

COREM PROPERTY GROUP
DERIVATION OF SELECTED KEY FIGURES

Amounts in SEKm unless otherwise stated

	2025 6 m Jan-Jun	2024 6 m Jan-Jun	2024 12 m Jan-Dec
<i>Return on equity, %</i>			
Net profit for the period	-577,8	5,9	-1 059,0
Net profit recalculated to full year	-1 155,5	11,8	-1 059,0
Average equity	20 810,8	21 823,0	21 757,3
Return on equity, %	-5,6%	0,1%	-4,9%
<i>Adjusted equity ratio, %</i>			
Equity	20 110,2	21 642,9	21 511,5
Reversal of interest derivatives including tax	112,1	-183,8	-66,8
Reversal of deferred tax properties	5 363,7	5 769,9	5 578,9
Reversal of repurchased shares (based on the share price at the end of each period)	212,5	347,4	268,2
Reversal of goodwill attributable to deferred tax	-759,1	-946,6	-791,3
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	-1 353,5	-1 421,0	-1 392,9
Adjusted equity	23 686,0	25 208,9	25 107,6
Difference between the property's fair value and residual value for tax purposes of the properties	27 069,0	28 420,6	27 858,6
Total assets closing balance (adjusted for goodwill attributable to deferred tax and rights of use assets)	54 698,1	60 099,4	59 166,8
Adjusted equity ratio, %	43%	42%	42%
<i>Loan to value, %</i>			
Interest-bearing liabilities	28 321,3	32 161,7	31 376,4
Market value of listed shareholdings	0,0	-10,9	0,0
Inteest-bearing assets	-48,0	-48,0	-48,0
Liquid funds	-535,9	-389,2	-585,8
Fair value properties including shares of associated company and Klövern AB	52 378,6	57 534,9	56 674,3
Loan to value, %	53%	55%	54%
<i>Loan to value properties, %</i>			
Interest-bearing liabilities	28 321,3	32 161,7	31 376,4
Interest-bearing liabilities without collateral in properties	-5 775,0	-6 666,0	-6 979,0
Fair value properties	22 546,3	25 495,7	24 397,4
Loan to value properties, %	44%	45%	44%
<i>Interest coverage ratio</i>			
Profit from property management	476,4	517,3	913,8
Corem's share of the associated company's management results	0,0	0,0	0,0
Financial expenses (excluding site leasehold fees and exchange rate differences)	579,3	586,8	1 223,1
Financial expenses (excluding site leasehold fees and exchange rate differences)	1 055,7	1 104,1	2 136,9
Interest coverage ratio	1,8	1,9	1,7
<i>Equity per ordinary share of class A and B, SEK</i>			
Equity	20 110,2	21 642,9	21 511,5
Hybrid bonds	-1 132,5	-1 300,0	-1 132,5
Equity attributable to preference share and ordinary shares of class D	-6 055,5	-6 055,5	-6 055,5
Number of outstanding ordinary shares of class A and B, thousands	1 294 956,3	1 078 717,4	1 184 923,5
Equity per ordinary share of class A and B, SEK	9,98	13,24	12,09
<i>NAV (Net Asset Value) per ordinary share of class A and B, SEK</i>			
Equity	20 110,2	21 642,9	21 511,5
Reversal of derivatives	141,2	-231,4	-84,2
Reversal of goodwill attributable to deferred tax	-759,1	-946,6	-791,3
Reversal of deferred tax liability	5 102,8	5 534,4	5 471,9
Equity attributable to preference share and ordinary shares of class D	24 595,1	25 999,3	26 107,9
Hybrid bonds	-6 055,5	-6 055,5	-6 055,5
Adjusted equity	-1 132,5	-1 300,0	-1 132,5
Number of outstanding ordinary shares of class A and B, thousands	17 407,1	18 643,7	18 919,9
NAV (Net Asset Value) per ordinary share of class A and B, SEK	1 294 956,3	1 078 717,4	1 184 923,5
	13,44	17,28	15,97