

3RD QUARTER

INTERIM REPORT JANUARY-SEPTEMBER 2015



INTERIM PERIOD

- Profit before tax totalled SEK 600 million and net profit SEK 531 million (84); equivalent to SEK 6.56 per ordinary share (0.45).
- Income totalled SEK 470 million (470), the operating surplus to SEK 363 million (368) and income from property management was SEK 152 million (160).
- Change in value of properties amounted to SEK 167 million (87) and change in value of derivatives affected profit by SEK 41 million (-243).
- The holding in Klöver AB (publ) amounted to SEK 1,375 million (1,197). The fair value of Corem's holding based on the share price on 30 September 2015 was SEK 1,392 million (1,356). The fair value of Corem's holding based on the share price on 22 October 2015 was SEK 1 504 million.
- Corem entered into an agreement to divest all 16,100,000 Class A ordinary shares and 21,616,162 Class B ordinary shares in Klöver AB (publ). The agreement was conditional on the approval of Corem's general meeting of shareholders.
- On 18 September 2015, Corem made an offer for the real estate company Tribona AB (publ) at a price corresponding to SEK 42 per share at the time of publication of the offer.
- During the period Corem has issued three uncovered bond loans of SEK 750 million.

EVENTS AFTER THE END OF THE PERIOD

- On 20 October 2015 a competing public offer was made to the shareholders in Tribona AB (publ).
- On 22 October, Corem recalled the public offer to the shareholders in Tribona AB (publ) and decided, inter alia, not to carry out sale of shares in Klöver AB (publ).

KEY RATIOS

	2015 9 mon Jan-Sep	2014 9 mon Jan-Sep	2014 12 mon Jan-Dec	Rolling 14/15 12 mon Oct-Sep
Income, SEKm	470	470	621	621
Operating surplus, SEKm	363	368	480	475
Profit from property management, SEKm	152	160	202	194
Net profit, SEKm	531	84	112	559
Earnings per ordinary share, %	6.56	0.45	0.61	6.59
Operating margin, %	77	78	77	76
Occupancy rate, economic, %	90	92	92	90
Equity ratio, adjusted, %	35	32	32	35

THIS IS COREM

Corem Property Group is a real estate company that owns and manages properties in central and southern Sweden as well as in Denmark. Corem's property portfolio consists of warehouse, logistics, industrial and retail properties.

› BUSINESS STRATEGY

Corem shall create long-term growth and increase in value by managing, acquiring, building and developing properties in the warehouse, logistics, industrial and retail spheres.

› GOALS

Corem's overall goal is to become, in selected regions, the leading real estate company in its segment as well as providing Corem's shareholders with a long-term high and stable return on equity. This is to take place with continuous efforts to work for sustainable development.

› STRATEGY

Corem has four overall strategies to achieve the company's goals.

INVESTMENT STRATEGY – to actively look for and carry out transactions in order to develop and realize value.

BUSINESS STRATEGY – to optimize the property portfolio through long-term commitment.

ORGANIZATIONAL STRATEGY – to create long-term tenant relations by having a market-oriented and expert property management.

SUSTAINABILITY STRATEGY – to work for long-term sustainability for the company and its business environment.

COREMS PROPERTY PORTFOLIO IS MANAGED

IN FIVE REGIONS: ● Stockholm Region, ● South Region, ● West Region, ● Småland Region and ● Mälardalen/North Region. The Corem group is organized with its head office in Stockholm and regional offices in Stockholm, Malmö, Göteborg, Jönköping and Örebro.



› BUSINESS MODEL

Corem's business model is based on a continuous process of strategic transactions and optimization of the property portfolio and creates value by always focusing on the tenant.

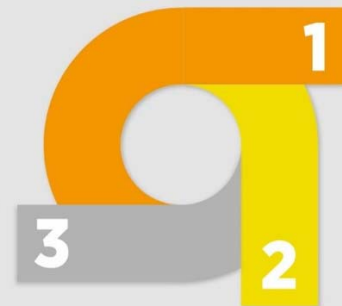
TRANSACTION – GROWTH AND CONCENTRATION

Careful business analyses are performed with a view to identifying potential growth opportunities. Acquisitions are of interest if the yield is attractive and if synergy effects can be obtained. Divestment opportunities arise when the geographical location does not fit in with the regional structure or property type.

PROPERTY DEVELOPMENT

– CREATION OF VALUE

Corem has a long-term commitment to all properties in the portfolio and strives to optimize the properties' yield and create long-term relationships with our tenants and suppliers by building, re-building or by energy-saving measures.



PROPERTY MANAGEMENT

– FOCUS ON TENANTS

In order to create a good dialogue with tenants and suppliers, Corem's properties shall be managed by our own personnel. Priority is given to short decision-making paths and a local presence in the company's markets in order to be able to provide tenants with the best possible service.

STATEMENT BY THE CEO



IMPORTANT EVENTS

- On 18 September 2015, Corem made an offer for the real estate company Tribona AB (publ), convening at the same time an extraordinary shareholders' meeting. The offer was recalled on 22 October 2015.
- In September, Corem acquired two properties in Rosersberg and Arninge totalling 3,500 sq.m.
- In September, Corem took possession of the car trade property Gånggriften 3 in Malmö, encompassing around 6,500 sq.m. of lettable area and 26,000 sq.m. of land. The property is fully let.

During the third quarter, we have worked intensively with the public offer that we made on 18 September to the shareholders of Tribona AB (publ). We have subsequently recalled the offer as another offer was made, which, according to information received, was accepted by 62 per cent of Tribona's shareholders.

Our result for the nine-month period is stable, despite sale of four fully let properties in Denmark and one-off costs in connection with the offer for Tribona. The economic occupancy rate was 90 per cent and the third quarter has continued to be intensive with discussions with potential existing tenants. Corem has more than 500 unique tenants, which is a guarantee of a good mix and reduced risk. Good cost control and continued work with improving energy efficiency has produced an operating margin of 79 per cent for the quarter showing that we continue to have an efficient administration, which will lead to stable earnings in the future.

Our holding in Klöveren of just under 20 per cent contributed during the period with as much as SEK 240 million to our earnings.

A continued reduction in required yield has led to an increase in value in the quarter and Corem's changes in value of properties amount to a gratifying SEK 167 million.

Our profit before tax of SEK 600 million is a record for Corem during a nine-month period!

During the quarter, we have taken possession of three fully let properties. Two multi-use properties in Arninge och Rosersberg which complement our Stockholm portfolio, as well as a car trade property, Gånggriften 3 in Malmö, which is a good addition to our South Region. We see that there will be opportunities in the future to make good deals in our prioritized areas.

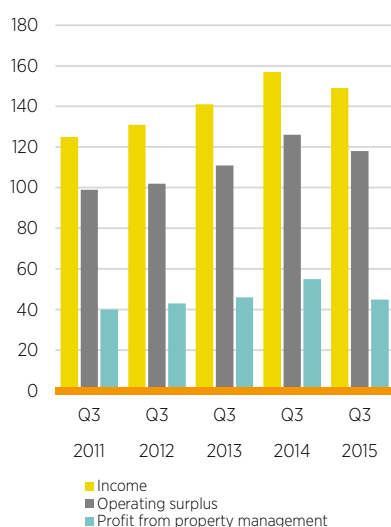
Stockholm, 23 October 2015
Eva Landén, CEO

QUARTERLY OVERVIEW

Amounts in SEKm unless otherwise stated	2015	2015	2015	2014	2014	2014	2014	2013
	Q3 Jul-Sep	Q2 Apr-Jun	Q1 Jan-Mar	Q4 Oct-Dec	Q3 Jul-Sep	Q2 Apr-Jun	Q1 Jan-Mar	Q4 Oct-Dec
Income	149	154	167	151	157	156	157	144
Property costs	-31	-34	-42	-39	-31	-32	-39	-40
Operating surplus	118	120	125	112	126	124	118	104
Profit from property management	40	54	58	42	55	53	52	39
Profit shares according to the equity method	58	121	61	36	32	105	7	26
Changes in value, properties	20	76	71	51	76	3	8	4
Unrealized changes in value, derivatives	-51	172	-80	-115	-73	-96	-74	15
Net profit	59	362	110	28	78	9	-3	69
Fair value of properties	7,530	7,340	7,406	7,259	6,866	6,803	6,405	6,380
Operating margin, %	79	78	75	74	80	79	75	72
Occupancy rate, economic, %	90	89	90	92	92	91	91	92
Return on total assets, %	7.8	13.8	11.3	9.0	10.9	11.0	6.6	6.7
Return on equity, %	8.7	56.4	18.4	4.8	13.5	1.5	-0.5	11.6
Adjusted equity ratio, %	35	34	33	32	32	31	33	33
Leverage, %	55	55	51	58	59	60	58	61
Cash flow from operations	55	94	123	-14	-19	118	28	106
Cash flow, operations per ordinary share, SEK	0.53	1.05	1.45	-0.41	-0.47	1.33	0.15	1.18
Equity per share, SEK	34.31	33.55	30.59	29.28	28.84	27.85	29.16	29.18

INCOME, EXPENSES AND PROFIT

QUARTERLY COMPARISON



The income statement items below, like the comparative amounts for last year, refer to the period January–September unless otherwise stated. The balance sheet items and comparative amounts refer to the position at the end of the period this year and last year.

INTERIM REPORT JANUARY–SEPTEMBER 2015

INCOME

Income for the period totalled SEK 470 million (470) and consists of rents for premises including supplements for property tax and for tariff-based charges (electricity, heating and water) and any one-off payments. Income during the period includes one-off items attributable to the early redemption of tenancy agreements of SEK 19 million (24). The remaining part of the change relates to net acquisitions and moving-in and out. The economic occupancy rate was 90 per cent (92). Net letting for the period totalled SEK -28 million. Lettings totalled SEK 64 million and notices of termination to SEK 92 million. The single largest notice to vacate is attributable to Elfa Distrelec AB, which on 1 July 2018, will move out of the property Veddesta 2:79, Stockholm, where the annual rent is SEK 30 million.

Tenants

Corem has a well-diversified income base with 534 tenants who are engaged in many different areas of the Swedish business sector. The company's goal is to reduce dependence on particular tenants, which is mainly achieved by acquisitions. Corem's three largest tenant accounts for 18 per cent of the total income (22). Corem's remaining average lease contract term is 5.2 years (5.0).

PROPERTY COSTS

Property costs during the period totalled SEK 107 million (102) and consist mainly of maintenance, site leasehold fees, property tax, tariff-based charges and property administration. The change of SEK 5 million is mainly due to net acquisition.

CENTRAL ADMINISTRATION

The central administration costs totalled SEK 32 million (19), consisting of costs for group management, group-wide functions such as IT, finance, personnel and IR as well as the company's listing on NASDAQ Stockholm. Property administration costs are not included but are reported in property costs. During this period, costs have increased due to one-off items of around SEK 11 million attributable to Corem's offer for Tribona AB (publ).

NET FINANCIAL INCOME

Net financial income totalled SEK -179 million (-189), of which financial income was SEK 0 million (0) and interest expense and credit fees for the period were SEK 179 million (189). Corem's interest expense was affected by the change in the short market rates, although as a large part of the interest-bearing liabilities have hedged interest rates, the fluctuations in net financial income are less. At the end of the period, the average interest rate, including margins, was 4.02 per cent (4.52). See page 10 for further information.

THE FIVE LARGEST TENANTS ON 30 SEPTEMBER 2015

Tenant	Share, %	Region	Remaining average lease contract length, years
Ericsson	7	Mälardalen/North/West	3.6
Bilia	6	Mälardalen/Norh, Stockholm, South, West	7.3
ELFA	5	Stockholm	2.7
Posten	4	Stockholm	12.9
NKT Cables	3	Mälardalen/North	9.0

PROPERTY SHARES ACCORDING TO THE EQUITY METHOD

Profit shares according to the equity method amounted to SEK 240 million (144), of which shares of profit from Klöver AB (publ) totalled SEK 238 million (144) and earnings from the sale of Series B ordinary shares in Klöver totalled SEK 2 million (0). The shares of profit accounted for comprise Corem's share of Klöver's net earnings after the dividend to holders of Klöver's preference shares. See page 9 for further information.

CHANGES IN VALUE

Properties

Changes in value of properties totalled SEK 167 million (87) during the period, of which unrealized changes in value amounted to SEK 157 million (87) and realized changes in value to SEK 10 million (0). Unrealized changes in value are mainly due to reduced required yields. See page 6 for further information.

Derivatives

The value of Corem's derivatives is affected by changes in the long market rates. Unrealized changes in value of derivatives during the period totalled SEK 41 million (-243).

Tax

Through the possibility of making depreciation for tax purposes and deduction for certain refurbishments of properties as well as making use of tax loss carryforwards, no paid tax expense arises in principle. However, paid tax occurs in a few subsidiaries where there are no opportunities for making group contributions for tax purposes.

Reported deferred tax on changes in value is partly attributable to classification of acquisitions and the form in which divestment takes place.

The tax loss carryforwards are estimated at approximately SEK 1,470 million (1,509). The tax recoverable is attributable to tax loss carryforwards in the consolidated balance sheet amounting to SEK 257 million (257). Deferred tax is reported net at SEK 158 million (157) in the summary report on the financial position for the Group.

Ongoing tax proceedings

The Swedish Tax Authority has invoked application of the Swedish Tax Evasion Act and this was accepted by the Administrative Court. Corem has appealed the decision of the Administrative Court to the Administrative Court of Appeal where no decision has yet been made. The Tax Authority has requested an increase on the tax levied on earnings in previous years. A final judgment in favour of the Tax Authority's claim would result in a tax demand of about SEK 68 million (including interest). In view of the Administrative Court's decision and legal precedents in similar cases Corem listed this amount among its costs for 2014 and paid in the corresponding sum of SEK 68 million (including interest) to the Tax Authority.

SEK million	Current tax		Deffered tax		Reported tax	
	2015 Jan-Sep	2014 Jan-Sep	2015 Jan-Sep	2014 Jan-Sep	2015 Jan-Sep	2014 Jan-Sep
Current profit from property management	-4	-3	-5	-9	-9	-12
Current tax relating to tax case	-	-68	-	-	-	-68
Change in value, properties	-	-	-33	-30	-33	-30
Change in value, derivatives	-	-	-9	53	-9	53
Increased temporary difference properties attributable to depreciation for tax pruposes and direct deductions	-	-	-25	-22	-25	-22
Revaluation, tax loss carryforwards	-	-	7	15	7	15
Total	-4	-71	-65	7	-69	-64

THE PROPERTY PORTFOLIO

Corem's property value amounted on 30 September 2015 to SEK 7,530 million and consisted of 130 properties with a total lettable area of 993,961 sq.m

The property portfolio is allocated to five geographic areas: Stockholm Region, South Region, West Region, Småland Region and Mälardalen/North Region. In terms of value, Stockholm Region is largest with around 43 per cent of the total property value of the portfolio. The portfolio consists of warehousing, logistics, industrial and retail properties located in central and southern Sweden and in Denmark.

Of Corem's total income on an annual basis on 30 September 2015, amounting to SEK 609 million, Stockholm accounted for 44 per cent, South for 15 per cent, West for 16 per cent, Småland for 10 per cent and Mälardalen/North for 15 per cent. The total rental value was assessed on 30 September 2015 to SEK 680 million. The financial occupancy rate was 90 per cent.

THE SWEDISH PROPERTY MARKET AND COREM'S PROPERTY VALUES

In a market with good access to capital, low interest rates and a positive rental market, demand continues to be high for real estate transactions. Although volumes decreased at the end of the quarter compared with the beginning, the total turnover was slightly higher than last year. Viewed over the full year, the aggregate volume of transactions is almost SEK 100 billion, which corresponds to an increase of around 10 per cent. Despite a limited supply and reduced activity in September, the forecast turnover for the full year is at the same level as last year's record of around SEK 160 billion. The strong demand is not creating any clear investment focus but transactions are taking place in all market segments. To date this year, however, the share of transactions in the warehouse/logistics and retail segment has been unusually high. From the point of view of investor category, it is evident that foreign investor have returned to the

Swedish market and then perhaps most evidently as acquirers of retail properties.

The aggregate market value of Corem's property portfolio totalled SEK 7,530 million (7,259) as of 30 September 2015. Unrealized changes in value during the period totalled SEK 157 million (87). Continued low inflation in Sweden had a negative impact on market value in the period. This probably means that there will not be any automatic upward index adjustment of rents during 2016. This is compensated to some extent through leases with a minimum upward adjustment although the positive change in value is mainly due to continued reduced required yields. The average required yield in Corem's valuations as at 30 September 2015 was 7.1 per cent (7.6).

Corem values all properties every quarter. During the report period, properties corresponding to 60 per cent of the aggregate value have been externally valued, while the remainder have been valued through internal cash flow valuations. In this report period Corem has used Savills Sweden AB, NAI Svefa, Newsec Advice AB, and Widehov Konsult AB as valuation institutes. Corem obtains continuous market information from external valuation institutes as support for the internal valuation process.

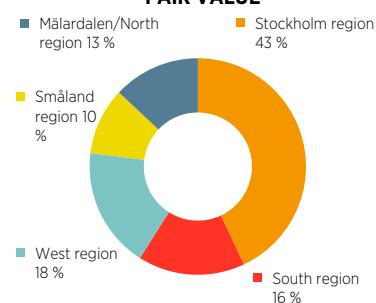
See Corem's Annual Report for 2014, page 26A-27A for further information about Corem's valuation principles.

NEW CONSTRUCTIONS, EXTENSIONS AND REFURBISHMENT

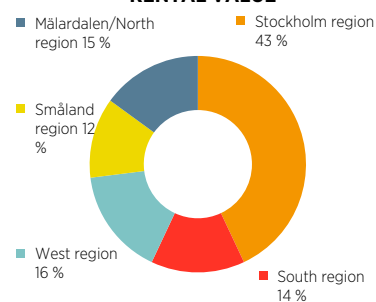
During the period, Corem has invested a total of SEK 110 million (61) in properties for new construction, extension and refurbishment, which have mainly consisted of tenant adaptations and energy saving measures. For further information about

Corem's property development, see Corem's Annual Report for 2014, page 25A.

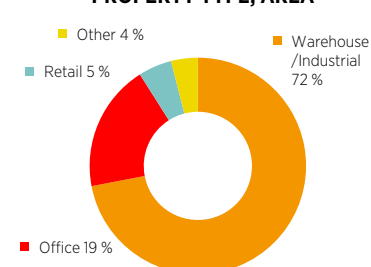
FAIR VALUE



RENTAL VALUE



PROPERTY TYPE, AREA



CHANGE IN FAIR VALUE, NUMBER OF PROPERTIES AND LEASABLE AREA

	SEK million	Number	Sq.m.
Total on 31 December 2014	7,259	131	982,895
Acquisitions	305	5	46,618
New construction, extension and refurbishment	110	-	-5,100
Divestments	-292	-6	-30,452
Changes in value	157	-	-
Currency translation	-9	-	-
Total on 30 September 2015	7,530	130	993,961



ACQUISITIONS AND DIVESTEMENTS OF PROPERTIES

During the period Corem has acquired five properties and divested six.

On 31 March 2015, one property was taken possession of in the municipality of Greve just outside Copenhagen encompassing a site of just over 90,000 sq.m., of which 12,500 sq.m. consisted of buildings. The property is fully let to Ramirent and a new triple-net lease was signed in connection with taking possession, which covers the whole property.

During the second quarter, Corem acquired the warehouse/manufacturing property Flygaren 21, located in Larsfrid industrial estate in Halmstad. This

acquisition is directly adjacent to Corem's other properties in Halmstad. The property consists of around 24,300 sq.m and is fully let to Tylö AB with a remaining lease period of just over 13 years.

In September 2015, Corem took possession of the car trade property Gånggriften 3 in Malmö, encompassing around 6,500 sq.m. of lettable area and 26,000 sq.m. of land. The property is fully let to Malmö Bilcentrum and in conjunction with access, a new 10-year triple-net lease was signed covering the whole property.

During the third quarter, Corem also acquired two properties in Rosersberg and Arninge respectively. The properties have a lettable area totalling around 3,500 sq.m., of

which the major part consists of warehousing and office spaces. Both properties are fully let.

According to an earlier press release from Bilia in March 2015, Bilia has decided to wind up its operations in Denmark. As a result, Corem has divested four properties in Denmark to Bilia during the period. The properties consist of a total of 22,300 sq.m. and the purchase price was SEK 283 million.

In addition to this, Corem has continued to concentrate its portfolio, divesting one property in Norberg and one property in Enköping.

These divestments have resulted in a realized change in value of SEK 10 million.

TRANSACTIONS ACQUIRED 1 JANUARY – 30 SEPTEMBER 2015

Quarter	Property	Municipality	Property type	Lettable area, sq.m.	Property value, SEK million
1	Hundigevej 85	Greve	Warehouse/Industrial	12,459	66
2	Flygaren 21	Halmstad	Warehouse/Industrial	24,313	116
3	Rosersberg 11:56	Sigtuna	Warehouse/Industrial	2,003	19
3	Mallen 3	Täby	Warehouse/Industrial	1,357	16
3	Gånggriften 3	Malmö	Warehouse/Industrial	6,486	88
Total acquired 1 Jan-30 Sep 2015				46,618	305

DIVESTED 1 JANUARY – 30 SEPTEMBER 2015

Quarter	Property	Municipality	Property type	Lettable area, sq.m.	Property value, SEK million
1	Norbergsby 10:66	Norberg	Warehouse/Industrial	3,447	2
2	Biliaportfolio ¹	Danmark	Retail	22,254	283
2	Stenvreten 7:60	Enköping	Warehouse/Industrial	4,751	17
Total divested 1 Jan-30 Sep 2015				30,452	302

¹ Refers to the properties 10C Höje Taastrup By, 10AQ Herstedvester By, 7T Mörkhøj samt 5Y Tömmerup By.

DISTRIBUTION PER GEOGRAPHICAL AREA

Outcome per geographical area	Income, SEK million		Costs, SEK million		Operating surplus, SEK		Operating margin, %	
	2015 Jan-Sep	2014 Jan-Sep	2015 Jan-Sep	2014 Jan-Sep	2015 Jan-Sep	2014 Jan-Sep	2015 Jan-Sep	2014 Jan-Sep
Stockholm	210	198	-53	-50	157	148	75	75
South	71	60	-13	-13	58	47	82	78
West	77	81	-12	-12	65	69	84	86
Småland	44	46	-16	-15	28	31	64	67
Mälardalen/North	68	85	-13	-12	55	73	81	86
Total	470	470	-107	-102	363	368	77	78

Key ratios per geographical area	Fair value, SEK million		Lettable area, sq.m		Rental value, SEK million		Economic occupancy, %	
	2015 30 Sep	2014 30 Sep	2015 30 Sep	2014 30 Sep	2015 30 Sep	2014 30 Sep	2015 30 Sep	2014 30 Sep
Stockholm	3,207	3,004	298,054	294,694	292	285	92	93
South	1,233	917	171,838	120,785	95	80	98	97
West	1,354	1,193	173,050	163,772	110	106	88	95
Småland	745	764	146,591	151,122	78	82	76	74
Mälardalen/North	991	988	204,428	212,626	105	109	86	95
Total	7,530	6,866	993,961	942,999	680	662	90	92

DISTRIBUTION OF LETTABLE AREA BY TYPE OF PREMISES AND GEOGRAPHICAL AREA

(see www.corem.se for list of properties)

Lettable area, sq.m.	Warehouse/Industrial		Office		Retail		Other	
	2015 30 Sep	2014 30 Sep	2015 30 Sep	2014 30 Sep	2015 30 Sep	2014 30 Sep	2015 30 Sep	2014 30 Sep
Stockholm	184,364	181,631	87,737	87,110	15,287	15,287	10,666	10,666
South	135,075	66,070	20,163	16,615	6,511	26,265	10,089	11,835
West	146,062	138,185	18,414	17,013	6,099	6,099	2,475	2,475
Småland	111,738	114,061	18,763	18,980	5,201	5,706	10,889	12,375
Mälardalen/North	142,521	148,824	39,646	40,250	12,547	13,179	9,714	10,373
Total	719,760	648,771	184,723	179,968	45,645	66,536	43,833	47,724
Share, %	72	69	19	19	5	7	4	5

DISTRIBUTION OF PROPERTIES, VACANCIES AND INCOME

	Number of properties		Vacancy, sq.m.		Income ¹ , SEK million	
	2015 30 Sep	2014 30 Sep	2015 30 Sep	2014 30 Sep	2015 30 Sep	2014 30 Sep
Stockholm	55	50	32,631	30,369	269	263
South	20	19	3,978	3,916	94	78
West	17	19	31,627	12,758	97	102
Småland	22	24	47,552	52,359	59	61
Mälardalen/North	16	18	35,745	14,171	90	103
Total	130	130	151,533	113,573	609	607

¹ Refers to income on an annual basis on 30 September 2015 and 30 September 2014.

ASSOCIATED COMPANIES

Associated companies refers to holdings reported in accordance to equity method.

KLÖVERN AB (PUBL)

Klövern is a real estate company, which is listed on NASDAQ Stockholm, specializing in commercial properties. Corem's shareholding in Klövern amounted on 30 September 2015 to 16,100,000 Class A ordinary shares and 160,000,000 Class B ordinary shares, corresponding to

approximately 19 per cent of the outstanding votes and equity in the company. On 30 September 2015, the holding amounted to SEK 1,375 million compared with SEK 1,197 million on 31 December 2014. Corem's share of Klövern's profit of SEK 238 million has raised the book value of its holding. The dividend received of SEK 53 million and the sale of Series B ordinary shares for SEK 2 million has reduced the book value.

The fair value of Corem's holding, based on the share price on 30 September 2015, amounted to SEK 1,392 million (1,356).

In November 2008, Corem acquired 10.5 per cent of the shares in Klövern and thus became the largest owner in the company. Up until the end of 2011, additional shares were acquired and the holding was reclassified as Shares in associated companies.

INCOME STATEMENT KLÖVERN

SEK million	2015	2015	2014	2014	2014	2013	2012	2011
	3 mon Jul-Sep	9 mon Jan-Sep	3 mon Jul-Sep	9 mon Jan-Sep	12 mon Jan-Dec	12 mon Jan-Dec	12 mon Jan-Dec	12 mon Jan-Dec
Income	667	2,013	641	1,863	2,521	2,220	1,948	1,364
Property costs	-207	-680	-197	-625	-878	-828	-733	-507
Operating surplus	460	1,333	444	1,238	1,643	1,392	1,215	857
Central administration	-20	-66	-20	-59	-84	-78	-86	-71
Net financial items	-152	-481	-199	-585	-770	-678	-605	-358
Profit from property management	288	786	225	594	789	636	524	428
Changes in value, etc.	226	1,102	23	367	506	351	-293	210
Tax	-134	-406	-27	-69	-131	-179	108	-173
Net profit for the period	380	1,482	221	892	1,164	808	339	465

¹ Includes changes in value of properties/derivatives, financial assets such as profit share in associated companies and impairment of goodwill.

BALANCE SHEET KLÖVERN

SEK million	2015	2014	2014	2013	2012	2011
	30 Sep	30 Sep	31 Dec	31 Dec	31 Dec	31 Dec
ASSETS						
Investment properties	32,800	29,387	30,208	24,059	22,624	14,880
Other non-current assets	816	787	740	787	633	8
Current assets	505	368	710	384	538	105
TOTAL ASSETS	34,121	30,542	31,658	25,230	23,795	14,993
EQUITY AND LIABILITIES						
Equity	10,866	7,925	9,988	7,198	6,696	4,740
Interest-bearing liabilities	20,309	20,212	18,870	16,163	15,229	9,345
Non-interest bearing liabilities	2,946	2,405	2,800	1,869	1,870	908
TOTAL EQUITY AND LIABILITIES	34,121	30,542	31,658	25,230	23,795	14,993

KEY RATIOS KLÖVERN

	2015	2015	2014	2014	2014	2013	2012	2011
	3 mon Jul-Sep	9 mon Jan-Sep	3 mon Jul-Sep	9 mon Jan-Sep	12 mon Jan-Dec	12 mon Jan-Dec	12 mon Jan-Dec	12 mon Jan-Dec
Property related								
Properties' fair value, SEK million	32,800	32,800	29,387	29,387	30,208	24,059	22,624	14,880
Rental value, SEK million	3,076	3,076	2,942	2,942	2,983	2,570	2,468	1,554
Occupancy rate, economic, %	90	90	90	90	90	90	88	89
Number of properties	412	412	406	406	408	402	387	255
Financial								
Return on equity, %	3.6	14.2	2.8	11.8	14.5	11.6	5.8	10.1
Equity ratio, adjusted, %	36.4	36.4	29.7	29.7	35.9	31.4	31.9	35.8
Leverage, %	60	60	67	67	60	65	64	63

FINANCING

Corem operates on a capital-intensive market, which, to be able to further develop the company into the leading player in its segment, requires good access to capital at the right time at a limited cost and risk.

EQUITY AND EQUITY RATIO

The Group's equity amounted at the end of the period to SEK 2,745 million (2,343). The change in equity is due to dividend of -125, the comprehensive income for the period of SEK 528 million and repurchase of Corem's own ordinary shares of SEK -1 million. On 30 September 2015, the adjusted equity ratio was 35 per cent (32) and the equity ratio 30 per cent (27).

INTEREST-BEARING LIABILITIES

On 30 September 2015, Corem had interest-bearing liabilities totalling SEK 5,549 million (5,635). Interest-bearing net liabilities, after deduction for liquidity of SEK 21 million (48) and capitalized borrowing costs of SEK 13 million (9), amounted to SEK 5,515 million (5,578). The interest coverage ratio was 2.8 multiples (2.4). At the end of the period, 52 per cent (62) of the interest-bearing liabilities had hedged interest rates. 80 per cent (76) of the interest-bearing liabilities were hedged for at least 3 years.

To ensure stable net interest income over time, Corem has chosen a relatively long period of fixed interest. The company's average period of fixed interest was 4.3 years and the average interest rate was 4.02 percent compared with 4.8 years and 4.32 per cent on 31 December 2014. Corem holds derivatives in the form of interest rate swaps with a view to reducing the interest rate risk while retaining flexibility in comparison with fixed interest loans.

At the end of the period, Corem had interest rate swaps of SEK 2,700 million (2,900) which expire between 2016 and 2031. In compliance with IAS 39, interest rate derivatives shall be valued at market value, which means that a theoretical surplus or undervalue arises if the contracted interest rate differs from the current interest rate, where the change in value in Corem's case is to be recognized in the income statement when hedge accounting is not applied. On 30 September 2015, the market value of the interest rate derivative portfolio amounted to SEK -527 million compared with SEK -568 million on 31 December 2014. The reserve for these undervalues will be gradually dissolved and reversed to earnings until the contracted final date of the derivative.

An increase in the short market rates of one percentage point would increase Corem's average borrowing rate by 0.48 percentage points.

During the period Corem has renegotiated credit comprising SEK 1,203 million, and after the end of the period credits comprising SEK 340 million has been renegotiated.

During the period Corem has issued three three-year uncovered bond loans. The issues were made in April for SEK 400 million, in June for SEK 250 million and in September for SEK 100 million with settlement day 1 Oktober 2015. These loans were issued within an existing framework of SEK 750 million with a flexible interest rate of STIBOR 3 M + 350 basis points and are listed in the Corporate Bond List at NASDAQ in Stockholm. The main reason for the issue was to refinance two bond loans of SEK 400

million that matured in May and in July of this year.

The company's total credits of SEK 5,549 million (5,635) run with remaining credit terms of 3 months to 99 years. The company's average fixed credit term was 3.3 years (3.6).

CASHFLOW AND LIQUID FUNDS

The Group's cash flow from operations amounted for the period to SEK 272 million (127), which corresponds to SEK 3.03 per ordinary share (1.01) taking into consideration earnings relating to preference shares. The cash flow from investment operations amounted to SEK -103 million (-392) during the period and the cash flow from financing operations was SEK -196 million (280). On 30 September 2015, liquid funds amounted to SEK 21 million (48), corresponding to SEK 0.29 per ordinary share (0.65).

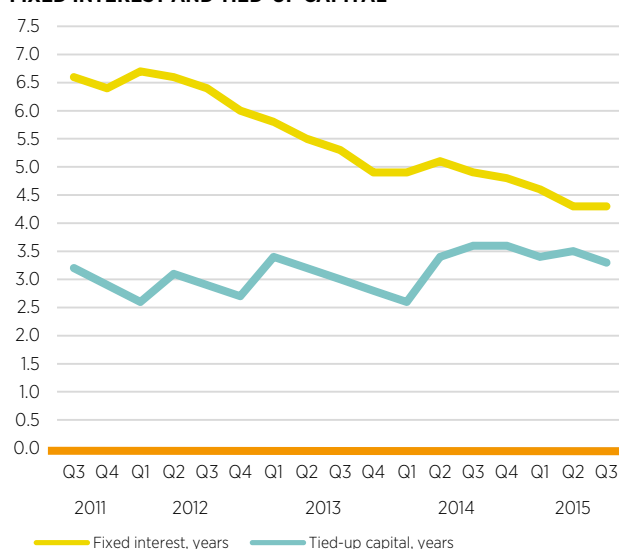
Available liquidity, including unused credit facilities of SEK 388 million (158), amounted to SEK 409 million compared to SEK 206 million on 31 December 2014.

INTEREST AND LOAN MATURITY STRUCTURE

Maturity, year	Average interest rate			Tied-up capital	
	SEKm	Average interest, %	Proportion, %	SEKm	Proportion, %
Floating	2,636	2.62	48		
2015	-	-	-	692	12
2016	301	3.51	5	565 ¹	10
2017	-	-	-	1 899 ¹	35
2018	300	3.67	5	1 120 ¹	20
2019	112	6.26	2	573	10
2020	229	5.95	4	492	9
2021	300	5.57	5	-	-
2022	-	-	-	-	-
2023	-	-	-	-	-
2024	471	5.20	9	71	1
2025-	1,200	5.86	22	137	3
Total	5,549	4.02	100	5,549	100

¹ Of which SEK 200 million refers to bond that was resolved 8 June 2015, SEK 300 million during 2016, SEK 400 million during 2017 and SEK 750 million during 2018.

FIXED INTEREST AND TIED-UP CAPITAL



THE SHARE

Corem is listed on NASDAQ Stockholm Mid Cap and has two classes of shares: ordinary shares and preference shares.

SHARE FACTS: 30 SEPTEMBER 2015

Capitalization SEK	3.1 billion
Number of ordinary share	75,896,586
Number of preference shares	6,611,319
Number of shareholders	3,297
Closing rate, ordinary share SEK	26.70
Closing rate, preference share SEK	160.00
Marketplace	NASDAQ Stockholm, Mid Cap

ORDINARY SHARE

Corem has a total of 75,896,586 ordinary shares. Each ordinary share entitles its holder to one vote. The dividend of SEK 0.80 per ordinary share (0.70) was paid on 6 May 2015.

PREFERENCE SHARE

Corem has a total of 6,611,319 preference shares. Each preference share entitles its holder to one-tenth of a vote. The dividend of SEK 10.00 per preference share (10.00) is paid out as SEK 2.50 (2.50) per quarter from July 2015 and thereafter.

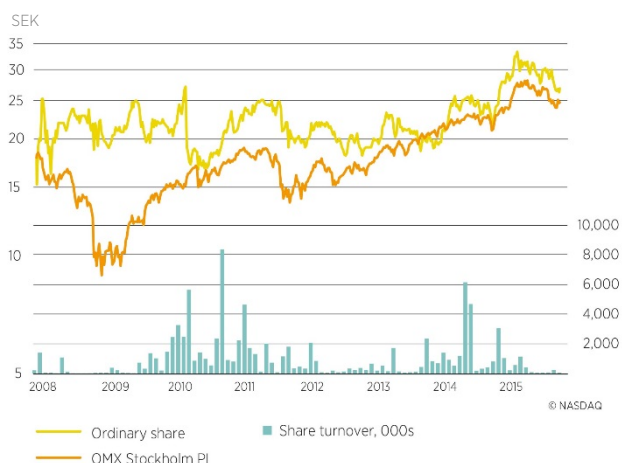
REPURCHASE OF SHARES

During the period, Corem has repurchased 20,200 ordinary shares. On 30 September 2015 Corem owned 2,505,125 repurchased ordinary shares

LARGEST SHAREHOLDERS ON 30 JUNE 2015

Shareholder	Ordinary shares	Preference shares	Share of equity, %	Share of votes, %
Rutger Arnhult via bolag	28,721,342	1,021,604	37.2	38.9
Gårdarike AB	8,915,621	94,711	11.3	12.1
Länsförsäkringar fonder	7,478,188	-	9.3	10.1
Swedbank Robur fonder	5,043,528	-	6.3	6.8
JP Morgan Bank	4,837,010	16,100	6.1	6.5
Fjärde AP-Fonden	2,730,934	-	3.4	3.7
CBNY-NORGES BANK	1,968,988	-	2.5	2.7
Pomona Gruppen AB	1,499,998	-	1.9	2.0
SEB LIFE INTERNATIONAL ASSURANCE	1,383,363	-	1.7	1.9
Livförsäkrings AB Skandia	1,360,197	-	1.7	1.8
Folksam Fonder	1,208,300	-	1.5	1.6
Patrik Tillman via bolag	1,142,882	80,000	1.5	1.6
Rasjö Staffan	977,792	54,336	1.3	1.3
Sjunde AP-Fonden	794,094	-	1.0	1.1
Humle Småbolagsfond	594,721	-	0.7	0.8
Other shareholders	6,084,503	5,344,568	12.6	7.1
Total number of outstanding shares	73,391,461	6,611,319	100.0	100.0
Repurchased shares	2,505,125	-	-	-
Total number of shares	75,896,586	6,611,319	100.0	100.0

SHARE PRICE MOVEMENTS COREM ORDINARY SHARE (CORE SE2002257402) 28 NOVEMBER 2007 TO 19 OCTOBER 2015



SHARE PRICE MOVEMENTS COREM PREFERENCE SHARE (CORE PREF SE0003208792) 9 MARCH 2010 TO 19 OCTOBER 2015



THE COREM GROUP

CONSOLIDATED INCOME STATEMENT

SEK million	2015 3 mon Jul-Sep	2015 9 mon Jan-Sep	2014 3 mon Jul-Sep	2014 9 mon Jan-Sep	2014 12 mon Jan-Dec	Rolling 14/15 12 mon Oct-Sep
Income	149	470	157	470	621	621
Property costs	-31	-107	-31	-102	-141	-146
Operating surplus	118	363	126	368	480	475
Central administration ¹	-18	-32	-7	-19	-26	-39
Net financial income	-60	-179	-64	-189	-252	-242
Profit from property management	40	152	55	160	202	194
Profit shares according to the equity method	58	240	32	144	180	276
Realized changes in value, properties	1	10	0	0	0	10
Unrealized changes in value, properties	19	157	76	87	138	208
Unrealized changes in value, derivatives	-51	41	-73	-243	-358	-74
Profit before tax	67	600	90	148	162	614
Tax	-8	-69	-12	-64	-50	-55
Net profit for the period	59	531	78	84	112	559
Other comprehensive income						
<i>Items which can be recognized as profit for the period</i>						
Translation difference etc.	2	-3	0	2	7	2
company's shareholders	61	528	78	86	119	561
Number of shares and earnings per share						
Earning per ordinary share, SEK ²	0.58	6.56	0.82	0.45	0.61	6.59
Number of outstanding shares at the end of the period	73,391,461	73,391,461	74,749,042	74,749,042	73,411,661	73,391,461
Average number of outstanding ordinary shares	73,391,461	73,392,156	75,132,024	75,384,361	75,332,965	74,820,913
Number of outstanding preference shares at the end of the period	6,611,319	6,611,319	6,611,319	6,611,319	6,611,319	6,611,319

¹ Costs during the period have increased due to one-off items of around SEK 11 million attributable to Corem's offer for Tribona AB (publ)

² The measure earnings per share is calculated on the basis of the average number of shares taking into account preference shares' dividend rights. There is no dilution effect as no potential shares (for example, convertibles) exists.

THE COREM GROUP

CONSOLIDATED BALANCE SHEET

SEK million	2015 30 Sep	2014 30 Sep	2014 31 Dec
ASSETS			
Non-current assets			
Investment properties	7,530	6,866	7,259
Holdings reported in accordance with the equity method	1,375	1,160	1,197
Other tangible assets	2	1	1
Deferred tax asset	91	141	157
Total non-current assets	8,998	8,168	8,614
Current assets			
Other current assets	29	42	91
Liquid funds ¹	21	146	48
Total current assets	50	188	139
TOTAL ASSETS	9,048	8,356	8,753
EQUITY AND LIABILITIES			
Total equity attributable to parent company's shareholders	2,745	2,346	2,343
Long-term liabilities			
Interest-bearing long-term liabilities	4,557	3,209	3,428
Derivatives	527	453	568
Other long-term liabilities	3	3	3
Total long-term liabilities	5,087	3,665	3,999
Current liabilities			
Interest-bearing current liabilities	979	2,118	2,202
Other current liabilities	237	227	209
Total current liabilities	1,216	2,345	2,411
Total liabilities	6,303	6,010	6,410
TOTAL EQUITY AND LIABILITIES	9,048	8,356	8,753

¹ Available liquidity including unutilized credit facilities on 30 September 2015 and 31 December 2014 at SEK 409 million and SEK 206 million respectively.

CONSOLIDATED CASH FLOW STATEMENT¹⁾

SEK million	2015 3 mon Jul-Sep	2015 9 mon Jan-Sep	2014 3 mon Jul-Sep	2014 9 mon Jan-Sep	2014 12 mon Jan-Dec
Current operations					
Operating surplus	118	363	126	368	480
Central administration	-18	-32	-7	-19	-26
Depreciation	0	0	1	1	1
Interest received, etc.	0	53	0	49	49
Interest paid	-71	-178	-65	-190	-263
Income tax paid	-1	-3	-66	-66	-75
Cash flow from changes in working capital	28	203	-11	143	166
Change in current receivables	-3	58	-16	-20	-62
Change in current liabilities	30	11	8	4	9
Cash flow from operations	55	272	-19	127	113
Investment operations					
Investment in new construction, extensions and refurbishment	-44	-110	-25	-62	-99
Acquisition of properties	-122	-302	-	-387	-718
Divestment of properties	1	302	37	57	97
Acquisition of subsidiaries, net effect on liquidity	0	0	-	-	3
Change in tangible assets	0	7	0	0	0
Cash flow from investment operations	-165	-103	12	-392	-717
Financing operations					
Dividend paid to parent company shareholders	-16	-108	-16	-102	-119
Repurchase of own shares	-	-1	-13	-26	-62
Loans raised	159	898	-	567	914
Amortized loans	-313	-985	-5	-159	-212
Cash flow from financing operations	-170	-196	-34	280	521
Cash flow for the period	-280	-27	-41	15	-83
Liquid funds at beginning of period	301	48	187	131	131
Exchange rate difference in liquid funds	0	0	0	0	0
Liquid funds at end of period	21	21	146	146	48

¹ The arrangement of the cash flow statement has been changed from 1 January 2015 to better reflect the Group's business operations. Comparison periods have also been changed.

STATEMENT OF CHANGE IN EQUITY

SEK million	2015 Jan-Sep	2014 Jan-Dec	2014 Jan-Sep
Opening balance equity	2,343	2,346	2,405
Comprehensive income during the period	528	33	86
Dividend to ordinary shareholders ¹	-59	-	-53
Dividend to preference shareholders, SEK 10.00 per share ²	-66	-	-66
Repurchase of own shares	-1	-36	-26
Closing balance equity attributable to parent company's shareholders	2,745	2,343	2,346

¹ Of which 0.80 SEK per share 2015 and 0.70 SEK per share 2014.

² Of which SEK 16.5 million was paid quarterly starting in July 2014 and July 2015.

PARENT COMPANY

INCOME STATEMENT

SEK million	2015 9 mon Jan-Sep	2014 9 mon Jan-Sep	2014 12 mon Jan-Dec
Net income	50	45	64
Cost of service sold	-29	-26	-37
Gross profit	21	19	27
Central administration ¹	-32	-19	-26
Operating profit	-11	0	1
Interest income and similar income items	71	71	135
Interest expense and similar expense items	-50	-44	-60
Profit before tax	10	27	76
Tax	0	0	-6
Net profit for the period	10	27	70

¹Costs during the period have increased due to one-off items of around SEK 11 million attributable to Corem's offer for Tribona AB (publ)

PARENT COMPANY

BALANCE SHEET

SEK million	2015 30 Sep	2014 30 Sep	2014 31 Dec
ASSETS			
Non-current assets			
Tangible assets			
Machinery and equipment	2	1	1
Total, tangible assets	2	1	1
Financial assets			
Shares in group companies	212	212	212
Shares in associated companies	620	624	624
Receivables from group companies	2,324	1,816	2,124
Deferred tax assets	25	31	25
Total financial assets	3,181	2,683	2,985
TOTAL NON-CURRENT ASSETS	3,183	2,684	2,986
Current assets			
Other current receivables	6	19	4
Cash and bank deposits	9	6	14
Total current assets	15	25	18
TOTAL ASSETS	3,198	2,709	3,004
EQUITY AND LIABILITIES			
Equity	1,225	1,334	1,340
Interest-bearing liabilities	1,881	1,306	1,603
Non-interest bearing liabilities	92	69	61
TOTAL EQUITY AND LIABILITIES	3,198	2,709	3,004

OTHER INFORMATION

OPPORTUNITIES AND RISKS

Important areas of risk are property valuation, financing and the cash flow, which are described below. Corem's opportunities and risks are otherwise described in Corem's Annual Report for 2014 on pages 52A–54A. No substantial changes have taken place subsequently.

PROPERTY VALUATION

Corem reports the property portfolio at fair value and recognizes the changes in value in earnings. These changes in value can have significant effects on the Group's earnings and position.

FINANCING

It is important for Corem that there is access to financing when needed and lack of financing would entail risk. A low borrowing rate and long credit promises limit this financing risk.

CASH FLOW

The cash flow is affected by factors such as rental income, interest rate levels and the occupancy rate, in particular as changes in these factors do not always take place at the same time.

SEASONAL VARIATIONS

Operating and maintenance costs are subject to seasonal variations. Snowy, cold winters entail, for example, higher costs for heating and snow clearance while hot summers entail higher costs for cooling.

TRANSACTIONS WITH RELATED PARTIES

Intra-group services are charged for at market prices and on commercial terms. Intra-group services consist of administrative services and charging of group interest rates.

The Corem Group has entered into administration agreements for the Group's properties with Locellus Förvaltning AB which is controlled by board member Rutger Arnhult. All transactions take place at market prices based on commercial terms and totalled SEK 1.17 million (1.17) for the period.

In addition, the Corem Group purchase ongoing legal services from the law firm MAQS Stockholm Advokatbyrå AB in which the Group Chairman Patrik Essehorn is a partner.

THE OFFER FOR TRIBONA AB (PUBL) AND THE SALE OF SHARES IN KLÖVERN AB (PUBL)

On 18 September 2015, Corem made a public offer for all shares in the listed real estate company Tribona AB (publ). The offer was valued at around SEK 2,044 million or SEK 42.00 per share in Tribona. As compensation for the purchase price, a cash payment of SEK 21 was offered for half of the shares and around 0.243 preference shares for the other half of shares. The offer was made conditional, inter alia, on Corem achieving an acceptancy rate of at least 50 per cent of the shares and votes in Tribona and that an extraordinary shareholders meeting of Corem would accept Corem's agreement to divest all of its 16,100,000 Class A ordinary shares and 21,616,162 Class B ordinary shares in Klöver AB to a company controlled by Rutger Arnhult.

Due to the public offer, an extraordinary shareholders meeting of Corem was held on 16 October 2015. In the light of the fact that Klöver, which had previously take a positive position on the offer, notifying that they were engaged in preliminary discussions on divestment of its holding in Tribona to an independent third party, the extraordinary shareholders meeting of Corem made a decision to adjourn the meeting and continue discussion in four to six weeks. The meeting decided to postpone, among other items, matters concerning the public offer and the divestment of shares in Klöver to the resumed meeting.

A competing public offer made to the shareholders in Tribona AB was published on 20 October 2015 by Catena Fastigheter AB (publ).

On 22 October 2015, Corem recalled the offer and decided not to carry out sale of shares in Klöver nor to convene a resumed extraordinary shareholders meeting.

EVENTS AFTER THE END OF THE PERIOD

See *Public Offer for Tribona AB (publ) and sale of shares in Klöver AB (publ.)* for further information.

THE PARENT COMPANY

On 30 September 2015, Corem's parent company owned no properties but deals with issues relating to the stock market and groupwide business functions such as

administration, transactions, management, project development, accounting and financing. The parent company's net profit amounted to SEK 10 million (27) for the period. Sales, the largest part of which consisting of group invoicing, amounted to SEK 50 million (45). The parent company's assets totalled SEK 3,198 million (3,004). Liquid funds amounted to SEK 9 million (14). Equity amounted to SEK 1,225 million (1,340).

ACCOUNTING POLICIES

This interim report for the Group has been prepared in compliance with the Annual Accounts Act and IAS 34 Interim Financial Reporting and for the parent company in compliance with the Annual Accounts Act and RFR 2 Accounting for legal entities. The properties are valued in compliance with Level 3 in the IFRS value hierarchy. The fair value of financial instruments agrees essentially with the carrying amounts. No changes have taken place during the period of the categorization of financial instruments. Derivatives are valued in accordance with Level 2 of the valuation hierarchy.

No new or changed standards of interpretations from IASB have had any impact on the interim report and the accounting policies applied are those described in Note 1 of Corem's Annual Report for 2014.

ORGANIZATION

Corem shall have a decentralized organization to achieve good knowledge of the market and closeness to tenants. On 30 September 2015, Corem had a total of 46 (46) employees, of which 13 (14) were women and 33 (32) men.

ENVIRONMENTAL WORK

Environmental work is a natural and important part of Corem's business operations. Within the framework of Corem's core activities, environmental work shall contribute to a long-term sustainable society, more efficient use of resources and sustainable profitability.

Stockholm, 23 October 2015,
Corem Property Group AB (publ)

The board of Directors

REVIEW REPORT

**Corem Property group AB (publ),
corporate identity number 556463-9440.**

INTRODUCTION

We have reviewed the condensed interim report for Corem Property Group AB (publ) as at September 30, 2015 and for the nine months period then ended. The Board of Directors and the Managing Director are responsible for the preparation and presentation of this interim report in accordance with IAS 34 and the Swedish Annual Accounts Act. Our responsibility is to express a conclusion on this interim report based on our review.

SCOPE OF REVIEW

We conducted our review in accordance with the International Standard on Review Engagements, ISRE 2410 *Review of Interim Financial Statements Performed by the Independent Auditor of the Entity*. A review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and other generally accepted auditing standards in Sweden. The procedures performed in a review do not

enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim report is not prepared, in all material respects, in accordance with IAS 34 and the Swedish Annual Accounts Act regarding the Group, and in accordance with the Swedish Annual Accounts Act regarding the Parent Company.

Stockholm, October 23, 2015,
Ernst & Young AB

Mikael Ikonen
Authorized Public Accountant

Ingemar Rindstig
Authorized Public Accountant

KEY RATIOS

	2015 3 mon Jul-Sep	2015 9 mon Jan-Sep	2014 3 mon Jul-Sep	2014 9 mon Jan-Sep	2014 12 mon Jan-Dec	2013 12 mon Jan-Dec	2012 12 mon Jan-Dec	2011 12 mon Jan-Dec
Property related								
Fair value properties, SEK million	7,530	7,530	6,866	6,866	7,259	6,380	5,830	5,418
Required yield, valuation, %	7.1	7.1	7.6	7.6	7.4	7.7	7.7	7.8
Rental value, SEK million	680	680	662	662	683	640	592	552
Lettable area, sq.m.	993,961	993,961	942,999	942,999	982,895	916,562	868,322	842,955
Occupancy rate, economic, %	90	90	92	92	92	92	92	92
Operating margin, %	79	77	80	78	77	74	75	74
Number of properties	130	130	130	130	131	132	132	133
Financial								
Return on total assets, %	7.8	11.1	11.0	10.0	9.4	6.5	6.5	7.1
Return on equity, %	8.7	27.8	13.0	5.0	4.7	16.6	8.4	1.7
Equity ratio, adjusted, %	35	35	32	32	32	33	32	32
Equity ratio, %	30	30	28	28	27	31	29	29
Net debt, SEK million	5,515	5,515	5,181	5,181	5,582	4,784	4,407	4,156
Leverage, %	55	55	59	59	58	61	61	61
Leverage, properties, %	52	52	59	59	59	63	67	68
Interest coverage ratio, multiples	2.8	2.8	2.5	2.5	2.4	2.2	2.0	2.0
Average interest, %	4.02	4.02	4.52	4.52	4.32	4.90	4.66	4.90
Average fixed interest period, years	4.3	4.3	4.9	4.9	4.8	4.9	6.0	6.4
Average tied-up capital, years	3.3	3.3	3.6	3.6	3.6	2.8	2.7	2.9
Share-related								
Earnings per ordinary share, SEK	0.58	6.56	0.82	0.45	0.61	4.05	1.48	-0.38
Earnings per preference share, SEK	2.50	7.50	2.50	7.50	10.00	10.00	10.00	10.00
Equity per share, SEK	34.31	34.31	28.84	28.84	29.28	29.18	25.73	24.79
Cash flow, operations per ordinary share, SEK	0.53	3.03	-0.47	1.01	0.62	2.45	1.61	-0.07
Cash flow, total, per ordinary share, SEK	-3.81	-0.36	-0.55	0.20	-1.10	0.17	0.21	-1.71
Dividend per ordinary share, SEK	-	-	-	-	0.80	0.70	0.60	0.50
Dividend per preference share, SEK	-	-	-	-	10.00	10.00	10.00	10.00
Share price per ordinary share, SEK ¹	26.70	26.70	23.90	23.90	28.70	20.00	20.00	20.00
Share price per preference share, SEK ¹	160.00	160.00	176.00	176.00	184.00	150.00	131.00	122.50
Number of outstanding ordinary shares ²	73,391,461	73,391,461	74,749,042	74,749,042	73,411,661	75,833,186	74,533,198	74,669,553
Average number of outstanding ordinary shares ²	73,391,461	73,392,156	75,132,024	75,384,361	75,332,965	75,551,470	74,659,586	75,387,854
Number of outstanding preference shares ²	6,611,319	6,611,319	6,611,319	6,611,319	6,611,319	6,611,319	6,386,416	6,339,263

¹ At the end of the period.

² Excluding repurchased shares.

DEFINITIONS

Annual rent

Rent including supplements and index on an annual basis.

Cash flow per ordinary share

Cash flow for the period from operations, adjusted by dividend to preference shares and total cash flow in relation to the average number of ordinary shares.

Earnings per ordinary share

Net profit in relation to average number of ordinary shares and taking into account the preference shares' share of profit for the period.

Earnings per preference share

The preference shares' share of profit corresponding to the period's accumulated share of annual dividend of SEK 10.00 per preference share.

Occupancy rate, economic

Income on an annual basis divided by assessed rental value.

Equity per share

Equity in relation to the number of outstanding ordinary and preference shares on closing date.

Equity ratio

Equity as a percentage of total assets.

Equity ratio, adjusted

Equity adjusted for the value of derivatives including tax and reported deferred tax properties, as well as charge deferred tax of 5 per cent pertaining to the difference between the properties' fair value and

residual value for tax purposes, as a percentage of total assets.

IFRS

Abbreviation of International Financial Reporting Standards. International reporting standards for consolidated accounts, to be applied by listed companies within the EU from 2005 inclusive.

Interest coverage ratio

Profit from property management, including realized changes in value, as well as the share of associated companies' profit from property management, including realized changes in value, plus financial expenses divided by financial expenses.

Lettable area

Total area available for letting.

Leverage

Interest-bearing liabilities after deduction for the market value of listed shareholding and liquid funds in relation to the fair value of the properties at the end of the period.

Leverage, properties

Interest-bearing liabilities with collateral in properties in relation to the fair value of the properties at the end of the period.

Net debt

The net of interest-bearing provisions and liabilities less financial assets including liquid funds.

Net letting

Annual rent for the tenancy agreements entered into during the period, reduced for

terminated tenancy agreements and bankruptcies.

Operating margin

Operating surplus as a percentage of income.

Realized change in value, properties

Realized property sales after deduction for the most recently reported fair value of the properties and selling expenses.

Rental value

Contracted annual rent as applicable at the end of the period with a supplement for assessed rent of vacant premises.

Return on equity

Net profit on an annual basis as a percentage of average equity during the period.

Return on total assets

Net profit, excluding financial expenses and unrealized changes in value of derivatives, on an annual basis, as a percentage of total assets during the period.

Required yield

The required return on the residual value of property valuations.

Unrealized changes in value, properties

Change in fair value after deduction for investments made for the property portfolio at the end of the respective period.

CALENDAR

FINANCIAL REPORTS AND ANNUAL GENERAL MEETING

Year-end report 2015	19 February 2016
Annual report 2015	March 2016

DIVIDEND

Last day for trading including right to dividend for preference shareholders	28 December 2015
Record day for dividend for preference shareholders	30 December 2015
Expected day for dividend for preference shareholders	7 January 2016
Last day for trading including right to dividend for preference shareholders	29 March 2016
Record day for dividend for preference shareholders	31 March 2016
Expected day for dividend for preference shareholders	5 April 2016

FURTHER INFORMATION

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Information on business operations, the board of directors and executive management, financial reporting and press releases is available on Corem's website, www.corem.se

This is the English language version of Corem's Interim Report. The Swedish language Interim Report is the binding version that shall prevail in case of discrepancies.



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