COREM PROPERTY GROUP DERIVATION OF SELECTED KEY FIGURES

DERIVATION OF SELECTED KEY FIGURES			
	2022	2021	2021
Amounts in SEKm unless otherwise stated	3 mån	3 mån	12 mån
	Jan-Mar	Jan-Mar	Jan-Dec
Return on equity, %			
Net profit for the period	1,614.6	408.8	4,408.0
Net profit recalculated to full year	6,458.5	1,635.2	4,408.0
Average equity	34,182.5	7,484.2	20,309.2
	18.9%	21.8%	21.7%
Adjusted equity ratio, %		=	
Equity	35,023.6	7,691.4	33,341.4
Reversal of interest derivatives including tax	-504.1	294.9	67.8
Reversal of deferred tax properties	8,619.1	1,213.5	8,443.1
Reversal of repurchased shares (based on the share price at the end of each period)	848.7	607.0	1,062.4
Reversal of goodwill attributable to deferred tax	-2,020.2	0.0	-2,074.8
Reversal of estimated deferred tax of five per cent attributable to the difference between the fair value and residual value for tax purposes of the properties	-2,343.9	-509.1	-2,291.3
Adjusted equity	39,623.1	9,297.7	38,548.7
Adjusted equity	46,878.4	10,181.6	45,825.1
Total assets closing balance (adjusted for rights of use assets)	90,646.8	19,332.2	89,161.9
rotal assets closing balance (aujusted for rights of use assets)	44%	48%	43%
Loan to value, %	4470	40/0	43/0
Interest-bearing liabilities	46,828.3	9,979.6	46,737.9
Market value of listed shareholdings	-2,162.9	-4,354.8	-2,192.8
Liquid funds	-986.7	-42.3	-571.1
Elquid funds	43,678.7	5,582.4	43,973.9
Fair value properties	83,951.1	14,810.6	83,147.9
	52%	38%	53%
Loan to value properties, %	32,0	30,0	30,0
Interest-bearing liabilities	46,828.3	9,979.6	46,737.9
Interest-bearing liabilities without collateral in properties	-15,011.0	-3,648.0	-14,839.0
interest searing hasilities without condition in properties	31,817.3	6,331.6	31,898.9
Fair value properties	83,951.1	14,810.6	83,147.9
	38%	43%	38%
Interest coverage ratio			
Profit from property management	408.7	156.9	1,141.7
Corem's share of the associated company's management results according to a published report	0.0	0	0.0
Financial expenses (excluding site leasehold fees)	259.3	67.9	670.3
Therefore Constantly Sice reasonable recesy	668.0	224.8	1,811.9
Financial expenses (excluding site leasehold fees)	259.3	67.9	670.3
	2.6	3.3	2.7
Equity per ordinary share of class A and B, SEK	2.6	3.3	2.7
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Equity	35,023.6	7,691.4	33,341.4
Equity Hybrid bonds	35,023.6 -1,300.0	7,691.4 0.0	33,341.4 -1,300.0
Equity	35,023.6 -1,300.0 -6,055.5	7,691.4 0.0 -906.0	33,341.4 -1,300.0 -6,067.7
Equity Hybrid bonds Equity attributable to preference share and ordinary shares of class D	35,023.6 -1,300.0 -6,055.5 27,668.1	7,691.4 0.0 -906.0 6,785.4	33,341.4 -1,300.0 -6,067.7 25,973.7
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Equity Hybrid bonds Equity attributable to preference share and ordinary shares of class D Number of outstanding ordinary shares of class A and B, thousands NAV (Net Asset Value) per ordinary share of class A and B, SEK	35,023.6 -1,300.0 -6,055.5 27,668.1 1,083,217.4 25.54	7,691.4 0.0 -906.0 6,785.4 343,194.5 19.77	33,341.4 -1,300.0 -6,067.7 25,973.7 1,084,777.8
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Equity Hybrid bonds Equity attributable to preference share and ordinary shares of class D Number of outstanding ordinary shares of class A and B, thousands NAV (Net Asset Value) per ordinary share of class A and B, SEK Equity Reversal of derivatives Reversal of goodwill attributable to deferred tax	35,023.6 -1,300.0 -6,055.5 27,668.1 1,083,217.4 25.54 35,023.6 -634.9 -2,020.2 8,444.5	7,691.4 0.0 -906.0 6,785.4 343,194.5 19.77 7,691.4 371.5 0.0 920.3	33,341.4 -1,300.0 -6,067.7 25,973.7 1,084,777.8 23.94 33,341.4 85.4 -2,074.8 8,127.7
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