

COREM PROPERTY GROUP
DERIVATION OF SELECTED KEY FIGURES

Amounts in SEKm unless otherwise stated

	2023 6 months Jan-Jun	2022 6 months Jan-Jun	2022 12 months Jan-Dec
Return on equity, %			
Net profit for the period	-2 713,2	1 784,4	-1 948,4
Net profit recalculated to full year	-5 426,4	3 568,8	-1 948,4
Average equity	29 653,5	34 088,2	32 304,6
	-18,3%	10,5%	-6,0%
Adjusted equity ratio, %			
Equity	28 039,1	34 834,9	31 267,9
Reversal of interest derivatives including tax	-949,0	-992,1	-1 024,2
Reversal of deferred tax properties	6 678,8	8 043,0	7 615,3
Reversal of repurchased shares (based on the share price at the end of each period)	203,5	431,3	337,1
Reversal of goodwill attributable to deferred tax	-1 483,6	-2 012,0	-1 687,7
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	-1 734,3	-2 228,5	-2 034,0
Adjusted equity	30 754,6	38 076,7	34 474,3
Total assets closing balance (adjusted for rights of use assets)	34 685,1	44 570,9	40 680,9
	76 357,2	90 646,8	87 551,3
	40%	42%	39%
Loan to value, %			
Interest-bearing liabilities	40 711,6	47 123,3	47 644,3
Market value of listed shareholdings	-6,1	-1 258,0	-4,6
Inteest-bearing assets	-117,0	-263,0	-122,0
Liquid funds	-555,1	-484,1	-979,1
	40 033,5	45 118,2	46 538,7
Fair value properties	72 473,6	85 479,1	82 008,8
	55,24%	53%	57%
Loan to value properties, %			
Interest-bearing liabilities	40 711,6	47 123,3	47 644,3
Interest-bearing liabilities without collateral in properties	-10 019,0	-13 698,0	-12 631,5
	30 692,6	33 425,3	35 012,8
Fair value properties	70 162,7	81 222,3	78 593,5
	44%	41%	45%
Interest coverage ratio			
Profit from property management	709,9	899,9	1 675,2
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)	711,4	505,0	1 108,1
	1 421,3	1 404,9	2 783,3
Financial expenses (excluding site leasehold fees)	711,4	505,0	1 108,1
	2,0	2,8	2,5
Equity per ordinary share of class A and B, SEK			
Equity	28 039,1	34 834,9	31 267,9
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	-6 055,5	-6 055,5
	20 683,6	27 479,4	23 912,3
Number of outstanding ordinary shares of class A and B, thousands	1 078 717,4	1 080 917,4	1 078 717,4
	19,17	25,42	22,17
NAV (Net Asset Value) per ordinary share of class A and B, SEK			
Equity	28 039,1	34 834,9	31 267,9
Reversal of derivatives	-1 195,3	-1 249,5	-1 289,9
Reversal of goodwill attributable to deferred tax	-1 483,6	-2 012,0	-1 687,7
Reversal of deferred tax liability	6 755,2	7 915,0	7 561,7
	32 115,4	39 488,4	35 852,0
Equity attributable to preference share and ordinary shares of class D	-6 055,5	-6 055,5	-6 055,5
Hybrid bonds	-1 300,0	-1 300,0	-1 300,0
Adjusted equity	24 759,9	32 132,9	28 496,4
Number of outstanding ordinary shares of class A and B, thousands	1 078 717,4	1 080 917,4	1 078 717,4
	22,95	29,73	26,42