COREM PROPERTY GROUP
DERIVATION OF SELECTED KEY FIGURES

Amounts in SEKm unless otherwise stated	2022 9 months Jan-Sep	2021 9 months Jan-Sep	2021 12 months Jan-Dec
Return on equity, %			
Net profit for the period	1 565,0	2 513,4	4 408,0
Net profit recalculated to full year	**2 086,7**	**3 351,2**	**4 408,0**
Average equity	**34 210,9**	**19 288,6**	**20 309,2**
	6,1%	**17,4%**	**21,7%**
Adjusted equity ratio, %			
Equity	35 080,5	31 300,1	33 341,4
Reversal of interest derivatives including tax	-1 089,6	133,1	67,8
Reversal of deferred tax properties	7 958,5	7 858,7	8 443,1
Reversal of repurchased shares (based on the share price at the end of each period)	337,6	760,9	1 062,4
Reversal of goodwill attributable to deferred tax	-1 933,8	-2 096,2	-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	-2 240,2	-2 130,4	-2 291,3
Adjusted equity	**38 113,0**	**35 826,3**	**38 548,7**
	44 804,1	**42 607,1**	**45 825,1**
Total assets closing balance (adjusted for rights of use assets)	**90 870,3**	**85 930,2**	**89 161,9**
	42%	**42%**	**43%**
Loan to value, %			
Interest-bearing liabilities	47 632,1	46 462,5	46 737,9
Market value of listed shareholdings	-1 117,0	-1 942,2	-2 263,1
Inteest-bearing assets	-125,0	0,0	-86,0
Liquid funds	-373,8	-647,6	-571,1
	46 016,3	**43 872,7**	**43 817,6**
Fair value properties	**85 779,4**	**80 045,8**	**83 147,9**
	54%	**55%**	**53%**
Loan to value properties, %			
Interest-bearing liabilities	47 632,1	46 462,5	46 737,9
Interest-bearing liabilities without collateral in properties	-13 006,1	-14 711,0	-14 839,0
	34 626,0	**31 751,5**	**31 898,9**
Fair value properties	**81 637,2**	**80 045,8**	**83 147,9**
	42%	**40%**	**38%**
Interest coverage ratio			
Profit from property management	1 346,4	773,2	1 141,7
Corem's share of the associated company's management results according to a published report	0,0	0,0	0,0
Financial expenses (excluding site leasehold fees)	780,4	429,3	670,3
	2 126,8	**1 202,5**	**1 811,9**
Financial expenses (excluding site leasehold fees)	**780,4**	**429,3**	**670,3**
	2,7	**2,8**	**2,7**
Equity per ordinary share of class A and B, SEK			
Equity	35 080,5	31 300,1	33 341,4
Hybrid bonds	-1 300,0	-1 300,0	-1 300,0
Equity attributable to preference share and ordinary shares of class D	-6 055,5	-6 067,7	-6 067,7
	27 724,9	**23 932,4**	**25 973,7**
Number of outstanding ordinary shares of class A and B, thousands	**1 078 717,4**	**1 084 777,8**	**1 084 777,8**
	25,70	**22,06**	**23,94**
NAV (Net Asset Value) per ordinary share of class A and B, SEK			
Equity	35 080,5	31 300,1	33 341,4
Reversal of derivatives	-1 372,3	167,7	85,4
Reversal of goodwill attributable to deferred tax	-1 933,8	-2 096,2	-2 074,8
Reversal of deferred tax liability	7 865,7	7 516,9	8 127,7
	39 640,1	**36 888,5**	**39 479,7**
Equity attributable to preference share and ordinary shares of class D	-6 055,5	-6 067,7	-6 067,7
Hybrid bonds	-1 300,0	-1 300,0	-1 300,0
Adjusted equity	**32 284,5**	**29 520,8**	**32 112,0**
Number of outstanding ordinary shares of class A and B, thousands	**1 078 717,4**	**1 084 777,8**	**1 084 777,8**
	29,93	**27,21**	**29,60**