

COREM PROPERTY GROUP
DERIVATION OF SELECTED KEY FIGURES

Amounts in SEKm unless otherwise stated

	2023 12 mån jan-dec	2022 12 months Jan-Dec
Return on equity, %		
Net profit for the period	-7 969,6	-1 948,4
Net profit recalculated to full year	-7 969,6	-1 948,4
Average equity	26 635,5	32 304,6
	-29,9%	-6,0%
Adjusted equity ratio, %		
Equity	22 003,1	31 267,9
Reversal of interest derivatives including tax	-240,6	-1 024,2
Reversal of deferred tax properties	5 755,5	7 615,3
Reversal of repurchased shares (based on the share price at the end of each period)	417,7	337,1
Reversal of goodwill attributable to deferred tax	-1 098,2	-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	-1 465,8	-2 034,0
Adjusted equity	25 371,7	34 474,3
	29 315,6	40 680,9
Total assets closing balance (adjusted for rights of use assets)	62 377,0	87 551,3
	41%	39%
Loan to value, %		
Interest-bearing liabilities	33 592,9	47 644,3
Market value of listed shareholdings	-10,6	-4,6
Inteest-bearing assets	-48,0	-122,0
Liquid funds	-428,6	-979,1
	33 105,7	46 538,7
Fair value properties	59 663,5	82 008,8
	55%	57%
Loan to value properties, %		
Interest-bearing liabilities	33 592,9	47 644,3
Interest-bearing liabilities without collateral in properties	-8 286,0	-12 631,5
	25 306,9	35 012,8
Fair value properties	58 323,4	78 593,5
	43%	45%
Interest coverage ratio		
Profit from property management	1 239,0	1 675,2
Corem's share of the associated company's management results according to a published report	0,0	0,0
Financial expenses (Excluding site leasehold fees and exchange rate differences)	1 399,1	1 108,1
	2 638,1	2 783,3
Financial expenses (Excluding site leasehold fees and exchange rate differences)	1 399,1	1 108,1
	1,9	2,5
Equity per ordinary share of class A and B, SEK		
Equity	22 003,1	31 267,9
Hybrid bonds	-1 300,0	-1 300,0
Equity attributable to preference share and ordinary shares of class D	-6 055,5	-6 055,5
	14 647,6	23 912,3
Number of outstanding ordinary shares of class A and B, thousands	1 078 717,4	1 078 717,4
	13,58	22,17
NAV (Net Asset Value) per ordinary share of class A and B, SEK		
Equity	22 003,1	31 267,9
Reversal of derivatives	-303,0	-1 289,9
Reversal of goodwill attributable to deferred tax	-1 098,2	-1 687,7
Reversal of deferred tax liability	5 709,4	7 561,7
	26 311,3	35 852,0
Equity attributable to preference share and ordinary shares of class D	-6 055,5	-6 055,5
Hybrid bonds	-1 300,0	-1 300,0
Adjusted equity	18 955,8	28 496,4
Number of outstanding ordinary shares of class A and B, thousands	1 078 717,4	1 078 717,4
	17,57	26,42