warehouse/logistics	Retail	Other*	Total			
1	Ackordet 10	Industrig. 15, Linköping	-	1954/1954	Retail	1,207	181	2,984	-	4,372	4.4	92	26.6
2	Amor 1	Platensg. 26, Linköping	-	1929/1990	Office	3,292	-	-	-	3,292	7.1	100	46.4
3	Antennen 15	Mellang. 9, Linköping	-	1986/1986	Office	7,392	1,682	977	1,450	11,501	6.9	82	33.4
4	Antennen 16	Bangårdsg. 6, Linköping	-	1986/1986	Office	-	-	-	-	-	-	-	-
5	Antennen 23	Industrig. 11A-C, Linköping	-	1986/1986	Office	-	-	-	-	-	-	-	17.2
6	Antennen 24	Industrig. 11A-C, Linköping	-	1947/1972	Office	-	-	-	-	-	-	-	2.3
7	Antennen 5	Bangårdsg. 4, Linköping	-	1954/1988	Warehouse/logistics	808	1,262	-	-	2,070	1.3	89	10.6
8	Antennen 6	Industrig. 9, Linköping	-	1954/1988	Warehouse/logistics	-	-	-	-	-	-	-	-
9	Antennen 9	Alkag. 4-6, Linköping	-	1948/1988	Warehouse/logistics	847	2,356	-	2,057	5,260	7.9	99	14.4
10	Beridaren 12	Platensg. 29, Hertig Karlsg. 5A-D, Linköping	-	1929/1959	Office	3,996	361	112	-	4,469	7.7	96	44.0
11	Brevduvan 17	Kungsg. 20, St. Larsg. 18, 20, Linköping	-	1916/1978	Office	7,391	391	-	130	7,912	14.5	98	84.8
12	Brevduvan 20	Åg.31, St. Larsg. 24, Linköping	-	1990/1990	Office	3,441	223	480	67	4,211	7.1	98	56.3
13	Brevduvan 21	Klosterg. 19, Åg. 33-37, Linköping	-	1991/1991	Office	8,661	68	348	511	9,588	13.7	97	117.7
14	Bromsaren 4	Stureg. 1, St. Larsg. 1-3, Linköping	-	1958/1992	Education, Health Care, Other	5,097	201	-	5,177	10,475	18.8	97	-
15	Bävern 13	Hertig Karlsg. 2 A-C, 4 A-B, Linköping	-	1981/1981	Office	5,434	403	-	55	5,892	9.0	99	53.8
16	Bävern 2	Platensg. 25, Linköping	-	1940/1940	Education, Health Care, Other	145	8	-	1,017	1,170	1.1	91	-

LINKÖPING CONTD.

						Area, sq.m.				Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm	
No.	Property	Address	Site lease- hold	Building year/value year	Type of property	Office	Warehouse/ logistics	Retail	Other*				Total
17	Dahlian 18	St Larsg. 30, Storg. 38, Linköping	–	1963/1963	Retail	1,828	276	2,284	298	4,686	9.8	99	64.2
18	Elefanten 17	Barnhmsg. 2, Storg. 80, 82, Linköping	–	1978/1985	Office	6,310	–	–	–	6,310	10.2	100	53.6
19	Galgen 3	Gillbergag. 23, 25, Linköping	–	1975/1975	Retail	715	942	1,622	625	3,904	2.6	79	19.3
20	Ganymeden 7	Roxeng. 9, 11, Linköping	–	1963/1973	Warehouse/logistics	3,130	9,710	440	2,079	15,359	7.3	82	49.4
21	Garvaren 9	Florag. 10, North Oskarsg. 27A– D, Roxeng. 18, Linköping	–	1946/1960	Office	3,620	730	–	–	4,350	4.1	93	24.4
22	Glasberget 1	Attorpsg. 7–23, Linköping	–	1989/1992	Office	7,072	580	–	1,995	9,647	11.7	98	57.4
23	Glasbitten 1	Attorpsg. 2, Linköping	–	1977/1977	Warehouse/logistics	–	4,160	–	–	4,160	3.7	66	20.2
24	Glasbitten 7	Roxtorpsg. 9, Linköping	–	1973/1989	Warehouse/logistics	1,085	10,289	–	–	11,374	14.8	100	57.4
25–26	Glasblåsaren 7	Tornbyv. 1, Linköping	–	1929/1929	Office	4,527	856	4,103	496	9,982	11.8	92	79.8
27	Guvernören 13	N Oskarsg. 18, Linköping	–	1968/1971	Warehouse/logistics	680	2,021	–	570	3,271	1.5	84	12.6
28	Gymnasten 2	Roxeng. 7, Linköping	–	1977/1977	Office	1,802	–	310	–	2,112	2.6	100	12.5
29	Gården 1	Gottorpsg. 1, Linköping	–	1987/1987	Office	1,140	332	–	–	1,472	1.9	92	13.0
30	Idégivaren 1	Teknikringen 4, Linköping	–	1989/1989	Office	4,130	–	–	–	4,130	5.7	90	34.2
31–33	Idéläran 1	Teknikringen 2, Teknikringen 6, Diskettg. 11, Linköping	–	1986/1999	Office	12,128	974	–	3,607	16,709	28.6	81	157.9
34	Idéskaparen 2	Datalinjen 4, Linköping	–	1999/2002	Office	23,650	–	–	–	23,650	25.9	100	184.6
35	Idéskissen 1	Teknikringen 3, Linköping	–	1984/1984	Education, Health Care, Other	–	–	–	4,726	4,726	7.3	100	–
36–37	Idétävlingen 4	Wallenbergsg. 1, Datalinjen 2, Linköping	–	1990/2001	Office	21,226	105	670	640	22,641	28.7	82	206.3
38	Kvarnen 4	Stationsg. 14, 16, 18, Linköping	–	1935/1955	Retail	1,934	1,017	2,154	–	5,105	4.5	94	23.8
39	Magasinet 1	Hagalundsv. 3A, Linköping	–	1929/1929	Warehouse/logistics	–	635	–	–	635	0.2	62	4.6
40	Magneten 2	Finnög. 12, Linköping	T	1980/1980	Warehouse/logistics	48	6,181	–	–	6,229	4.1	99	28.1
41	Megafonen 4	Finnög. 10, Linköping	T	1980/1980	Warehouse/logistics	–	–	–	–	–	–	–	–
42	Mekanikern 18	Gelbgjutareg., Linköping	–	Land	Education, Health Care, Other	–	–	–	–	–	0.1	100	1.8
43	Mekanikern 22	G Tanneforsv. 17A, Vimarkg. 1, 3, 5, 7, 9, Linköping	–	1947/1998	Warehouse/logistics	4,086	11,625	312	4,933	20,956	14.8	86	59.4
44	Morellen 1	Gelbgjutareg. 2, Linköping	–	1929/1949	Warehouse/logistics	6,324	9,711	–	2,672	18,707	25.6	100	64.1
45–46	Oboisten 2	Barhällsg. 1, 10, Linköping	–	1952/1952	Warehouse/logistics	701	8,365	568	–	9,634	4.1	84	43.5
47	Paletten 1	Gumpekullav. 8, Ottarg. 3, Linköping	–	1980/1980	Office	5,343	341	–	8	5,692	5.7	81	33.2
48	Tannefors 1:89	Hagalundsv. 3B, Linköping	–	1986/1986	Warehouse/logistics	–	1,071	–	–	1,071	0.1	100	6.9
49	Tannefors 1:90	Hagalundsv. 3B, Linköping	–	Land	Education, Health Care, Other	–	–	–	–	–	–	–	–
–	Olaus Petri 3:234	Ö Bang. 7, Örebro	–	1979/1979	Office	150	–	–	–	150	0.3	100	51.8
Total						159,340	77,057	17,364	33,113	286,874	337	93	1,872

\* Consists of education, health care, motion/leisure, residential properties, land and other space such as laboratory, fair, postal centre and technical facilities. A property can consist of a number of jointly administered properties or several large buildings.





# Malmö



MALMÖ

					Area, sq.m.					Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm	
No.	Property	Address	Site lease-hold	Building year/value	Type of property	Office	Warehouse/ logistics	Retail	Other*				Total
1	Sunnanå 12:26	G:a Staffanstopsv. 59A, 111, Burlöv	–	Land	Education, Health Care, Other	–	–	–	–	–	–	–	1.3
2	Harven 2	Traktörv. 14, Lund	–	1998/1998	Office	3,200	–	–	–	3,200	4.5	100	18.7
3	Sankt Clemens 8	Kattesund 6A, Lund	–	1976/1976	Education, Health Care, Other	432	238	400	2,622	3,692	10.2	98	89.0
4–5	Traktörn 4	Traktörv. 13, Lund	–	1983/1983	Office	6,985	1,366	5,650	–	14,001	18.0	73	108.1
6	Välten 4	Traktörv. 8, Lund	–	2004/2004	Warehouse/logistics	–	3,100	–	–	3,100	3.6	100	20.2
7	Välten 5	Traktörv. 10, Lund	–	1974/1987	Warehouse/logistics	–	3,645	–	–	3,645	3.6	100	13.3
8	Ärdret 12	Höstbruksv. 14, Lund	–	1991/1991	Warehouse/logistics	–	2,049	–	–	2,049	1.9	26	8.8
9	Betongen 11	Krang. 4, Malmö	T	1992/1992	Office	4,872	37	–	–	4,909	8.4	98	35.8
10	Brandnåvan 1	Stenbärsgr. 3, Malmö	T	Land	Education, Health Care, Other	–	–	–	–	–	–	–	3.3
11	Brandnåvan 2	Stenbärsgr. 1, Malmö	T	1989/1989	Office	2,550	272	–	–	2,822	2.9	–	13.4
12	Bredskär 1	Fårög. 6, Malmö	T	1976/1976	Warehouse/logistics	–	2,127	–	–	2,127	1.3	100	8.6
13	Brämön 4	Bjurög. 15–17 et al., Malmö	–	–/–	Warehouse/logistics	2,995	10,607	–	660	14,262	10.4	93	–
14	Båtyxan 1	Järnyxeg. 13, Malmö	T	1969/1989	Warehouse/logistics	523	1,912	–	–	2,435	1.5	91	13.4
15	Carolus 32	Österg. 12, Malmö	–	1971/1999	Retail	–	179	14,591	1,321	16,091	33.8	75	243.0
16	Dragör 1	Övägen 8, Malmö	–	2014/2014	Office	1,700	46	618	–	2,364	6.5	76	39.7
17	Flygbasen 2	Höjdroderg. 21, Malmö	–	1995/1995	Office	1,821	–	–	–	1,821	2.4	–	13.0
18–19	Flygfyrn 1	Höjdroderg. 29, Flygfältsv. 1, Malmö	–	1955–2004/1955–2004	Warehouse/logistics	360	9,958	1,830	–	12,148	10.0	47	53.1
20	Flygfyrn 3	Höjdroderg. 25, Malmö	–	1990/1990	Office	3,288	1,291	595	–	5,174	6.0	82	32.8
21	Flygledaren 3	Höjdroderg. 18, Malmö	T	1990–2000/1990–2000	Warehouse/logistics	745	852	–	–	1,597	2.1	100	8.0
22	Flygvärdinnan 4	Vattenverksv. 47, Höjdroderg. 30–34, Malmö	T	1940–2001/1978–2001	Office	6,288	2,710	–	260	9,258	12.8	86	67.5
23	Fornminnet 6	Stenåldersgr. 27, Malmö	–	1989/1995	Warehouse/logistics	–	4,710	–	–	4,710	4.0	100	25.0
24	Förbygelin 1	Ridspög. 1, Malmö	–	1975/1981	Warehouse/logistics	–	5,146	–	–	5,146	3.0	100	23.4
25	Gånggriften 3	Djurhageg. 14, Malmö	–	2007/2007	Retail	–	–	6,486	–	6,486	7.3	100	61.2
26	Höjdrodret 3	Kabing. 11, Malmö	–	1990/1990	Office	1,182	162	–	–	1,344	1.7	78	9.2
27	Innerstaden 1:152	Österg. 12, Malmö	–	1971/1999	Retail	–	–	–	900	900	2.3	–	8.2
28	Kajan 37	Ekonomig. 2–4, Limhamnsv. 110, Malmö	–	1929/1954	Warehouse/logistics	3,324	11,082	100	–	14,506	12.8	97	40.8
34	Krukskärvan 8	Stenyxeg. 34, Malmö	–	1973/1978	Warehouse/logistics	1,318	3,194	640	–	5,152	3.4	96	26.8
35	Kullen 5	Sturkög. 5, Malmö	–	1960/1960	Other	–	5,089	–	–	5,089	3.1	35	5.0
36	Löplinan 7	Sporreg. 13, Malmö	–	1978/1979	Warehouse/logistics	–	2,489	–	–	2,489	1.7	100	9.6



MALMÖ CONTD.

No.	Property	Address	Site lease- hold	Building year/value	Type of property	Area, sq.m.					Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm
						Office	Warehouse/ logistics	Retail	Other*	Total			
37	Murman 11	Murmansg. 118–120, Kruseg. 21, Malmö	T	1960/1960	Warehouse/logistics	3,293	4,362	–	789	8,444	6.4	68	23.3
38	Murman 7	Murmansg. 124 A–C, Kruseg. 25, Malmö	T	1959/1959	Warehouse/logistics	2,214	4,324	–	–	6,538	5.3	86	18.9
39	Murman 8	Murmansg. 126, Kruseg. 27, Malmö	–	1960/1968	Office	5,912	1,286	–	–	7,198	9.0	80	23.9
40	Måseskär 5	Kosterög. 8–10, Styrög. 3, Väderög. 7, Malmö	–	1977/1984	Warehouse/logistics	2,232	17,047	–	–	19,279	13.1	81	58.6
41	Nackremmen 1	Jägersrov. 211, Malmö	T	1977/1977	Warehouse/logistics	–	1,034	709	–	1,743	1.4	100	7.9
42	Nackremmen 2	Jägersrov. 213, Malmö	–	1979/1979	Warehouse/logistics	385	1,871	157	–	2,413	1.4	100	10.9
43	Nejljebuket- ten 4	Derbyv. 6, Malmö	–	1991/1991	Office	5,926	–	–	617	6,543	10.2	68	51.4
44	Nejljebuket- ten 6	Derbyv. 4, Malmö	–	1987/1987	Office	1,750	–	–	–	1,750	2.4	48	9.9
45	Nosgrimman 1	Jägersrov. 215, Malmö	T	1982/1982	Warehouse/logistics	200	1,628	–	–	1,828	1.1	100	9.6
46	Sadelgjorden 1	Galoppg. 4, Malmö	T	2004/2006	Warehouse/logistics	1,035	8,060	–	–	9,095	5.9	100	40.1
47	Sadelknapp- pen 3	Betselg. 2, m fl, Malmö	T	1982/1982	Warehouse/logistics	214	1,261	–	–	1,475	0.9	100	8.0
48	Skevrodet 1	Kabing. 9, Malmö	–	1978/1978	Office	1,982	–	–	–	1,982	3.5	100	8.6
49	Smörbollen 12	Cypressv. 12, Malmö	–	1970/1970	Warehouse/logistics	–	3,757	–	–	3,757	2.7	100	12.3
50	Stapelbädden 2	Östra Varvsg. 2, Malmö	–	2005/2005	Office	4,465	24	–	–	4,489	11.3	84	97.0
51	Stapelbädden 4	Östra Varvsg. 4, Malmö	–	2008/2008	Office	7,699	27	309	–	8,035	17.8	87	160.0
52	Stiglädret 11	Skrittg. 7, Sadelg. 2, Malmö	–	1977/1981	Warehouse/logistics	–	5,993	–	–	5,993	4.1	100	27.4
53	Stillman 40	Kruseg. 34, Malmö	–	1961/1975	Warehouse/logistics	458	1,274	–	–	1,732	2.0	88	6.9
54	Stridsyxan 4	Agnefridsv. 179, Malmö	–	2017/2017	Warehouse/logistics	555	7,880	87	–	8,522	6.3	97	42.5
55	Stridsyxan 5	Bronsyxg. 6, Malmö	–	1970/1974	Warehouse/logistics	–	4,715	1,440	–	6,155	5.6	82	21.2
56	Stångbättet 15	Travbaneg. 5, Ridbaneg. 6, Malmö	–	1986/1986	Warehouse/logistics	–	3,943	–	–	3,943	2.9	100	27.3
57	Sufflören 4	Axel Danielssonsv. 261, Malmö	–	1988/1988	Office	4,270	–	–	1,043	5,313	4.8	59	25.0
58	Svedjenävan 3	Stenbärgsg. 4–6, Malmö	–	1991/1991	Office	4,299	–	614	–	4,913	8.2	93	39.5
59	Svedjenävan 4	Stenbärgsg. 2, Malmö	T	Land	Education, Health Care, Other	–	–	–	–	–	–	–	2.0
60	Tränsbättet 2	Travbaneg. 4, Malmö	–	1989/1989	Warehouse/logistics	265	3,373	–	–	3,638	2.0	89	15.9
61	Utlängan 1	Tärnög. 6, Malmö	–	1972/1986	Warehouse/logistics	–	9,980	–	–	9,980	5.5	100	28.1
62	Värbuketten 3	Husiev. 21, Malmö	–	1992/1997	Warehouse/logistics	1,595	1,722	–	–	3,317	4.0	100	17.3
63–64	Västerbotten 11	Estlandsg. 2, 4, 6, Fosiev. 4, 6, 8, Malmö	–	1971/1971	Education, Health Care, Other	2,141	5,107	922	6,571	14,741	14.9	75	16.1
65–66	Västerbotten 9	Ystadsv. 15, 17, 19, Fosiev. 2, Malmö	–	1929/1929	Retail	5,829	2,551	8,317	3,682	20,379	24.6	93	54.6
Total						98,302	163,480	43,465	18,465	323,712	357	83	1,864

\* Consists of education, health care, motion/leisure, residential properties, land and other space such as laboratory, fair, postal centre and technical facilities.  
A property can consist of a number of jointly administered properties or several large buildings.



# New York

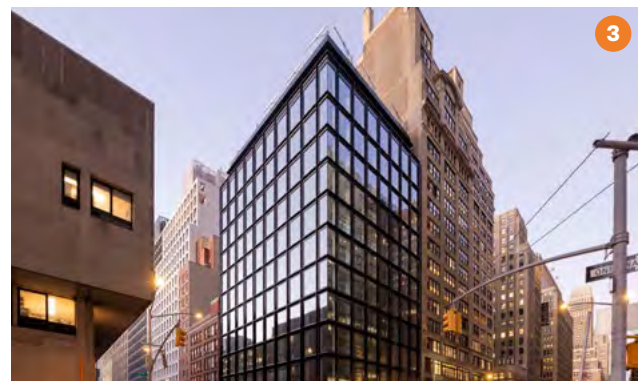


## NEW YORK

No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Area, sq.m.					Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm
						Office**	Warehouse/ logistics	Retail	Other*	Total			
1	118 10th Avenue	118 10th Avenue, New York	T	Land	Office	–	–	–	–	–	–	–	–
2	1241–1251 Broadway	1241–1251 Broadway, New York	T	Land	Office	–	–	–	–	–	–	–	–
3	322–326 7th Avenue	322–326 7th Avenue, New York	–	Land	Office	–	–	–	–	–	–	–	–
4	407 Park Avenue	407 Park Avenue, New York	–	Land	Office	–	–	–	–	–	–	–	–
5	417 Park Avenue	417 Park Avenue, New York	–	Land	Office	–	–	–	–	–	–	–	–
Total						0	0	0	0	0	0	0	0

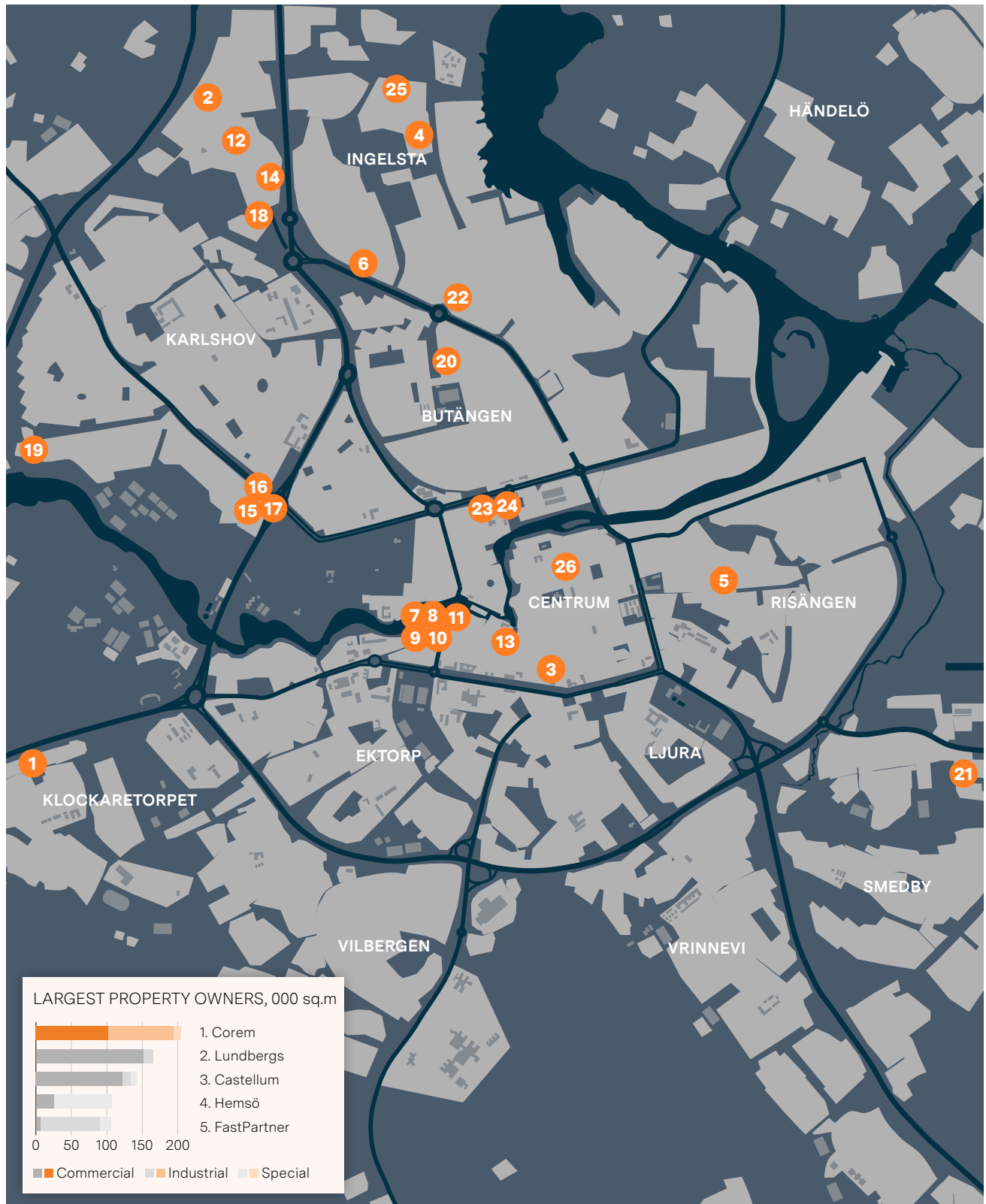
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\*\* Project property





# Norrköping



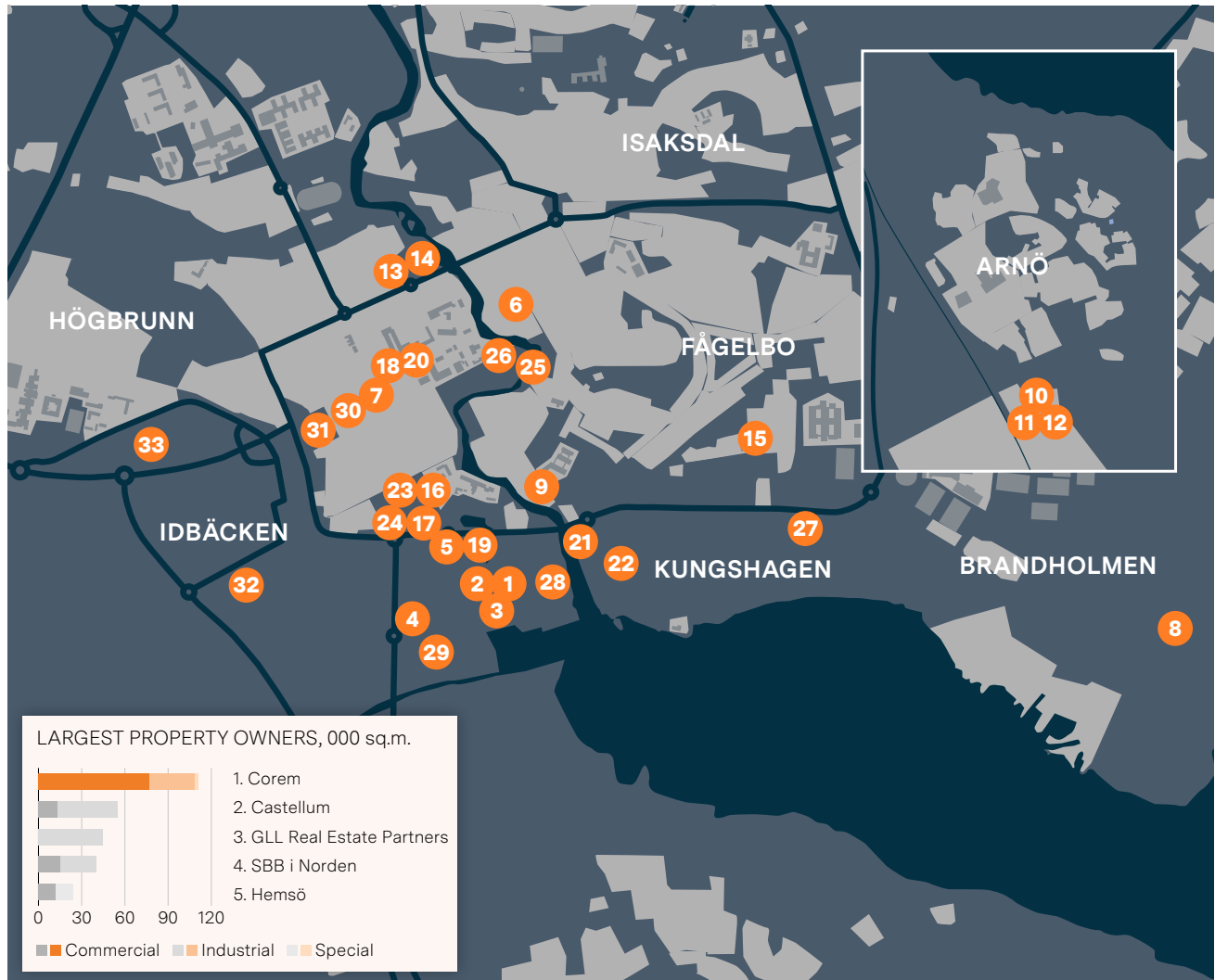
## NORRKÖPING

						Area, sq.m.				Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm	
No.	Property	Address	Site lease-hold	Building year/value year	Type of property	Office	Warehouse/ logistics	Retail	Other*				Total
1	Basfiolen 9	Moa Martinsons g. 10b, Norrköping	T	1983/1983	Office	1,266	–	–	–	1,266	1.6	71	4.5
2	Bronsen 2	Tenng. 4, Norrköping	–	1971/1971	Office	4,962	3,736	1,803	41	10,542	9.5	94	42.7
3	Diket 10	Drottningg. 66, Nyg. 93, Norrköping	–	1968/1968	Office	2,814	164	1,364	571	4,913	9.4	84	61.3
4	Järnet 5	Malmg. 39, 41, Blyg. 4, Norrköping	–	1976/1976	Retail	–	–	14,975	–	14,975	19.3	100	120.2
5	Kabeln 1	Bangårdsg. 5, Lindöv. 25, 27, Växthusg. 2, 4, Norrköping	–	1940/1993	Warehouse/logistics	2,153	2,570	–	164	4,887	4.7	91	17.4
6	Kondensatorn 1	Ståthögav. 48, Norrköping	–	1960/1993	Warehouse/logistics	9,122	14,914	3,228	4,581	31,845	30.5	87	106.2
7–10	Kopparhammaren 2	Norra Grytsg. St. Persg., Norrköping	–	1929–2020 /1999–2020	Office	32,542	1,264	1,082	9,099	43,987	70.2	86	246.5
11	Kopparhammaren 7	Kungsg. 56, N Grytsg. 2,4,6, Norrköping	–	1929/1929	Office	3,382	106	–	990	4,478	9.2	99	–
12	Kopparn 10	Kopparg. 11–15, Norrköping	–	1980/1989	Office	4,203	2,987	–	–	7,190	6.8	98	43.2
13	Kvarnholmen 4	Dalsg. 7, Norrköping	–	1993/1993	Office	8,149	–	–	1,616	9,765	16.8	99	104.0
14	Malmen 8	Kopparg. 10, Norrköping	–	Land	Education, Health Care, Other	–	–	–	–	–	1.0	100	2.4
15–17	Omformaren 7	Hagag. 4–10, Norrköping	–	1951/1968	Warehouse/logistics	–	4,960	4,178	3,065	12,203	9.7	91	34.6
18	Platinan 1	Platinag. 1, Norrköping	–	1988/1988	Warehouse/logistics	–	2,800	1,575	–	4,375	2.5	–	15.9
19	Regulatorn 3	Kabelv. 15, Norrköping	–	1996/1996	Warehouse/logistics	1,395	2,452	580	473	4,900	2.9	61	18.3
20	Ritsaren 10	Industrig. 7–9, Masking. 23, Norrköping	–	1964/1986	Warehouse/logistics	–	5,002	–	696	5,698	3.4	26	21.6
21	Rotfjärilen 1	Svärmareg. 1, 3, Norrköping	–	1992/1993	Office	5,725	1,704	–	–	7,429	8.4	82	37.2
22	Statorn 10	Malmg. 4, Norrköping	–	1938/1978	Warehouse/logistics	1,536	2,113	1,085	61	4,795	5.7	99	22.2
23	Stjärnan 15	Slottsg. 114, 116, Norrköping	–	1958/1958	Office	8,589	245	3,053	810	12,697	19.0	93	112.0
24	Stjärnan 16	Slottsg. 114, 116, Norrköping	–	1958/1958	Office	–	–	–	–	–	–	–	–
25	Stålet 3	Malmg. 18, Norrköping	–	1976/1976	Warehouse/logistics	1,085	9,229	–	93	10,407	7.0	89	52.0
26	Svärdet 8	Hospitalsg. 17 m fl, Norrköping	–	1967/1976	Office	7,638	15	365	1	8,019	12.2	70	81.2
Total						94,561	54,261	33,288	22,261	204,371	250	87	1,143

\* Consists of education, health care, motion/leisure, residential properties, land and other space such as laboratory, fair, postal centre and technical facilities.  
A property can consist of a number of jointly administered properties or several large buildings.



# Nyköping



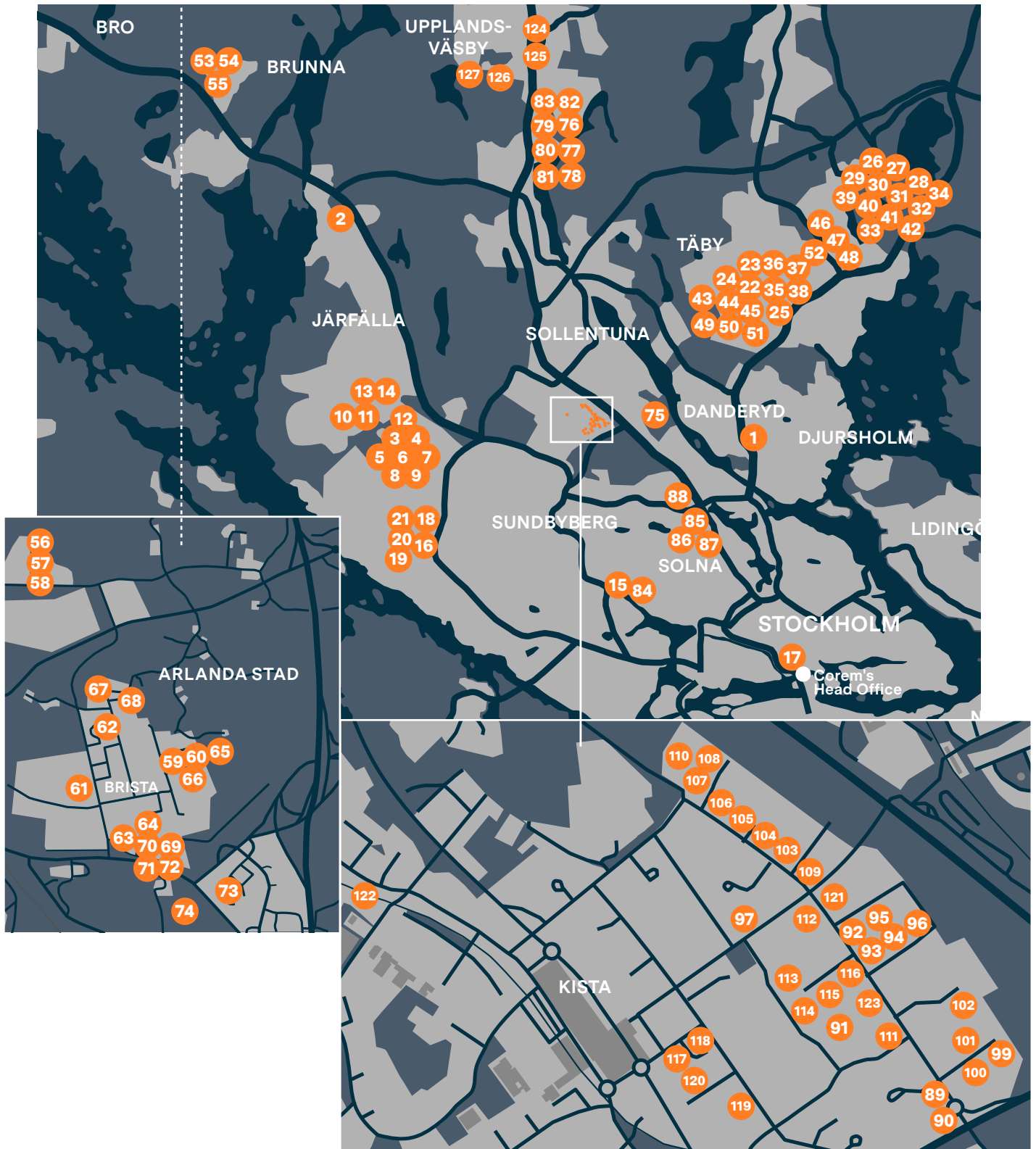
## NYKÖPING

No.	Property	Address	Site lease-hold	Building year/value year	Type of property	Area, sq.m.					Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm
						Office	Warehouse/logistics	Retail	Other*	Total			
1-3	Ana 11	Gästabudsv. 2 m fl, Spelhagsv. 3 mfl, Nyköping	-	1940/1978	Office	13,003	4,615	-	5,529	23,147	27.9	93	102.3
4	Ana 12	Spelhagsvägen 1, Nyköping	-	1984/1984	Warehouse/logistics	-	2,710	520	10	3,240	3.4	98	11.5
5	Ana 13	Nyckelv. 14, Nyköping	-	Land	Education, Health Care, Other	-	-	-	-	-	-	-	1.1
6	Bagaren 20	Ö Storg. 5, S:t Anneg. 6, Nyköping	-	1962/1962	Retail	400	-	802	681	1,883	2.5	100	17.5
7	Biografen 19	V Storg. 18, 20, Brunnsg. 29, Nyköping	-	1929/1987	Retail	626	19	1,091	856	2,592	4.3	89	28.3
8	Brandholmen 1:9	Pontong. 11, Nyköping	-	1962/1970	Warehouse/logistics	296	6,719	-	797	7,812	4.8	97	27.9
9	Bräddgården 3	Folkkungav. 1, Nyköping	-	Land	Education, Health Care, Other	-	-	-	-	-	0.4	95	-
10	Fabrikatet 1	Materialv. 3, Nyköping	-	1980/1980	Warehouse/logistics	-	954	-	810	1,764	1.0	-	14.9
11	Fabrikatet 4	Materialv. 3, Nyköping	-	Land	Warehouse/logistics	-	-	-	-	-	-	-	0.7
12	Fabrikatet 5	Materialv. 3, Nyköping	-	Land	Warehouse/logistics	-	-	-	-	-	-	-	0.4
13-14	Fors 11	Repslagareg. 43, Nyköping	-	1929/1987	Office	9,015	2,010	506	-	11,531	15.2	78	56.1
15	Furan 2	Domänv. 11, Nyköping	-	2001/2001	Education, Health Care, Other	-	-	-	950	950	1.4	100	-
16	Glödlampen 16	Bagareg. 2, 4, Hamnv. 6, Nyköping	-	1929/1929	Office	783	16	-	-	799	1.1	100	4.5
17	Glödlampen 17	Bagareg. 2, 4, Hamnv. 6, Nyköping	-	1929/1929	Office	535	-	-	-	535	1.2	99	4.3
18	Gripen 1	V Storg. 25, Nyköping	-	1929/1986	Retail	475	168	523	-	1,166	1.5	88	12.7
19	Jarlen 1	Nyckelv. 14, Nyköping	-	1899/2003	Office	680	-	-	-	680	1.1	100	2.9
20-21	Klädeshandlar- en 15	Brunnsg. 36, 38, 40, V. Storg. 24, 26, 28, V. Trädgårdsg. 39, 41, Nyköping	-	1962/1972	Retail	4,796	459	6,759	652	12,666	16.7	82	119.0
22	Kungshagen 1:6	Ö Skeppsbron 1, Ö Långdg 4, 6, Nyköping	-	1929/1989	Office	1,143	-	450	-	1,593	2.3	88	11.8
23	Lansen 13	Gasverksv. 2, Ö Långdg. 5, 7, Nyköping	-	1977/1991	Office	4,065	312	1,993	-	6,370	8.1	94	39.2
24	Mjölklaskan 8	Bagareg. 3 A-C, Fruängsg. 4, Kungsg. 16, Nyköping	-	1929/1940	Education, Health Care, Other	3,752	334	157	3,955	8,198	11.8	94	-
25	Nyköpings Bruk 1	V Kvarng. 64, Nyköping	-	1929/1983	Office	1,854	20	270	-	2,144	3.1	88	15.6
26	Nyköpings Bruk 7	V Kvarng. 62, Nyköping	-	1910/1991	Office	1,547	274	-	100	1,921	2.5	96	12.9
27-28	Skölden 2	Gasverksv. 15, Nyköping	-	1989/1989	Office	1,927	73	-	-	2,000	1.9	100	9.1
29	Spelhamen 1:7	V Skeppsbron 6, Nyköping	-	1929/1929	Warehouse/logistics	190	5,813	-	-	6,003	1.7	12	8.4
30	Spånten 7	Spelhagsv. 4, 6, 8, Nyköping	-	2009/2009	Retail	-	-	1,280	-	1,280	1.4	100	13.6
31	Standard 17	V Storg. 2-6, 8, 10, Bagareg. 29, Fruängsg. 28, 30, Nyköping	-	1969/1993	Office	3,057	44	2,876	695	6,672	9.1	97	69.8
32	Stensötan 5	Ildbäcksv. 8 B, Nyköping	-	1971/1985	Retail	173	1,460	3,285	-	4,918	4.0	100	15.8
33	Säven 4	Norrköpingsv. 9, Nyköping	-	1987/1987	Education, Health Care, Other	-	-	-	1,853	1,853	2.1	100	-
<b>Total</b>						<b>48,317</b>	<b>26,000</b>	<b>20,512</b>	<b>16,888</b>	<b>111,717</b>	<b>131</b>	<b>89</b>	<b>600</b>

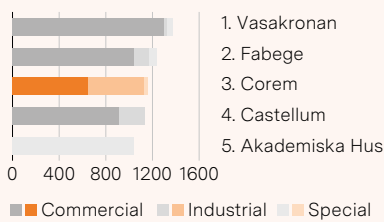
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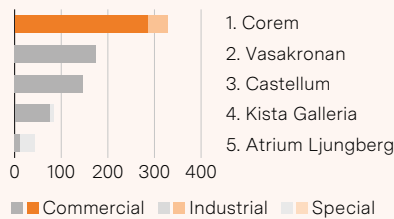
## Stockholm, North



LARGEST PROPERTY OWNERS, 000 sq.m.  
STOCKHOLM  
The ranking refers to the County of Stockholm.



LARGEST PROPERTY OWNERS, 000 sq.m.  
KISTA



## STOCKHOLM, NORTH

STOCKHOLM, NORTH

No.	Property	Address	Site lease-hold	Building year/value year	Type of property	Area, sq.m.				Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm	
						Office	Warehouse/ logistics	Retail	Other*				Total
1	Timmerhuggaren 2	Vendev. 90, Danderyd	-	1969/1969	Office	6,260	1,947	990	1,400	10,597	17.2	86	87.0
2	Kallhäll 9:36	Galgbacken 3, Järfälla	-	--	Warehouse/logistics	-	5,150	-	-	5,150	5.0	100	-
3	Skälby 3:1321	Spjutv. 1, Järfälla	-	1976/1976	Warehouse/logistics	296	3,360	-	-	3,656	4.2	94	20.3
4	Skälby 3:1418	Spjutv. 5G, Järfälla	T	1986/1986	Office	699	644	-	-	1,343	1.6	92	11.2
5	Skälby 3:1431	Spjutv. 5C-D, Järfälla	T	1986/1986	Warehouse/logistics	567	2,098	-	-	2,665	3.2	65	16.6
6	Skälby 3:1446	Spjyvt. 5 A, Järfälla	T	1987/1987	Office	832	427	-	585	1,844	2.3	90	13.9
7	Skälby 3:1452	Spjutv. 5 H, Järfälla	-	1995/1995	Warehouse/logistics	654	1,842	-	-	2,496	2.5	80	15.9
8	Skälby 3:674	Spjutv. 5 E-F, Järfälla	T	1982/1982	Warehouse/logistics	895	2,376	-	-	3,271	3.9	93	14.1
9	Skälby 3:676	Spjutv. 5 B, Järfälla	T	1987/2011	Office	1,288	636	-	-	1,924	2.2	90	19.9
10	Veddesta 2:31	Nettov. 13, Järfälla	-	1972/1983	Warehouse/logistics	-	4,836	-	-	4,836	6.5	100	35.2
11	Veddesta 2:43	Bruttov. 1,3,7, Datav. 14, Järfälla	-	1985/1985	Warehouse/logistics	661	18,287	323	-	19,271	83.1	100	113.8
12	Veddesta 2:63	Fakturav. 9, Järfälla	-	1987/1987	Warehouse/logistics	-	4,896	-	-	4,896	5.5	100	29.1
13	Veddesta 2:79	Elektronikhöjden 12-22, Järfälla	-	1982/1989	Warehouse/logistics	2,090	33,486	766	-	36,342	39.6	96	145.4
14	Veddesta 2:90	Elektronikhöjden 4, Järfälla	-	2013/-	Other	-	-	19,581	-	19,581	23.3	100	-
15	Induktorn 37	Ranhammarsv. 26, Bromma	T	1996/1996	Warehouse/logistics	-	6,685	-	-	6,685	8.2	100	48.7
16	Johannelund 7	Krossg. 10, 12, 14, 16, 18, Sorterarg. 23, Stockholm	T	1969/1969	Office	12,825	4,438	4,070	801	22,134	24.6	73	81.5
17	Orgelpipan 4	Klarabergsg. 33, 35, Stockholm	T	1957/1957	Office	-	-	-	-	-	0.0	-	221.5
18	Singeln 13	Krossg. 26-28, Stockholm	T	1966/1966	Warehouse/logistics	1,807	2,293	-	-	4,100	3.8	28	17.1
19	Stenen 1	Krossg. 15, 17, Sorterarg. 31, 33, 35, Stockholm	T	1970/1970	Office	9,122	2,231	-	-	11,353	9.6	41	41.1
20	Stenmjölet 1	Siktg. 1, 3, Stockholm	T	1960/1960	Education, Health Care, Other	1,921	340	975	2,110	5,346	4.7	63	31.4
21	Stenmjölet 2	Siktg. 3A-3B, Stockholm	T	1960/1960	Warehouse/logistics	1,018	2,730	1,076	-	4,824	5.0	77	16.0
22	Dahlian 5	Enhagsv. 5, Täby	-	1998/1998	Retail	-	-	1,237	-	1,237	2.2	100	14.4
23	Kannringen 1	Enhagsslingan 2, 4 Täby	-	1988/1988	Office	4,101	-	-	-	4,101	6.2	91	35.8
24	Kannringen 2	Enhagsslingan 6, 8 Täby	-	1991/1991	Office	1,990	16	-	-	2,006	2.8	85	18.1
25	Kardborren 13	Kanalv. 15, 17 Täby	-	1981/1981	Office	14,210	351	-	1,374	15,935	24.4	71	118.0
26	Linjalen 60	Måttbandsv. 12 Täby	-	1991/1991	Office	3,072	766	-	-	3,838	5.0	77	28.6
27	Linjalen 61	Tillverkarv. 9 Täby	-	1990/1990	Warehouse/logistics	-	778	-	-	778	0.9	100	7.7
28	Linjalen 65	Måttbandsv. 8, 10 Täby	-	1989/1989	Warehouse/logistics	-	872	526	-	1,398	1.6	100	7.8
29	Linjalen 66	Linjalv. 9, 11 Täby	-	1990/1990	Warehouse/logistics	-	3,815	108	-	3,923	4.8	100	22.6
30	Linjalen 7	Måttbandsv. 4 Täby	-	1989/1989	Warehouse/logistics	-	800	-	-	800	0.6	72	5.1
31	Linjalen 8	Måttbandsv. 6 Täby	-	1989/1989	Warehouse/logistics	-	600	-	-	600	0.7	100	3.7
32	Lodet 2	Tumstocksv. 9, 11 Täby	-	1990/1990	Office	5,595	2,847	70	6	8,518	10.1	92	56.0
33	Mallen 3	Mallslingan 1, Tillverkarv. 8 Täby	-	1994/1994	Warehouse/logistics	486	1,002	-	-	1,488	2.0	94	9.8
34	Måttstången 2	Linjalv. 6 A-B, Kundv. 5 Täby	-	1991/1991	Office	3,847	-	-	-	3,847	5.0	96	27.4
35	Roslags-Näsby 24:44	Stockholmsv. 100, 102 Täby	-	1965/1965	Retail	-	-	-	-	-	-	-	13.8
36	Roslags-Näsby 24:45	Stockholmsv. 100, 102 Täby	-	1965/1965	Retail	-	-	-	-	-	-	-	-

STOCKHOLM, NORTH CONTD.

No.	Property	Address	Site lease- hold	Building year/value year	Type of property	Area, sq.m.				Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm	
						Office	Warehouse/ logistics	Retail	Other*				Total
37	Roslags-Näsby 25:7	Stockholmsv. 100, 102 Täby	–	1965/1965	Retail	–	530	2,181	–	2,711	3.3	100	–
38	Roslags-Näsby 25:8	Stockholmsv. 100, 102 Täby	–	1965/1965	Retail	–	–	–	–	–	–	–	–
39	Smygvinkeln 10	Ritarslingan 20 Täby	–	1991/1991	Office	930	–	–	–	930	1.3	100	6.3
40	Smygvinkeln 11	Ritarslingan 18 Täby	–	1991/1991	Warehouse/logistics	–	1,634	258	500	2,392	2.9	81	12.7
41	Smygvinkeln 12	Ritarslingan 16 Täby	–	1992/1992	Warehouse/logistics	550	1,314	–	–	1,864	2.3	100	21.0
42	Smygvinkeln 9	Ritarslingan 22 Täby	–	1991/1991	Warehouse/logistics	–	960	–	–	960	0.6	50	5.8
43	Svånghjulet 1	Enhagsslingan 23, 25 Täby	–	1990/1990	Education, Health Care, Other	–	424	445	3,493	4,362	6.6	98	–
44	Svånghjulet 2	Enhagsslingan 5, 7, 9, 11, 13 Täby	–	1989/1989	Office	1,660	12	–	1,323	2,995	3.7	62	25.4
45	Svånghjulet 3	Enhagsslingan 15, 17, 19, 21 Täby	–	1991/1991	Office	4,329	579	–	–	4,908	7.0	88	36.8
46–47	Tryckaren 3	Reprov. 6, Viggbyholmsv. 81 Täby	–	1945/1992	Warehouse/logistics	1,367	2,131	–	–	3,498	3.7	81	18.5
48	Tumstocken 8	Hantverkav. 5 Täby	–	1997/1997	Retail	–	–	2,413	–	2,413	3.9	100	21.2
49	Ventilen 1	Enhagsslingan 1A–B Täby	–	1987/1987	Office	1,981	678	296	–	2,955	4.0	84	20.2
50	Växellådan 1	Enhagsv. 7 Täby	–	1978/1983	Office	2,400	390	–	–	2,790	4.4	67	20.2
51	Växellådan 3	Enhagsv. 9 Täby	–	1978/1978	Office	1,149	414	313	–	1,876	1.8	75	12.8
52	Åkerby 10	Kemistv. 6 Täby	–	1975/1989	Office	1,195	12	–	–	1,207	1.7	100	9.3
53	Viby 19:32	Effektv. 14, Upplands–Bro	–	1991/1991	Warehouse/logistics	406	783	–	–	1,189	1.3	100	9.1
54	Viby 19:53	Kraftv. 30, 32, Upplands–Bro	–	1992/1992	Warehouse/logistics	–	2,022	–	–	2,022	1.7	78	7.9
55	Viby 19:54	Kraftv. 26, 28, Upplands–Bro	–	1992/1994	Warehouse/logistics	–	2,038	–	–	2,038	1.4	100	11.1
56	Broby 11:6	Östra Bang. 18, Sigtuna	–	1989/1989	Office	942	–	–	–	942	1.0	100	5.1
57	Broby 12:6	Östra Bang. 2 A, Sigtuna	–	1978/1978	Warehouse/logistics	368	632	–	–	1,000	1.2	100	6.9
58	Broby 12:9	Östra Bang. 2 B, Sigtuna	–	1986/1986	Warehouse/logistics	–	1,545	–	–	1,545	1.1	100	8.8
59	Märsta 11:11	Generatorg. 1, Sigtuna	–	1980/1980	Warehouse/logistics	–	2,129	–	–	2,129	2.2	100	16.2
60	Märsta 11:14	Generatorg. 3, 5, Sigtuna	–	1988/1990	Warehouse/logistics	380	2,881	–	–	3,261	3.0	65	16.8
61	Märsta 15:7	Bristag. 13, Sigtuna	–	2013/2013	Warehouse/logistics	–	17,575	–	–	17,575	15.3	100	131.2
62	Märsta 21:22	Masking. 17, Sigtuna	–	1981/1981	Warehouse/logistics	48	3,246	–	–	3,294	3.9	100	17.7
63	Märsta 21:34	Söderbyv. 1, Sigtuna	T	1988/1988	Retail	2,822	1,074	3,098	–	6,994	8.5	93	49.7
64	Märsta 21:42	Söderbyv. 3, Sigtuna	–	1989/1995	Office	5,163	2,209	–	–	7,372	10.1	88	58.0
65	Märsta 21:46, 21:47	Generatorg. 7, 9, Sigtuna, Sigtuna	–	1989/1989	Office	1,889	428	–	–	2,317	1.2	–	11.8
66	Märsta 21:48	Generatorg. 11, Sigtuna	–	1989/–	Office	864	–	–	–	864	–	–	6.0
67	Märsta 21:50	Masking. 29, Sigtuna	–	1991/1991	Warehouse/logistics	1,230	3,415	–	–	4,645	4.4	85	27.5
68	Märsta 21:53	Kabelg. 8, Sigtuna	–	1992/1992	Office	460	–	–	–	460	0.5	100	2.3
69	Märsta 24:10	Söderbyv. 8, Sigtuna	T	1983/1983	Warehouse/logistics	–	872	–	–	872	0.8	100	4.8
70	Märsta 24:11	Söderbyv. 12, Pionjärv. 25, Sigtuna	T	1987/–	Retail	559	–	768	–	1,327	2.1	90	10.8
71	Märsta 24:12	Söderbyv. 14, Sigtuna	T	1986/1986	Warehouse/logistics	424	609	–	–	1,033	1.1	100	6.3
72	Märsta 24:8	Söderbyv. 10, Sigtuna	–	1989/1989	Office	1,141	–	–	–	1,141	1.3	100	6.6
73	Norslunda 1:10	Lindberghs g. 9, Sigtuna	–	2003/2003	Office	2,504	439	–	–	2,943	2.9	34	28.6
74	Rosersberg 11:151	Norrsundav., Sigtuna	–	Mark/Mark	Other	–	–	–	–	–	–	–	3.8
75	Malten 1	Vetenskapsv. 10, 12, 14, Sollentuna	–	2005/2005	Office	12,393	527	690	253	13,863	29.1	94	202.0
76	Revisorn 1	Bergkällav. 27 Sollentuna	–	1986/1986	Office	1,596	1,348	–	–	2,944	4.1	100	22.5
77	Revisorn 2	Bergkällav. 29 Sollentuna	T	1985/2000	Warehouse/logistics	–	4,491	–	–	4,491	3.3	100	34.6
78	Revisorn 3	Bergkällav. 31C Sollentuna	–	1988/1988	Office	559	–	557	–	1,116	1.5	94	9.2
79	Ringpärmen 1	Bergkällav. 26 Sollentuna	–	1985/1985	Warehouse/logistics	–	6,198	–	–	6,198	7.0	100	41.8
80	Ringpärmen 2	Bergkällav. 28 Sollentuna	–	1986/1986	Warehouse/logistics	–	7,388	–	–	7,388	8.1	100	52.3
81	Ringpärmen 6	Bergkällav. 36 Sollentuna	–	1986/1990	Warehouse/logistics	2,150	5,608	349	–	8,107	10.6	85	48.1
82	Rotorn 1, Sollentuna	Bergkällav. 25 Sollentuna	–	1984/1984	Retail	–	–	1,290	–	1,290	2.5	100	13.1
83	Rotorn 2	Bergkällav. 23 Sollentuna	–	1987/1987	Office	811	754	–	–	1,565	2.0	100	10.2
84	Aprikosen 2	Hemvärnsg. 5, 7, 9, Solna	–	1975/1992	Office	26,558	3,652	1,987	3,007	35,204	86.9	87	508.0
85–87	Hilton 3	Gustav III:s Boulevard 40–46, Solna	–	2003/2003	Office	18,975	682	326	6	19,989	60.3	89	498.0
88	Startboxen 3	Vallg. 5–9, Solna	–	1985/1985	Office	10,015	1,312	–	7,706	19,033	38.8	72	257.0
89	Alptanäs 2	Torshamnsg. 7, 7A, 9, Haukadalsg. 1, Kista	T	1981/1981	Office	2,783	247	–	–	3,030	3.8	51	23.8
90	Alptanäs 3	Torshamnsg. 1, 3, 5, Kista	T	Land	Education, Health Care, Other	–	–	–	–	–	1.6	100	5.3

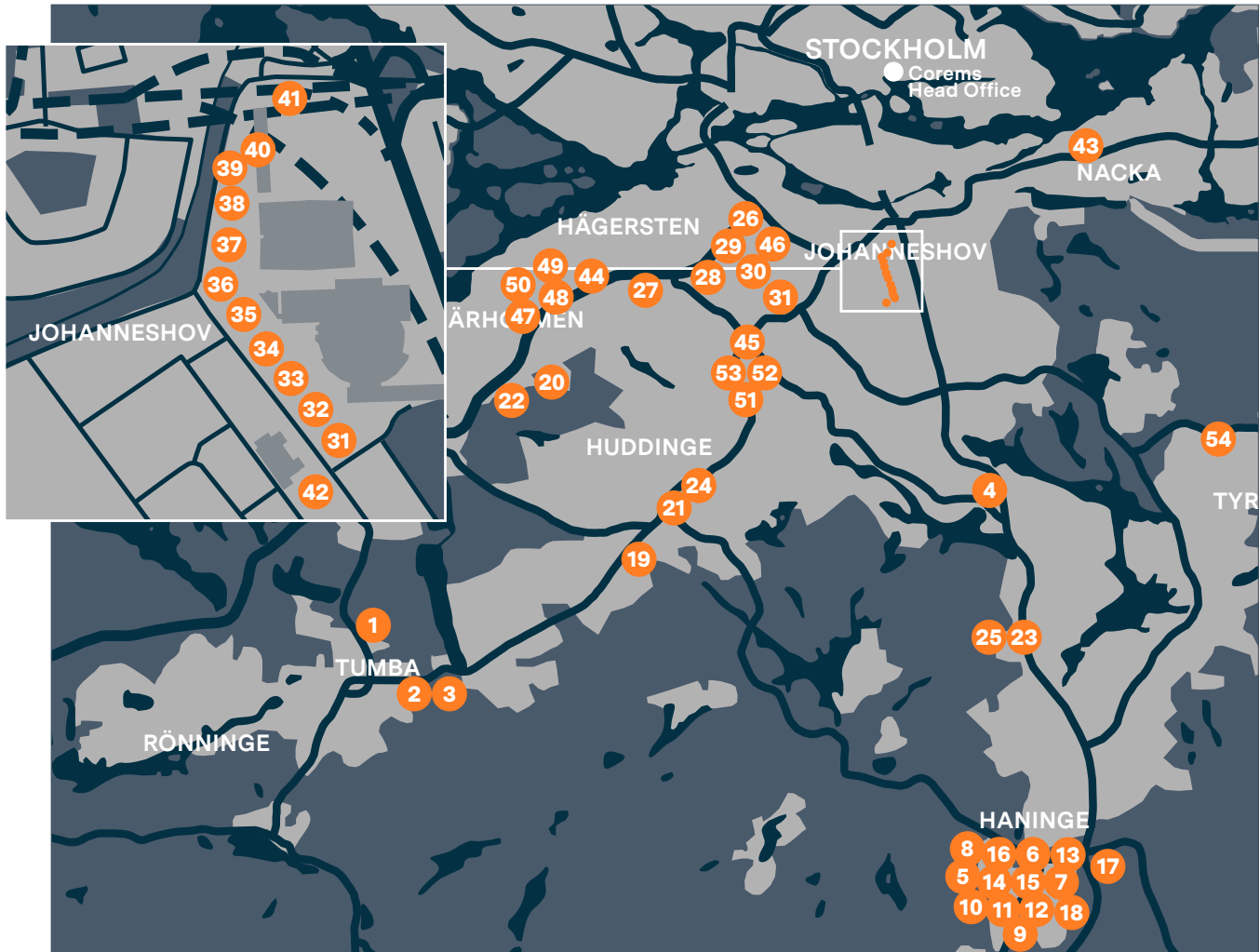
STOCKHOLM, NORTH CONTD.

No.	Property	Address	Site lease- hold	Building year/value year	Type of property	Area, sq.m.					Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm
						Office	Warehouse/ logistics	Retail	Other*	Total			
91	Blåfjäll 1	Kistav. 21–25, Kista	–	2002/2002	Office	18,720	–	–	6	18,726	52.5	100	395.0
92	Borg 1	Torshamnsg. 16, Kista	T	1977/1977	Office	1,411	–	–	–	1,411	2.0	80	12.0
93	Borg 2	Strömög. 3, Kista	T	1981/1981	Warehouse/logistics	–	4,655	–	–	4,655	5.6	100	33.4
94	Borg 3	Strömög. 5, Kista	T	1978/1978	Warehouse/logistics	–	1,837	–	–	1,837	2.3	100	13.7
95	Borg 4	Vågög. 6, Kista	T	1979/1979	Office	1,931	–	–	–	1,931	3.2	100	34.7
96	Borg 6	Strömög. 7, Vågög. 8, Kista	T	1980/1980	Warehouse/logistics	1,505	4,912	–	–	6,417	8.4	85	50.2
97	Borgarfjord 4	Kistagången 12, Torshamnsg. 31–33, Kista	T	1983/1983	Office	12,723	245	654	6	13,628	34.2	57	146.0
98	Domnarvet 11	Domnarvsg. 35, Kista	T	1978/1978	Office	1,895	1,778	–	–	3,673	4.5	100	31.6
99	Geysir 1	Österög. 4, Kista	T	1979/1979	Warehouse/logistics	–	5,110	–	–	5,110	6.2	100	40.4
100	Geysir 2	Österög. 2, Kista	T	1980/1980	Warehouse/logistics	1,862	5,001	165	–	7,028	9.8	90	52.2
101	Gullfoss 3	Österög. 1, 3, Kista	T	1979/1983	Office	4,855	1,098	–	1,565	7,517	10.7	42	64.3
102	Gullfoss 5	Viderög. 6, Kista	T	1979/1983	Office	3,508	–	–	–	3,508	5.9	100	28.9
103	Helgafjäll 1	Torshamnsg. 22, 24 A–D, 26 A–B, Kista	T	1979/1979	Office	10,673	1,592	–	–	12,265	26.8	93	154.0
104–105	Helgafjäll 2	Torshamnsg. 28 A–B, 30 A–E, 32 A–D, 34 A–B, Kista	T	1981/1981	Office	17,030	2,348	–	7,560	26,938	58.6	79	253.0
106	Helgafjäll 3	Torshamnsg. 36, 38, 40, Kista	T	1980/1990	Warehouse/logistics	3,965	10,502	–	–	14,467	18.1	73	115.8
107–108	Helgafjäll 4	Torshamnsg. 42, 44, 46, Kista	T	1998/1998	Office	10,868	2,370	226	449	13,913	29.1	50	175.5
109	Helgafjäll 5	Kistagången 2, 4, Torshamnsg. 20, Kista	T	1978/1988	Office	10,463	559	1,530	2,922	15,474	28.4	70	206.0
110	Helgafjäll 7	Torshamnsg. 48, 50, 52, 54, Kista	–	2001/2002	Office	18,940	174	1,013	1,919	22,046	52.3	70	313.1
111	Isafjord 1	Skaftåg. 2A–B, Kista	–	Land	Education, Health Care, Other	–	–	–	–	–	3.1	100	–
112	Isafjord 4	Torshamnsg. 21, 23, Torshamnsgård 2, 4, 6, Grönlandsg. 10, Kista	–	1976/2008	Office	62,231	20	–	9,807	72,058	160.0	100	867.0
113	Isafjord 5	Grönlandsg. 8, Kista	–	Land	Education, Health Care, Other	–	–	–	–	–	–	–	–
114	Isafjord 6	Grönlandsg. 6, Torshamns- gård 9, Kista	–	1976/2008	Education, Health Care, Other	–	–	–	3,222	3,222	4.0	100	–
115	Isafjord 7	Hans Werthéns Gata 19, Kista	–	Land	Education, Health Care, Other	–	–	–	–	–	1.2	100	–
116	Isafjord 8	Torshamnsg. 17, Hans Werthéns Gata 19, Torshamns- gård 3, Skaftåg. 14, 16, Kista	–	2016/2016	Office	23,698	271	1,230	–	25,199	68.2	99	464.0
117	Knarrarnäs 3	Färög. 5, 7, Kista	T	1985/1985	Office	5,504	234	–	1,417	7,155	14.0	55	97.3
118	Knarrarnäs 4	Färög. 3, Isafjordsg. 19, 21, Kista	T	1985/1985	Education, Health Care, Other	1,225	194	–	7,012	8,431	17.8	82	97.0
119	Knarrarnäs 6	Isafjordsg. 3, 5, Kista	T	1987/1987	Office	4,419	300	–	–	4,719	9.3	55	65.0
120	Knarrarnäs 9	Knarrarnäsg. 15, Kista	T	1984/1986	Office	4,748	172	–	3	4,923	10.3	76	75.8
121	Lidarände 1	Torshamnsg. 18, Kista	–	1979/2008	Education, Health Care, Other	3,007	126	533	16,280	19,946	32.0	75	202.6
122	Röros 1	Norgg. 1, Kista	T	1985/1985	Office	3,312	7	–	1	3,320	5.5	69	26.6
123	Skaftå 1	Torshamnsg. 19, Kista	–	Land	Education, Health Care, Other	–	–	–	–	–	2.7	97	–
124	Glädjen 1:51	Truckv. 14, Upplands Väsby	–	1982/1982	Office	2,907	–	–	–	2,907	3.8	87	26.9
125	Glädjen 1:52	Truckv. 16, Upplands Väsby	–	1982/1987	Office	708	559	–	–	1,267	1.7	100	12.1
126	Hammarby- Smedby 1:435	Travg. 92, Upplands Väsby	–	1989/1989	Office	1,056	–	–	–	1,056	1.5	100	11.0
127	Törnby 2:2	Jupiterv. 10, Upplands Väsby	–	1970/1970	Warehouse/logistics	2,586	15,925	296	–	18,807	19.5	91	83.7
Total						420,587	253,719	50,340	74,733	799,379	1,408	86	7,880

\* Consists of education, health care, motion/leisure, residential properties, land and other space such as laboratory, fair, postal centre and technical facilities.  
A property can consist of a number of jointly administered properties or several large buildings.



# Stockholm, South



## STOCKHOLM, SOUTH

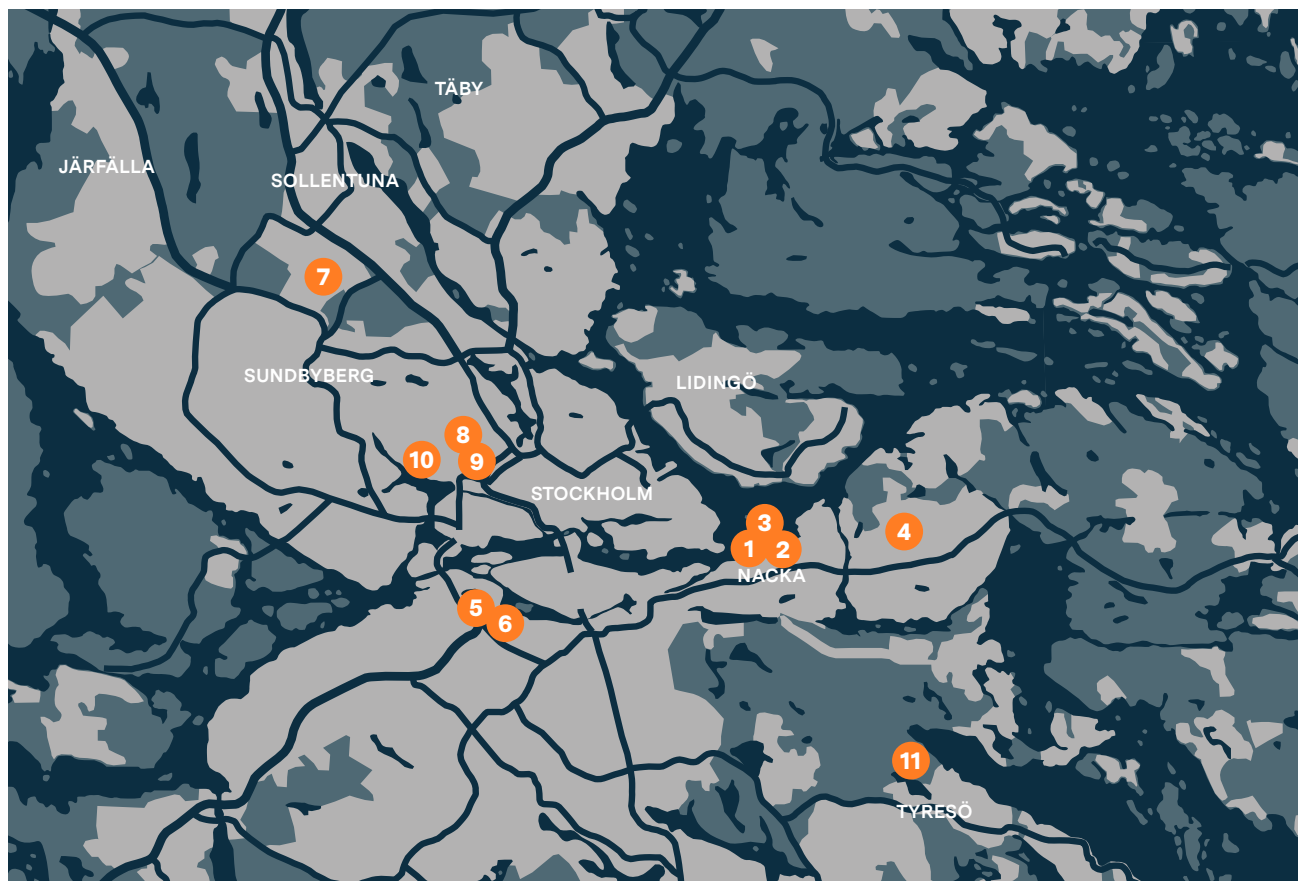
No.	Property	Address	Site lease-hold	Building year/value	Type of property	Area, sq.m.				Rental value, SEK/m	Economic occupancy rate, %	Tax value, SEK/m
						Office	Warehouse/logistics	Retail	Other*			
1	Koborg 2	Tuna Gårdsv. 14, Botkyrka	-	2015/2015	Warehouse/logistics	-	1,548	-	-	1,548	2.0	15.7
2	Skyttbrink 30	Kompassv. 11 (Skyttbrinksv. 12), Botkyrka	-	2000/2000	Warehouse/logistics	-	2,896	-	-	2,896	3.0	19.3
3	Skyttbrink 36	Skyttbrinksv. 35 Botkyrka	-	2003/2003	Warehouse/logistics	-	860	-	-	860	1.3	6.1
4	Mörtö 6	Frykdalsbacken 20, Farsta	T	1978/1984	Office	1,359	1,237	-	-	2,596	3.2	17.4
5	Jordbromalm 4:5	Lillsjöv. 15, Haninge	-	1986/1986	Warehouse/logistics	-	925	-	-	925	2.0	8.8
6	Jordbromalm 5:2, 5:3	Lagerv. 1, Haninge	-	1969/-	Warehouse/logistics	-	6,659	-	-	6,659	6.5	33.0
7	Jordbromalm 6:11	Rörv. 10, Haninge	-	1974/1974	Warehouse/logistics	565	3,568	-	-	4,133	3.6	19.9
8	Jordbromalm 6:18	Lagerv. 36, Haninge	-	2018/2018	Warehouse/logistics	1,139	10,019	-	-	11,158	10.1	87.4
9	Jordbromalm 6:59	Armaturv. 5, Haninge	-	1988/1988	Warehouse/logistics	-	3,272	-	-	3,272	3.3	15.2
10	Jordbromalm 6:62	Lagerv. 14, Armaturv. 3F, Haninge	-	2001/2001	Warehouse/logistics	-	2,463	-	85	2,548	2.8	19.5
11	Jordbromalm 6:64	Armaturv. 3B, Haninge	-	1989/1989	Office	516	480	-	-	996	0.9	4.6

STOCKHOLM, SOUTH CONTD.

					Area, sq.m.					Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm	
No.	Property	Address	Site lease- hold	Building year/value	Type of property	Office	Warehouse/ logistics	Retail	Other*				Total
12	Jordbromalm 6:65	Armaturv. 3C, Haninge	-	1989/1989	Office	898	112	-	-	1,010	1.1	80	4.2
13	Jordbromalm 6:66	Dåntorpsv. 3, Haninge	-	1990/1990	Retail	-	-	1,512	-	1,512	1.9	100	8.9
14	Jordbromalm 6:67	Armaturv. 3D, Haninge	-	1989/1989	Office	510	476	-	-	986	1.0	77	4.0
15	Jordbromalm 6:68	Armaturv. 3E, Haninge	-	1989/1989	Warehouse/logistics	432	563	-	-	995	1.1	79	4.1
16	Jordbromalm 6:89	Lagerv. 5A-5D, Haninge	-	2006/2006	Warehouse/logistics	1,002	8,984	-	-	9,986	12.1	99	60.3
17	Kalvsvik 16:20	Albybergsringen 106, Haninge	-	2016/2016	Warehouse/logistics	440	5,748	-	36	6,224	7.6	100	54.2
18	Åby 1:197	Rörv. 60, Haninge	-	1990/1993	Warehouse/logistics	-	2,818	554	-	3,372	3.9	100	17.4
19	Anoden 2, 5	Jonv. 2, Regulatorv. 4, Huddinge	-	-/-	Warehouse/logistics	-	8,336	-	-	8,336	8.2	100	49.7
20	Ellipsen 5	Ellipsv. 17, Huddinge	-	1997/1997	Office	2,800	-	-	-	2,800	1.7	-	19.5
21	Förstugan 1	Fullersta Torg 18, 20, Huddinge	-	1989/1989	Office	1,600	-	-	-	1,600	3.4	100	23.2
22	Rektangeln 3	Pyramidb. 2, 4, Huddinge	-	1986/1986	Education, Health Care, Other	-	477	-	2,654	3,131	9.1	100	26.9
23	Slipskivan 9	Speditionsv. 35, Huddinge	-	2009/-	Office	568	344	-	-	912	1.4	100	8.6
24	Valen 2	Kommunalv. 1, 3, 5, Huddinge	-	1987/1987	Office	4,248	232	-	-	4,480	8.8	88	60.2
25	Ångmaskinen 5	Lyfkransv. 16, Huddinge	-	2012/2012	Warehouse/logistics	60	2,562	-	-	2,622	2.9	100	22.1
26	Dagskiftet 2	Elektrav. 20, 22, Hägersten	T	1956/1968	Warehouse/logistics	4,321	7,176	455	-	11,952	16.4	100	68.2
27	Damskon 2	Elsa Brändströms g. 50, 52 Hägersten	T	1977/1977	Warehouse/logistics	1,082	3,740	-	-	4,822	6.7	100	21.0
28	Elektra 20	Elektrav. 53 Hägersten	T	2016/2016	Warehouse/logistics	1,638	4,038	-	-	5,676	9.0	100	64.6
29	Elektra 23	Elektrav. 25, Västberga Allé Hägersten	T	1949/1969	Office	3,284	2,647	1,176	-	7,107	10.0	96	37.7
30	Elektra 27	Västberga allé 32 Hägersten	T	1962/1962	Office	2,778	2,735	-	-	5,513	8.4	99	45.6
31	Nattskiftet 12, 14	Drivhjulsv. 36, Hägersten	T	1986, 1955/1986, 1955	Warehouse/logistics	2,814	6,560	1,656	-	11,030	13.6	85	57.9
31-34	Arenan 2	Arenaslingan 1-3, Arenav. 49, 55-63, Johanneshov	-	1989/1989	Office	32,811	4,742	16,377	2,043	55,973	165.2	87	1,286.0
35-36	Arenan 3	Arenav. 39-47, Johanneshov	-	1989/1989	Office	13,755	1,007	-	1,799	16,561	52.1	83	384.0
37-40	Arenan 6	Arenav. 17, 21-35, Johanneshov	-	1991/1993	Office	17,671	2,837	2,824	7,403	30,735	94.0	91	348.0
41	Arenan 8	Arenav. 7-13, Johanneshov	-	2001/2001	Office	14,150	-	-	-	14,150	40.7	100	333.0
42	Sandhagen 8	Rökerig. 21, Johanneshov	T	1984/1984	Education, Health Care, Other	-	-	759	810	1,569	2.2	100	11.1
43	Sicklaön 356:1	Jarlbergsv. 2, Nacka	-	1981/1981	Warehouse/logistics	-	11,348	-	-	11,348	10.9	100	88.2
44	Hällsättra 3	Stensättrav. 5, Skärholmen	T	1976/1976	Warehouse/logistics	591	7,817	1,835	-	10,243	14.0	96	50.0
45	Konsumenten 3	Varuv. 7, Älvsjö	T	1966/1966	Warehouse/logistics	690	9,468	-	-	10,158	12.1	90	57.8
46	Lastkajen 3	Upplagsv. 34, 38, Stockholm	T	1966/1972	Warehouse/logistics	294	11,887	-	-	12,181	11.0	76	75.8
47	Lillsättra 1	Storsättragränd 5, Skärholmen	T	1993/1993	Office	4,963	1,966	-	-	6,929	9.5	98	51.0
48	Lillsättra 3	Storsättragränd 3, Skärholmen	T	2008/2008	Warehouse/logistics	-	8,570	-	-	8,570	13.3	100	74.8
49	Stensättra 17	Strömsättrav. 18, Skärholmen	T	1976/1976	Warehouse/logistics	206	4,717	-	-	4,923	6.2	100	21.3
50	Storsättra 1	Storsättragränd 4-26, Skärholmen	T	1972/1972	Office	12,167	8,731	4,615	6,451	31,964	44.1	91	204.0
51	Fabrikören 6	Grossistv. 6, Älvsjö	-	1977/1982	Warehouse/logistics	-	1,440	-	-	1,440	2.0	100	9.6
52	Magasinet 6	Konsumentv. 12, 14, Älvsjö	T	1965/1965	Warehouse/logistics	856	7,183	-	-	8,039	10.5	99	38.5
53	Magasinet 7	Varuv. 15, Älvsjö	T	1986/1986	Warehouse/logistics	98	6,339	-	-	6,437	5.7	100	30.4
54	Slänten 1	Bollmorav. 123, Tyresö	-	1929/1983	Warehouse/logistics	-	830	-	-	830	0.7	100	6.3
55	Nickeln 2	Norra Västeråsv. 5, Hallstahammar	T	1960/1978	Warehouse/logistics	-	1,761	-	-	1,761	1.1	100	3.8
-	Gotland Visby S:t Maria 37	Ryska gränd 22, Visby	-	1909/1960	Education, Health Care, Other	-	-	-	115	115	-	-	4.9
Total						130,306	182,118	31,763	21,396	365,583	662	91	3,984

\* Consists of education, health care, motion/leisure, residential properties, land and other space such as laboratory, fair, postal centre and technical facilities.  
A property can consist of a number of jointly administered properties or several large buildings.

## Stockholm, Tobin Properties



## STOCKHOLM, TOBIN PROPERTIES

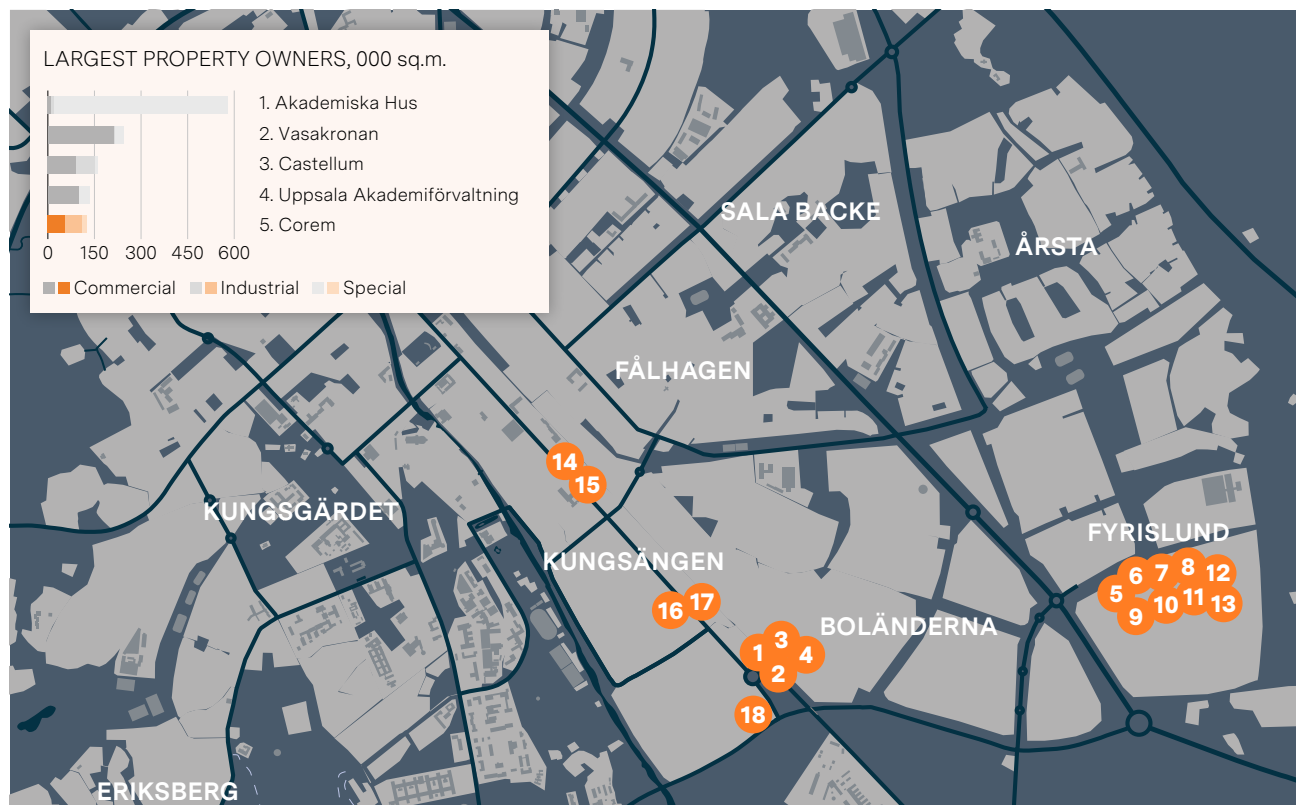
STOCKHOLM, TOBIN PROPERTIES						Area, sq.m.					Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm
No.	Property	Address	Site lease-hold	Building year/value year	Type of property	Office	Warehouse/ logistics	Retail	Other*	Total			
1	Sicklaön 13:138	Augustensdalsv. 11, 13, 15, Nacka	-	-	Education, Health Care, Other	-	-	-	-	-	-	-	90
2	Sicklaön 369:33	Augustensdalsv. 17, 19, 39, Nacka	-	1996	Office	4,748	-	-	1,907	6,655	3	31	92
3	Sicklaön 369:39	Tändkulev. 1, 3 ,5, 9, 11, Nacka	-	-	Education, Health Care, Other	-	-	-	-	-	-	-	28
4	Orminge 1:59	Värmdöv. 697, Nacka	-	1999	Education, Health Care, Other	-	314	-	712	1,026	1	91	11
5	Marievik 22	Årstaängsv. 7, 7A, 7B, 9, Stockholm	-	1989	Office	4,447	-	-	-	4,447	6	78	-
6	Marievik 29	Årstaängsv. 9A, 9B, 9C, Stockholm	-	1989	Education, Health Care, Other	-	-	-	-	-	-	-	22
7	Skalholt 1 <sup>1</sup>	Färög. 2, 4, 6, Stockholm	-	1985	Office	41,535	-	-	-	41,535	-	-	366
8-9	Slaktaren 12	Ekensbergsv. 126, Sundbyberg	-	1972	Education, Health Care, Other	1,655	-	-	1,035	2,690	3	51	30
10	Sprängaren 9	Ekenbergsv. 128, Sundbyberg	-	2019	Office	998	-	885	-	1,883	6	93	42
11	Bävern 2	Bäverbäcksv. 1, 14A, 14B, 16, Tyresö	-	1950/1998	Education, Health Care, Other	-	-	-	-	-	-	-	80
Total Tobin Properties						11,848	314	885	3,654	16,701	16	-	395
Total STOCKHOLM						562,741	436,151	82,988	99,783	1,181,663	2,086	88	12,259

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1) The property Skalholt 1 is reported as an associated company of Tobin Properties and has therefore been excluded from the summary.



# Uppsala

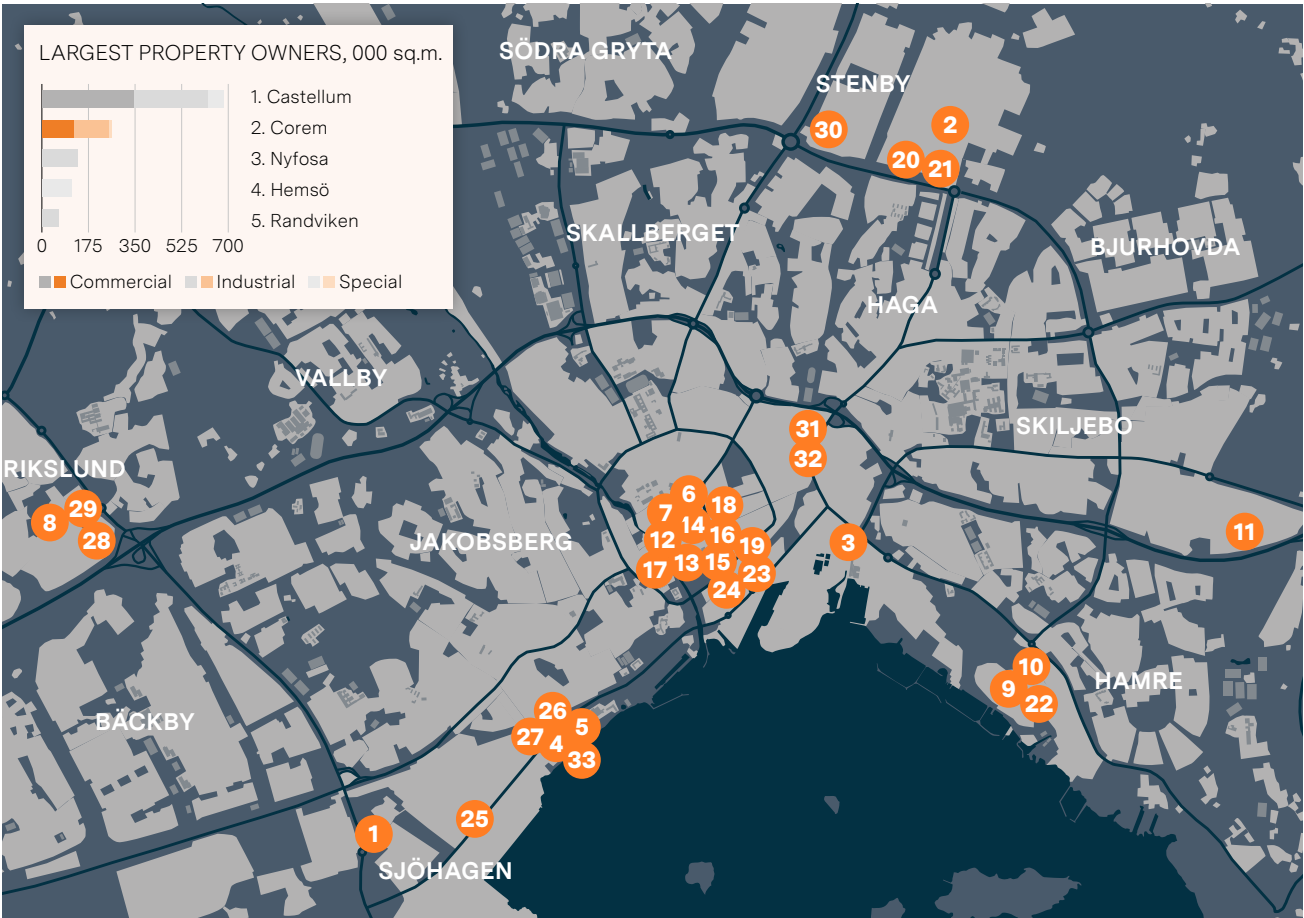


## UPPSALA

No.	Property	Address	Site lease-hold	Building year/value year	Type of property	Area, sq.m.					Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm
						Office	Warehouse/logistics	Retail	Other*	Total			
1-4	Boländerna 33:2	Kungsängsv. 15 mfl	-	1991/1991	Office	17,900	407	486	239	19,032	32.3	81	191.0
5-13	Fyrislund 6:6	Rapsg. 7	-	1921/2003	Education, Health Care, Other	23,541	8,988	1,843	27,359	61,731	127.6	92	536.3
14	Kungsängen 10:1	Bävernsgränd 17, 19, 21, Kungsg. 48, 50	-	1966/1989	Education, Health Care, Other	8,943	137	-	10,132	19,212	51.6	100	172.0
15	Kungsängen 10:2	Suttungsgränd 4, 6	-	2017/2017	Education, Health Care, Other	-	-	-	-	-	-	-	154.0
16	Kungsängen 24:3	Kungsängsg. 70-74	-	1998/1998	Retail	696	-	5,665	-	6,361	10.5	100	77.2
17	Kungsängen 29:1	Kungsg. 70A-E	-	1985/1985	Office	2,540	593	1,344	-	4,477	5.9	100	42.4
18	Kungsängen 37:13	Kungs. 107-115, Stallängsg. 19-25	-	1989/1989	Office	7,899	582	6,725	-	15,206	29.2	97	164.0
Total						61,519	10,707	16,063	37,730	126,019	257	93	1,337

\* Consists of education, health care, motion/leisure, residential properties, land and other space such as laboratory, fair, postal centre and technical facilities. A property can consist of a number of jointly administered properties or several large buildings.

# Västerås



VÄSTERÅS

No.	Property	Address	Site lease-hold	Building year/value	Type of property	Area, sq.m.					Rental value, SEKm	Economic occupancy rate, %	Tax value, SEKm
						Office	Warehouse/ logistics	Retail	Other*	Total			
1	Bogserbåten 1	Saltängsv. 22, Västerås	–	Land	Education, Health Care, Other	–	–	–	–	–	–	–	1.6
2	Finnslätten 2	Hydrov. 1, 3, 5, 7, 9, Turbov. 2, 4, 6, Västerås	–	1966/1990	Office	3,399	929	–	1,617	5,945	4.6	–	28.6
3	Gastuben 5	Björnö. 8, Västerås	–	1943/1943	Retail	–	–	2,442	–	2,442	2.1	92	12.5
4	Gustavsvik 13	Sjöhagsv. 3, 5, 7, Stensborgsg. 2, Västerås	–	1957/1962	Warehouse/logistics	10,084	14,472	450	4,850	29,856	22.7	58	85.6
5	Icander 1	Stensborgsg. 1, Västerås	–	1987/1987	Education, Health Care, Other	–	–	–	2,517	2,517	5.8	76	–
6	Inge 10	Smedjeg. 8, Västerås	–	1939/1960	Education, Health Care, Other	636	308	2,282	2,629	5,855	6.8	92	57.2
7	Klas 8	Smedjeg. 13, Västerås	–	1956/1956	Retail	1,309	196	2,196	1,774	5,475	9.6	89	54.7
8	Kranlinan 1	Traversg. 13, Västerås	–	2009/2009	Warehouse/logistics	–	2,582	2,423	–	5,005	5.4	62	32.0
9–10	Kryssen 3	Regattag. 7–31, 33–53, Västerås	–	1940/1980	Warehouse/logistics	4,714	9,383	220	4,193	18,510	11.2	77	49.2
11	Köpmannen 5	Hällag. 10, Stockholmsv. 136, Västerås	–	1984/1984	Retail	–	752	13,690	2,300	16,742	20.2	88	87.1
12–15	Leif 19	Hantverkarg. 2, Västerås	–	1929/1964	Retail	5,138	1,081	7,984	6,883	21,086	35.0	95	250.2
16	Lennart 17	Vasag. 12, Västerås	–	1965/1994	Retail	3,286	283	7,774	1,894	13,237	27.4	79	182.0
17	Livia 16	Skomakarg. 2, Västerås	–	1992/1992	Office	4,643	378	595	–	5,616	15.0	68	76.4
18	Loke 24	Kopparbergsgv., Västerås	–	1962/1983	Retail	5,262	2,215	11,285	2,508	21,269	22.0	64	203.2
19	Mats 5	Stora g. 21, Västerås	–	1968/1983	Retail	466	1,878	10,256	6,665	19,265	42.7	85	305.7
20–21	Omformaren 6	Betongg. 1, Wijkmansg. 7, Västerås	–	1962/1985	Office	5,674	4,172	–	–	9,846	8.4	90	45.2
22	Regattan 46	Regattag. 8–28 etc, Västerås	–	1940/1970	Warehouse/logistics	3,087	7,667	111	–	10,865	7.1	84	52.8
23	Sigurd 3	Sigurdsg. 27, 29, 31, 33, 35, 37, Västerås	–	1932/1989	Warehouse/logistics	2,275	3,526	1,324	2,997	10,122	8.6	57	36.1
24	Sigurd 7	Sigurdsg. 23, Västerås	–	1929/1929	Education, Health Care, Other	3,285	1,223	–	4,280	8,788	17.9	99	93.2
25	Sjöhagen 12	Sjöhagsv. 14, Västerås	–	1952/1980	Warehouse/logistics	618	6,614	–	–	7,232	6.0	93	21.8
26	Stensborg 2	Sjöhagsv. 2, Västerås	–	1957/1977	Office	738	134	–	–	872	0.9	73	4.3
27	Stensborg 4	Sjöhagsv. 4, Västerås	–	1989/1989	Education, Health Care, Other	–	–	–	2,143	2,143	6.7	100	–
28	Traversföaren 1	Traversg. 2, Västerås	–	1988/1996	Retail	–	300	2,200	–	2,500	3.0	66	19.8
29	Traversföaren 3	Traversg. 4, Västerås	–	1990/1990	Retail	–	–	2,560	–	2,560	3.8	100	24.2
30	Turbinen 1	Stenbyg. 2–4, Västerås	–	1968/1986	Warehouse/logistics	–	17,757	–	–	17,757	10.0	74	57.2
31–32	Verkstaden 11	Metallverksg. 19, 21, Pressverksg. 4, Västerås	–	1929/1956	Warehouse/logistics	2,270	12,938	2,660	2,791	20,659	23.6	97	67.4
33	Västerås 2:5	Stensborgsg. 4, Västerås	–	1982/1989	Office	1,450	–	–	–	1,450	2.2	77	7.8
–	Vampyren 9	Kungsg. 25, Eskilstuna	–	1937/1975	Education, Health Care, Other	3,937	837	5,855	6,138	16,767	24.2	84	185.0
–	Vestalen 10	Kungsg. 24, Eskilstuna	–	1966/1966	Retail	383	358	7,464	2,512	10,716	24.9	87	165.6
–	Vestalen 8	Rademacherg. 29, Eskilstuna	–	Land	Education, Health Care, Other	–	–	–	–	–	0.4	100	–
<b>Total</b>						<b>62,654</b>	<b>89,982</b>	<b>83,770</b>	<b>58,691</b>	<b>295,097</b>	<b>378</b>	<b>82</b>	<b>2,206</b>

\* Consists of education, health care, gym/leisure, residential, land and other space such as laboratory, fair, post centre and technical facilities.  
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## Historical overview and Key figures

SEKm	2021	2020	2019	2018	2017
<b>STATEMENT OF INCOME</b>					
Income	2,805	894	961	965	900
Property costs	-911	-226	-260	-232	-199
<b>Net operating income</b>	<b>1,894</b>	<b>668</b>	<b>701</b>	<b>733</b>	<b>701</b>
Central administration	-116	-39	-39	-40	-36
Acquisition costs	-21				
Net financial items	-579	-209	-262	-313	-301
<b>Profit from property management</b>	<b>1,178</b>	<b>420</b>	<b>400</b>	<b>380</b>	<b>364</b>
Profit from residential development	-36	-	-	-	-
Shares in earnings of associated companies	3	-	148	499	346
Changes in value, properties	3,432	759	1,695	458	347
Changes in value, financial assets	870	-1,042	1,089	-	-
Changes in value, derivatives	256	-31	-17	12	62
Impairment of goodwill	-21	-	-	-	-
<b>Profit before tax</b>	<b>5,682</b>	<b>106</b>	<b>3,315</b>	<b>1,349</b>	<b>1,119</b>
Taxes	-1,187	-214	-201	-166	-182
<b>Net profit for the year</b>	<b>4,495</b>	<b>-108</b>	<b>3,114</b>	<b>1,183</b>	<b>937</b>
Translation difference	295	-11	-8	16	4
<b>Net comprehensive income</b>	<b>4,790</b>	<b>-119</b>	<b>3,106</b>	<b>1,199</b>	<b>941</b>
SEKm	2021	2020	2019	2018	2017
<b>BALANCE SHEET</b>					
Goodwill	3,059	-	-	-	-
Investment properties	83,084	14,002	12,114	13,479	11,539
Right-of-use assets	1,000	218	209	-	-
Participation rights in associated companies	472	-	-	2,165	1,714
Financial assets at fair value	2,263	4,347	3,191	-	-
Other non-current assets	153	7	5	2	2
Properties classified as current assets	63	-	-	-	-
Other current assets	1,320	85	62	52	64
Short-term investments	-	-	1,542	-	-
Cash and cash equivalents	571	15	8	14	34
<b>Total assets</b>	<b>92,236</b>	<b>18,674</b>	<b>17,131</b>	<b>15,712</b>	<b>13,353</b>
Shareholders' equity attributable to Parent Company shareholders	33,342	7,277	8,172	5,302	4,340
Equity attributable to holdings without controlling influence	596	-	-	-	-
Interest-bearing long-term liabilities	32,016	5,510	5,264	7,574	5,572
Long-term lease liabilities	1,000	218	209	-	-
Deferred tax liability	8,127	800	592	395	230
Derivatives	337	455	424	407	493
Other long-term liabilities	67	7	7	8	4
Interest-bearing short-term liabilities	14,548	4,086	2,091	1,694	2,391
Other current liabilities	2,203	321	372	332	323
<b>Total shareholders' equity and liabilities</b>	<b>92,236</b>	<b>18,674</b>	<b>17,131</b>	<b>15,712</b>	<b>13,353</b>



	2021	2020	2019	2018	2017
<b>Property</b>					
Fair value of investment properties, SEKm	83,084	14,002	12,114	13,479	11,539
Yield requirement, valuation, %	5.1	5.5	5.8	6.5	6.6
Rental value, SEKm	4,957	970	912	1,112	972
Lettable area, sq.m.	3,478,659	985,887	959,495	1,439,793	1,316,233
Economic occupancy rate, %	89	93	91	91	90
Area-based occupancy rate, %	83	91	88	88	88
Operating margin, %	68	75	73	76	78
No. of investment properties	518	167	162	186	169
Average remaining lease contract period, years	3.7	4.4	4.0	4.9	4.3
<b>Financial</b>					
Return on equity, %	21.7	-1.4	46.2	24.5	23.4
Adjusted equity ratio, %	43	48	55	39	38
Equity ratio, %	36	39	48	34	32
Interest bearing net liabilities, SEKm	43,818	5,258	2,629	7,848	6,466
Loan to value ratio, %	53	38	22	58	56
Loan to value ratio, properties, %	38	46	46	51	52
Interest coverage ratio	2.7	2.5	2.8	2.9	2.8
Average interest, %	2.4	2.7	3.4	3.2	3.6
Average period of fixed interest, years	2.6	2.7	3.4	2.1	3.0
Average period of tied-up capital, years	3.8	1.9	2.2	3.0	2.5
<b>Share</b>					
Profit from property management per Class A and B ordinary share, SEK	1.16	1.01	0.90	0.84	0.79
Earnings per Class A and B ordinary share, SEK	5.52	-0.52	8.35	3.05	2.33
Net asset value (NAV) per Class A and B ordinary share, SEK	29.60	22.22	22.74	14.27	11.35
Equity per Class A and B ordinary share, SEK	23.94	18.56	19.95	12.07	9.37
Equity per Class D ordinary share, SEK	289.59	-	-	-	-
Equity per preference share, SEK	312.72	251.67	251.67	251.67	251.67
Dividend per Class A and B ordinary share, SEK	0.40 <sup>2)</sup>	0.65	0.60	0.45	0.40
Dividend per Class D ordinary share, SEK	20.00 <sup>2)</sup>	20.00 <sup>1)</sup>	-	-	-
Dividend per preference share, SEK	20.00 <sup>2)</sup>	20.00	20.00	20.00	20.00
Share price, Class A ordinary share, SEK	32.60	18.80	27.00	10.00	10.10
Share price, Class B ordinary share, SEK	32.65	18.80	27.00	10.70	9.26
Share price, Class D ordinary share, SEK	316.00	-	-	-	-
Share price, preference share, SEK	324.00	320.00	392.00	294.00	304.00
<b>Number of shares, thousands</b>					
Number of outstanding Class A and B ordinary shares	1,084,778	343,195	364,270	364,270	366,374
Average number of outstanding Class A and B ordinary shares	740,815	343,429	364,270	364,728	371,837
Number of outstanding Class D ordinary shares	7,546	-	-	-	-
Number of outstanding preference shares	12,415	3,600	3,600	3,600	3,600

1) Attributable to the newly issued Class D ordinary share relating to the Public Offer for Klövern and the Conversion Offer made to Corem's preference shareholders.

2) Proposed dividend

# Definitions

Corem shows some financial key figures and metrics which are not defined under IFRS. The company considers that these key figures and metrics provide valuable additional information to investors and the company's management to analyse the Company's operations. As not all companies define financial key figures and metrics in the same way

these are not always comparable. The definitions of selected key figures and metrics are shown below. The definitions are also available on Corem's website ([www.corem.se/sv/investerare/definitioner/](http://www.corem.se/sv/investerare/definitioner/)). There is a supplementary calculation appendix on the website for the key figures which are not directly identifiable from the financial statements.

## Properties

### ANNUAL CONTRACT VALUE

Rent including supplements and annual indexation.

### CENTRAL ADMINISTRATION

Costs for the executive management and intra-group functions.

### CHANGES IN VALUE PROPERTIES, REALIZED

Realized property divestments after deduction of properties' most recently reported fair value and selling expenses.

### CHANGES IN VALUE PROPERTIES, UNREALIZED

Change in fair value excluding acquisitions, divestments, investments and currency conversion.

### COMPARABLE PORTFOLIO

The properties included in the portfolio during the whole of the reporting period and during the whole of the comparison period adjusted for one-off revenues and costs, for example, premature redemption of tenancy agreements, insurance compensation and rental losses.

### DEVELOPMENT PORTFOLIO

Properties where conversion or extension projects are in process or planned, which lead to a higher standard or changed use of premises.

### INVESTMENT PORTFOLIO

Properties currently being actively managed.

### INVESTMENT PROPERTIES

The term investment properties in the balance sheet includes the investment portfolio as well as the development portfolio.

### LETTABLE AREA

Total area available for letting.

### NET LETTING

Annual rents for leases signed during the period reduced by leases terminated during the period and bankruptcies.

### NET OPERATING INCOME

Income less property costs (for example, operating and maintenance costs and property tax).

### OCCUPANCY RATE, AREA-BASED

Let area in relation to total lettable area.

### OCCUPANCY RATE, ECONOMIC

Annual contract value in relation to rental value.

### OPERATING MARGIN

Net operating income in relation to income.

### PROFIT FROM PROPERTY MANAGEMENT

Net operating income, central administration and net financial items.

### PROPERTIES CLASSIFIED AS CURRENT ASSETS

Properties in Tobin Properties with ongoing production of tenant-owned apartments or which are intended for future tenant-owned production.

### RENTAL VALUE

Annual contract value plus assessed market rent for vacant premises.

## Finance

### AVERAGE INTEREST RATE

Average borrowing rate for interest-bearing liabilities and derivatives.

### AVERAGE PERIOD OF FIXED INTEREST

Average remaining period of fixed interest on interest-bearing liabilities and derivatives.

### AVERAGE PERIOD OF TIED-UP CAPITAL

Average remaining period for interest-bearing liabilities.

**INTEREST-BEARING NET LIABILITIES**

Interest-bearing liabilities less interest-bearing assets, short- and long-term shareholdings and cash and cash equivalents.

**LOAN TO VALUE RATIO**

Interest-bearing liabilities after deduction for market value of listed shareholdings and cash and cash equivalents in relation to the fair value of the properties.

**LOAN TO VALUE RATIO, PROPERTIES**

Interest-bearing liabilities with mortgages in properties in relation to the fair value of the properties.

**RETURN ON EQUITY**

Profit after tax on annual basis divided by the average of opening and closing equity.<sup>2</sup>

## Share

**DIVIDEND YIELD**

Share dividend for the respective year in relation to share price at the end of the same year.

**EARNINGS PER CLASS A AND B ORDINARY SHARE**

Net profit, after deduction of dividend to preference shares and Class D ordinary shares as well as interest on hybrid bonds in relation to the average number of outstanding Class A and B ordinary shares.

**EQUITY PER CLASS A AND B ORDINARY SHARE**

Equity<sup>2</sup> after deduction of equity attributable to preference shares and Class D ordinary shares as well as hybrid bonds in relation to the number of outstanding Class A and B ordinary shares.

**EQUITY PER CLASS D ORDINARY SHARE**

The average issue price of the Class D ordinary share.

**EQUITY PER PREFERENCE SHARE**

The average issue price of the preference share.

**EQUITY RATIO**

Equity<sup>2</sup> in relation to reported total assets.

**EQUITY RATIO, ADJUSTED**

Equity<sup>2</sup> adjusted for the value of derivatives including tax, repurchased shares (based on the share price at the end of the respective period), reported deferred tax properties, with deduction for goodwill attributable to deferred tax and deferred tax liabilities of 5 per cent of the difference between fair value and the residual tax value of the properties in per cent of total assets adjusted for goodwill attributable to deferred tax and right-of-use assets.

**INTEREST-BEARING LIABILITIES**

Short- and long-term liabilities where interest is paid on borrowed capital and capitalized borrowing costs.

**INTEREST COVERAGE RATIO**

Profit from property management plus share of associated companies' profit from property management as well as profit from residential development excluding financial expense<sup>1</sup>, divided by financial expense<sup>2</sup>.

**NET ASSET VALUE (NAV) PER CLASS A AND B ORDINARY SHARE<sup>2</sup>**

Equity<sup>2</sup> after deduction for equity attributable to preference shares, Class D ordinary shares, hybrid bonds and goodwill attributable to deferred tax liability, adding back derivatives and deferred tax liability in relation to the number of outstanding Class A and B ordinary shares.

**OUTSTANDING SHARES**

Registered shares after deduction for own repurchased shares.

**PROFIT FROM PROPERTY MANAGEMENT PER CLASS A AND B ORDINARY SHARE**

Profit from property management after deduction of dividend on preference shares and Class D ordinary shares as well as interest on hybrid bonds, in relation to the average number of outstanding Class A and B ordinary shares.

**TOTAL NUMBER OF SHARES**

Registered shares including own repurchased shares.

1) Excluding site leasehold fee.

2) Equity attributable to Parent Company shareholders.

## 2022 ANNUAL GENERAL MEETING

Corem's Annual General Meeting will be held on 27 April 2022.  
The notice of the meeting, proposed dividend and information about notification of participation is available at [www.corem.se](http://www.corem.se).

## CALENDAR

Interim report January to March 2022	27 April 2022
Interim report, January to June 2022	13 July 2022
Interim report, January to September 2022	25 October 2022

This is a translation of the original Swedish language annual report and sustainability report. In the event of discrepancies, the original Swedish wording shall prevail.

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Corem's annual report and sustainability report has been produced by Corem in collaboration with BrandFactory. The photographs have mainly been taken by Per-Erik Adamsson. The photograph on page 15 was taken by Anders Bobert@anders\_foto.





Properties for *the future*.

corem }

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