

1ST QUARTER

INTERIM REPORT JANUARY-MARCH 2021

corem  property
group

INTERIM REPORT

JANUARY–MARCH 2021

- Profit from property management amounted to SEK 157 million (117), an increase with 34 per cent.
- Income amounted to SEK 258 million (223), an increase with 16 per cent. In the comparable property portfolio, income increased by 7 per cent.
- The economic occupancy rate has increased and amounted to 93 per cent (91).
- Net operating income amounted to SEK 184 million (166), an increase with 11 per cent. In the comparable portfolio, net operating income increased by 2 per cent.
- Change in property value amounted to SEK 481 million (81).
- Change in value of financial investments amounted to SEK -191 million (-1,633).
- Net profit amounted to SEK 409 million (-1,402), equivalent to SEK 1.14 per ordinary share (-4.13).
- Fair value of the property portfolio amounted to SEK 14,811 million (14,002), after acquisition of two properties and new constructions and refurbishments of SEK 128 million.
- The fair value of holdings in listed shares amounted to SEK 4,355 million (4,347).
- Net asset value (NAV) per ordinary share amounted to SEK 23.54, compared to SEK 22.22 at 31 December 2020.

EVENTS DURING THE QUARTER

- Corem has submitted a public takeover bid to the shareholders in Klöver with the aim of merging the companies. The offer corresponding at the time of the bid is approximately SEK 16.6 per ordinary share of series A, SEK 16.9 per ordinary share of series B and SEK 323 per preference share in Klöver.
- Proposals have been submitted for the introduction of a new class of shares, ordinary share of series D, and for a voluntary exchange offer that enables preference shareholders to convert a preference share into 1.12 newly issued ordinary shares of series D.
- Two logistics properties have been acquired – one in Jönköping and one in Haninge – with a total area of 10,257 sq.m. and at an underlying property value of SEK 197 million. An agreement has also been signed for the acquisition of land in Rosersberg, Sigtuna, with access in July 2021.
- An agreement has been signed for the sale of two properties with housing development potential in Stockholm, at an underlying property value of SEK 115 million plus a potential additional purchase price.
- The green bond issued in the fourth quarter of 2020 has been increased by a total of SEK 550 million.
- Following the completion of a mandatory bid, M2 Asset Management became the owner of over 50 per cent of the outstanding votes in Corem. M2's increased ownership and subsequently completed mandatory bid meant a Change of Control event for Corem's two outstanding bonds during the quarter.
- Board member Rutger Arnhult left Corem's board on March 25.

IMPORTANT EVENTS AFTER THE PERIOD

- As a result of the Change of Control event, bondholders have requested repurchases totaling SEK 592 million.
- The Board has adjusted the exchange ratios in the offer to the shareholders in Klöver so that the owners of ordinary shares series A and series B in Klöver are offered 0.88 newly issued ordinary shares of series A and series B in Corem for each ordinary share of series A and series B in Klöver.

19,550

ASSETS,
SEK M

14,811

FAIR VALUE OF
PROPERTIES, SEK M

23.54

NAV PER ORD.
SHARE, SEK

157

PROFIT FROM
PROPERTY
MANAGEMENT,
SEK M

38

LTV,
PER CENT

**BID FOR
PROPERTY
COMPANY
KLÖVERN**

	2021	2020	2020	Rolling
	3 mon	3 mon	12 mon	12 mon
	Jan-Mar	Jan-Mar	Jan-Dec	Apr-Mar
Income, SEKm	258	223	894	929
Net operating income, SEKm	184	166	668	686
Profit from property management, SEKm	157	117	420	460
Net profit, SEKm	409	-1,402	-108	1,703
Earnings per ordinary share, SEK	1.14	-4.13	-0.52	4.75
Net Asset Value (NAV) per ordinary share, SEK	23.54	18.54	22.22	23.54
Occupancy rate, economic, %	93	91	93	93
Operating margin, %	71	74	75	74
Equity ratio, adjusted, %	48	49	48	48
Interest coverage ratio, multiples	3.3	2.7	2.5	2.7
Loan to value (LTV), %	38	40	38	38

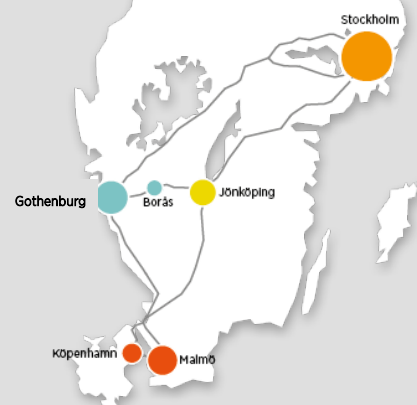
For definition of key ratios, see page 23.

WE CREATE SPACE TO DEVELOP YOUR BUSINESS

Corem creates long-term sustainable value and growth by acquiring, managing, refining and investing in properties, with focus on properties for city logistics.

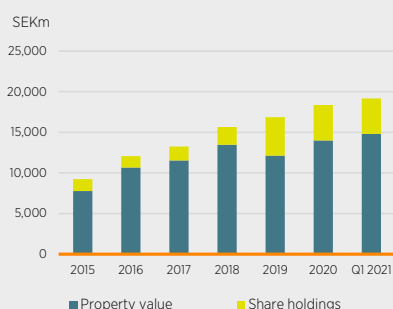
The property portfolio is focused to attractive logistic areas in urban regions with high accessibility and growth. As of 31 mars 2021, Corem had 169 properties in its portfolio with a total lettable area of 1,011,925 sq.m. Inhouse property management is an important part of our strategy, and a key factor in obtaining a strong regional connection to know the local market and be close to the tenants.

The property value 31 March 2021 amounted to SEK 14,811 million and in addition Corem owns shares in selected listed real estate companies – Klöver and Castellum – at a value of SEK 4,355 million.



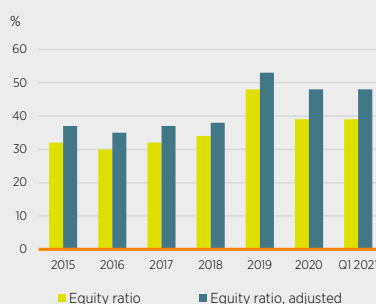
19,550

ASSETS, SEK M



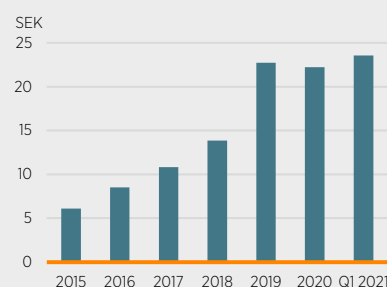
48

EQUITY RATIO, ADJUSTED, %



23.54

NAV, SEK PER ORDINARY SHARE



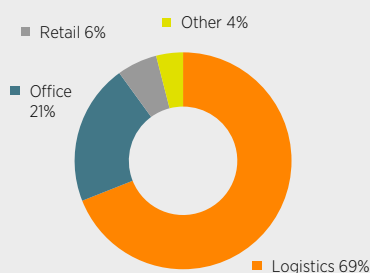
14,811

FAIR VALUE PROPERTIES, SEK M



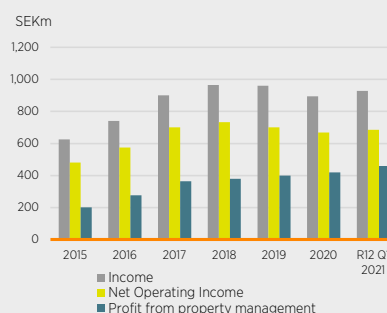
1,011,925

LETTABLE AREA, SQ.M.



929

RENTAL INCOME, R 12, SEK M



STRONG POSITION IN GROWTH REGIONS AND COREM CONTINUES ITS' EXPANDING JOURNEY

The first quarter of 2021 has been a very active quarter for Corem. We have made a public offer for Klöver and we are furthermore reporting our best quarter ever for the real estate business. Our property portfolio has become more attractive following an increasing demand for city logistics. During the period, net letting amounted to SEK 10 million and our profit from property management increased by 34 per cent compared with the corresponding period last year. Our net asset value NAV has increased by 27 per cent over the past 12 months and now amounts to SEK 23.54 per share.

Profitability has increased during the quarter and profit from property management is at a record high level at SEK 157 million (117). We continue to have a stable development of the cash flow and high value growth. Rental income increased by 16 per cent compared with the same quarter last year.

During the quarter, Corem continued to be active in both project development and acquisitions. The project in Backa, Gothenburg, is in completion and our tenants have moved in. In addition, we have acquired two properties in good transport locations close to Stockholm and Jönköping. We have also signed contracts to acquire an area of land zoned for warehousing and logistics in Rosersberg. This acquisition strengthens our customer offering in the Stockholm area and complements our existing portfolio very well. Demand for premises is high in the Stockholm region, which, at the end of the first quarter, accounted for 56 per cent of the property value of the whole portfolio.

Our properties are located at attractive locations, which may from time to time become relevant for use as residential areas.

In the light of this, we signed a contract in February to divest two properties in Örnberg industrial area in southern Stockholm, which are located in an area that will now instead be developed into a modern attractive residential area within the next few years.

Our letting work is the key to future profitability and during the quarter we have both retained a high occupancy rate and a positive net letting. At the end of the quarter, we signed a ten-year lease contract with the car service chain Vianor, for a total of approximately 4,500 sq.m. of warehousing and workshop space with associated offices at Bredden, an area in high demand in Sollentuna, Stockholm.

During the period, Corem's main owner M2 Asset Management announced the outcome of our mandatory offer of December 2020. The take up was low which shows that our owners continue to have great confidence in the company's strategy.

We can note that Corem has been relatively unaffected, despite the continued spread of infection of COVID-19. It is rather the case that the company has been strengthened by the underlying trends entailed by the pandemic in the form of increased demand for e-commerce and a growing interest in city logistics.

At the end of the quarter, Corem's board announced a takeover bid to Klöver's shareholders to create one of the leading property companies in the Nordic area, with the focus on growth regions. Together, we will further strengthen our market position with a property portfolio amounting to approximately SEK 75 billion.



Furthermore, the prerequisites will be created for an improved credit profile with the aim of eventually obtaining an investment grade rating for the combined company.

I see great opportunities for being able to develop Corem and Klöver's real estate portfolio through continued acquisitions and investments in the existing portfolio. Together with a strong balance sheet, this is an important factor for continued clear long-term value creation. Creating space for the customers' business continues to be our foremost driving force.

Eva Landén, CEO

Stockholm 29 April, 2021



THE BID FOR KLÖVERN – CREATION OF A LEADING NORDIC PROPERTY COMPANY

On March 29, 2021, Corem submitted a public takeover bid to the shareholders in Klöver. By combining Corem's portfolio of properties for urban logistics with Klöver's broader portfolio with a focus on offices, we want to create one of the Nordic region's leading property companies. Together, a well-composed property stock is created with a focus on urban development in growth regions in Sweden and abroad.

The proposed merger is expected to create value for all stakeholders. This is done through a combination of strong cash flows, well-complemented property portfolios, strengthened customer base and valuable operational and financial synergies.

THE OFFER

The offer to Klöver's shareholders includes acquiring all outstanding A shares, B shares and preference shares for consideration in the form of newly issued shares in Corem. For each ordinary share A and B, 0.88 newly issued ordinary shares A and B, respectively, are received in Corem. For each preference share, 1.12 newly issued share D shares are received, alternatively a newly issued preference share.

For the offer in detail, see www.corem.se

TOGETHER, WE CREATE A COMPANY WITH:

- ✓ A stronger market position through a broader property and project portfolio
- ✓ Strengthened customer offering
- ✓ Strong cash flows and estimated synergies of approximately SEK 200 million annually.
- ✓ A business driven and experienced organization with competence which overlap and strengthen each other well.
- ✓ An improved credit profile and reduced financing cost with the goal to eventually receive a rating corresponding investment grade.
- ✓ A more focused ownership structure through elimination of current cross-ownership

517

Properties in a well-composed stock

75

Property value, SEKb

200

Estimated synergies, SEKm

Around 10 May

Offer documents published

Around 11 May

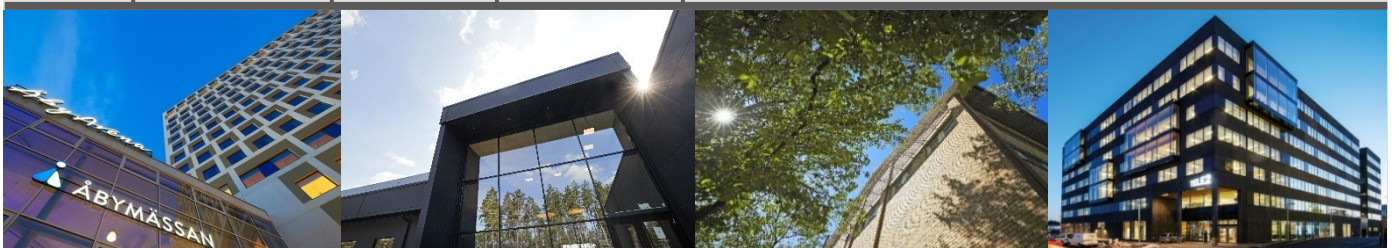
First day to accept the offer

Around 8 June

Last day to accept the offer

Around 14 June

Payment of consideration



INCOME STATEMENT (SUMMARY)

THE GROUP

SEK million	2021 3 mon Jan-Mar	2020 3 mon Jan-Mar	2020 12 mon Jan-Dec	Rolling 12 mon Apr-Mar
Rental income	258	223	894	929
Property expenses	-74	-57	-226	-243
Net operating income	184	166	668	686
Central administration	-9	-10	-39	-38
Net financial income	-18	-39	-209	-188
Profit from property management	157	117	420	460
Realized changes in value, properties	-	-	17	17
Unrealized changes in value, properties	481	81	742	1,142
Changes in value, financial investments	-191	-1,633	-1,042	400
Change in value, derivatives	83	-27	-31	79
Profit before tax	530	-1,462	106	2,098
Tax Note 2	-121	60	-214	-395
Net profit for the period	409	-1,402	-108	1,703
Other comprehensive income				
<i>Items which can be recognized as profit for the period</i>				
Translation difference etc	5	12	-11	-18
Comprehensive income for the period attributable to parent company's shareholders	414	-1,390	-119	1,685
Number of shares and earnings per share				
Earning per ordinary share, SEK ¹	1.14	-4.13	-0.52	4.75
Number of outstanding shares at the end of the period	343,194,505	343,194,505	343,194,505	343,194,505
Average number of outstanding ordinary shares	343,194,505	344,137,857	343,429,054	343,194,505
Number of outstanding preference shares at the end of the period	3,600,000	3,600,000	3,600,000	3,600,000

¹ 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.

INCOME, EXPENSES AND PROFIT

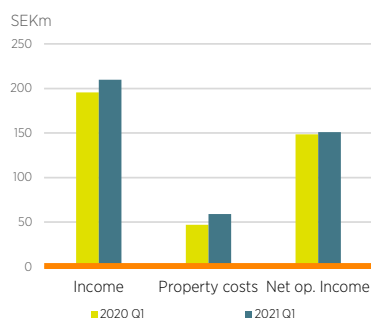
ASSESSED RENTAL VALUE AND ECONOMIC OCCUPANCY RATE



INCOME AND PROFIT FROM PROPERTY MANAGEMENT, 12 MON



COMPARABLE PORTFOLIO



The comparable portfolio corresponds to 81 per cent of total income and 82 per cent of total net operating income.

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

EARNINGS

The net operating income amounted to SEK 184 million (166), an increase with 11 per cent compared to the previous year. The operating margin amounted to 71 per cent (74).

In comparable portfolio, the net operating income increased by 2 per cent and the operating margin was 72 per cent (76).

Profit from property management amounted to SEK 157 million (117), which corresponds to an increase of 34 per cent.

INCOME

Income amounted to SEK 258 million (223) for the quarter, an increase with 16 per cent compared to the same quarter last year. The increase is attributable to completed projects, leases and renegotiations. Income for a comparable portfolio increased by 7 per cent.

Income includes provision for anticipated customer losses of SEK 1 million (2).

The economic occupancy rate was 93 per cent at 31 March 2021.

The effects of the COVID-19 pandemic on income have been limited during the first quarter 2021, as for 2020. During the first quarter of 2021, there were no agreed rental discounts for existing tenants as a result of the COVID-19 pandemic. See also page 12.

EXPENSES

Property costs for the period amounted to SEK 74 million (57) and in a comparable portfolio costs increased with 25 per cent. The increase is mainly attributable to the fact that the first quarter of 2021 was significantly colder than the same period last year, which was unusually warm. The increase in tax-related costs amounted to approximately 20 per cent compared with the first quarter of the previous year. In terms of normal year-adjusted consumption, however, consumption is reduced compared with the previous year.

Central administration amounted to SEK 9 million (10), consisting of costs for group management and group-wide functions.

NET FINANCIAL INCOME

Net financial income totaled SEK -18 million (-39). Financial income amounted to SEK 53 million (33) and consists of dividend from shareholdings.

Financial expenses amounted to SEK 71 million (72), mainly consisting of rental expenses from loans, and also leasehold fees of SEK 3 million (3).

At the end of the period the average interest rate was 2.8 per cent, compared to 3.3 per cent one year ago. Also see page 15.

CHANGES IN VALUE

Properties

Changes in property value during the period amounted to SEK 481 million (81), of which unrealized changes amounted to SEK 481 million and realized changes amounted to SEK 0 million. Unrealized changes in value are mainly explained by decreased yield requirements and completed new lettings and renegotiations. Also see page 10.

Financial investments

The changes in value of financial investments amounted to SEK -191 million (-1,633). Out of the value changes SEK 0 million (-175) were realized changes. Also see page 14.

Derivates

Changes in derivatives values during the period totaled SEK 83 million (-27). The value of Corems derivatives is affected by changes in the long market rates.

Income tax

During the period, deferred tax totaled SEK -121 million (60) and current tax to SEK 0 million (0). See page 17 for additional information.

Other comprehensive income

Other comprehensive income amounted to SEK 5 million (12), mainly consisting of translation differences attributable to Corem's two properties in Denmark.

CONSOLIDATED BALANCE SHEET (SUMMARY)

THE GROUP

	2021	2020	2020
SEK million	31 Mar	31 Mar	31 Dec
ASSETS			
Non-current assets			
Investment properties	14,811	12,427	14,002
Right of use assets	218	209	218
Financial assets at fair value	4,355	2,055	4,347
Other assets	7	5	7
Total non-current assets	19,391	14,696	18,574
Current assets			
Other current assets	117	76	85
Short term investments	-	1,135	-
Liquid funds	42	29	15
Total current assets	159	1,240	100
TOTAL ASSETS	19,550	15,936	18,674
EQUITY AND LIABILITIES			
Total equity attributable to parent companys shareholders	7,691	6,284	7,277
Long-term liabilities			
Interest-bearing long-term liabilities	6,162	5,748	5,510
Long-term leasing liabilities	218	209	218
Deferred tax liabilities	920	532	800
Derivatives	372	451	455
Other long-term liabilities	7	7	7
Total long-term liabilities	7,679	6,947	6,990
Current liabilities			
Interest-bearing current liabilities	3,792	2,366	4,086
Other current liabilities	388	339	321
Total current liabilities	4,180	2,705	4,407
Total liabilities	11,859	9,652	11,397
TOTAL EQUITY AND LIABILITIES	19,550	15,936	18,674

CASH FLOW STATEMENT

THE COREM GROUP

SEK million	2021 3 mon Jan-Mar	2020 3 mon Jan-Mar	2020 12 mon Jan-Dec	Rolling 12 mon Apr-Mar
Current operations				
Operating surplus	184	166	668	686
Central administration	-9	-10	-39	-38
Depreciation	0	0	1	1
Interest recieved, etc.	53	32	84	105
Interest paid etc	-57	-61	-262	-258
Interest expense lease agreement attributable to land lease agreemer	-3	-3	-13	-13
Income tax paid	0	0	-7	-7
Cash flow from changes in working capital	168	124	432	476
Change in current receivables	-13	6	-24	-43
Change in current liabilities	57	-42	-38	61
Cash flow from operations	212	88	370	494
Investment operations				
Investment in new construction, extensions and refurbishment	-128	-170	-741	-699
Acquisition of properties	-192	-41	-478	-629
Divestment of properties	-	-	60	60
Acquisition of long-term shareholdings	-199	-	-854	-1,053
Change in tangible assets	0	0	-3	-3
Cash flow from investment operations	-519	-211	-2,016	-2,324
Financing operations				
Dividend paid to parent company shareholders	-18	-18	-278	-278
Repurchase of own shares	-	-498	-498	-
Short term investments	-	-89	197	286
Loans raised	1,143	1,489	4,079	3,733
Amortized loans	-791	-740	-1,847	-1,898
Cash flow from financing operations	334	144	1,653	1,843
Cash flow for the period	27	21	7	13
Liquid funds at beginning of period	15	8	8	29
Liquid funds at end of period	42	29	15	42

STATEMENTS OF CHANGES IN EQUITY (SUMMARY)

SEK million	2021 Jan-Mar	2020 Apr-Dec	2020 Jan-Mar
Opening balance equity	7,277	6,284	8,172
Comprehensive income during the period	414	1,271	-1,390
Dividend to ordinary shareholders ¹	-	-206	-
Dividend to preference shareholders ²	-	-72	-
Repurchase of own shares	-	-	-498
Closing balance equity attributable to parent company's shareholders	7,691	7,277	6,284

¹ Decided SEK 0.60 per share for 2019.

² Decided 20.00 SEK per share for 2019, paid with SEK 18 m per quarter.

THE PROPERTY PORTFOLIO

Corem's property portfolio on 31 March 2021 consisted of 169 properties with a total lettable area of 1,011,925 sq.m.

The operations are divided into four geographic regions: Stockholm Region, South Region, West Region and Småland Region.

The items below – as well as the comparative amounts – refer to the period January–March, unless otherwise is stated. The balance sheet items and comparative figures refer to the position at the end of the quarter and the previous year respectively.

PROPERTY VALUE AND CHANGES IN VALUE

On 31 March 2021, the aggregated market value of Corem's property portfolio was SEK 14,811 million (14,002).

The change in value of properties amounted to SEK 481 million (81) for the quarter, of which unrealized changes in value amounts to SEK 481 million and realized to SEK 0 million. The changes in value are mainly explained by decreased yield requirements and completed new lettings and renegotiations.

The average yield requirement in the valuations was approximately 5.4 per cent (5.5).

Valuation of the portfolio is done each quarter. During the first quarter, properties corresponding to 28 per cent of the aggregate value have been externally valued, while the remaining properties have been valued through internal cash flow valuations. For the quarter, Corem has used Savills Sweden AB and Cushman & Wakefield AB as valuation institutions. Corem continuously obtains market information from external valuation institutions to support the internal process. See also Corem's Annual Report 2020.

PROPERTY TRANSACTIONS

During the first quarter, Corem acquired and accessed the Hedenstorp 1:99 property in Jönköping with 4,033 sq.m. of warehousing and production space and associated offices. The acquisition was made at an underlying property value of SEK 65 million.

The property Kalvsvik 16:20 in Albyberg, Haninge, with 6,224 sqm of storage and production space, for which an agreement was

signed in December 2020, was also accessed during the quarter. The acquisition of Kalvsvik 16:20 was made at an underlying property value of SEK 132 million.

An agreement has been signed for the acquisition of the property Rosersberg 11:151 in Sigtuna. The property consists of undeveloped land of approximately 16,500 sq.m. plot area with a zoning plan that allows building rights of 40,000 sq.m. BTA for mixed commercial use. Access is planned for 1 July 2021.

Two properties with housing development potential - Instrumentet 13 and Instrumentet 18 in Örnberg in Stockholm - have been sold at an underlying property value of SEK 115 million plus a potential additional purchase price in the event of a legally binding zoning plan. The divestment was completed on 26 April 2021.

CHANGE IN FAIR VALUE, NUMBER OF PROPERTIES AND LEASABLE AREA

	2021, Q1			2020
	Number	Sq.m.	SEK million	
Total start of the year	167	985,887	14,002	12,114
Acquisitions	2	10,257	192	478
New constr., extension and refurbishment	-	15,781	128	741
Divestments	-	-	-	-60
Changes in value, unrealized	-	-	481	742
Currency translation	-	-	8	-13
Total end of the period	169	1,011,925	14,811	14,002



TRANSACTIONS 1 JANUARI – 31 MARCH 2021

Quarter	Property	City	Municipality	Property type	Acquisition/Divestment lettable area, sq.m.
Q1	Hedenstorp 1:99	Jönköping	Jönköping	Logistics	4,033
Q1	Kalvsvik 16:20	Stockholm	Haninge	Logistics	6,224
Net acquisitions, properties					10,257

THE SWEDISH TRANSACTION MARKET

The COVID-19 pandemic has continued to contribute to uncertainty, and volatility in the world economy during the beginning of 2021, but most forecasts point to the economic recovery beginning in the 2nd quarter of 2021; as more and more people are vaccinated and the authorities start withdrawing infection control measures. Sweden has a good baseline as the economy has shown good resilience at the same time as households are well equipped to consume when the restrictions are removed.

The great interest in stable asset classes has continued to contribute to high demand for warehouse and logistics properties in good communication locations, as they are considered low-risk segments with stable cash flows and good market prospects.

The warehouse and logistics property segment has performed well

through the pandemic, thanks to growth in e-commerce and the continued great need for efficient premises in peri-urban locations.

Vacancy rates are generally low and lease periods are relatively long. The total transaction volume was high during the first quarter and amounted to just over SEK 40 billion. The warehousing and logistics segment accounted for approximately 25 per cent of the volume, which is a larger share than for the full year 2020 when warehousing and logistics properties accounted for 18 per cent. The interest from foreign investors is great and these accounted for approximately 65 per cent of the transactions in warehousing and logistics properties during the quarter.

Corem believes in continued high demand in the rental market in the warehousing and logistics segment as well as a strong investor interest from both domestic and international players.

CONSTRUCTIONS, EXTENSIONS AND REFURBISHMENTS

During January–March 2021, Corem invested a total of SEK 128 million (741) in the property portfolio relating to new construction, extensions and refurbishment.

Project- and property development are important parts of Corem's business and enables the company to meet changing tenant requirements as well as to further develop and add value to the property portfolio. Investments in existing properties are often made in connection with new leases and for the purpose of adapting and modernizing premises. For further information, see Corem's Annual Report 2020.

ONGOING PROJECTS

Veddesta 2:79, Järfälla

New construction project of an environmentally profiled, modern warehouse building of three floors with a total of 16,900 sqm.

A former warehouse building has been demolished and instead a new, modern, three-storey warehouse of 16,170 sq.m. is being built. An existing office building of 760 sq.m. is being renovated into a new head office for MTAB, which has signed a 15-year lease for the complete facility. Occupancy will take place in June 2021.

Backa 96: 2, Gothenburg, Pro Stop Backa

New construction of Pro Stop Backa, Gothenburg, a specialist retail area that finalized will comprise 22,500 sq.m.

Din Bil moved in during October 2020 and K-Bygg, Elektroskandia, Wangeskogs Maskinuthyrning and Würth moved in during March 2021 and are opening for customers during April 2021.

Kappelgårde, Hundigevej 85-87, Greve, Copenhagen, Denmark

Renovation and extension for the tenant GSV, Denmark's leading machine rental company. The project increases the lettable area by approximately 1,000 sq.m. to a total of approximately 13,400 sq.m. GSV has signed a 15-year lease that also covers land areas of approximately 90,000 sq.m. The project is estimated to be completed in June 2021.

Backa 25:1, Gothenburg

Planning is ongoing for remodeling and new construction of an environmentally profiled, modern warehouse building with a total of approximately 9,200 sq.m. An older fire-damaged warehouse building of 4,000 sq.m. will be demolished and instead a modern and efficient establishment in a distribution location close to the city will be built. The project is expected to be completed during the third quarter of 2022.

LARGER INVESTMENT PROJECTS (ABOVE SEK 25 MILLION)

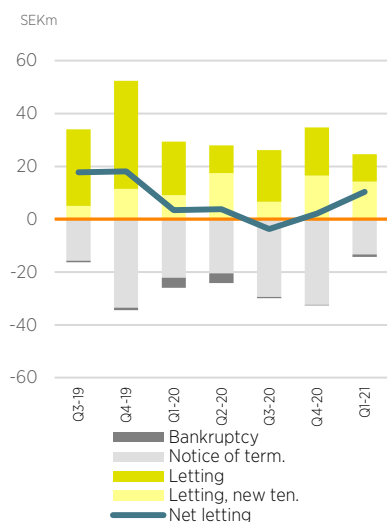
ONGOING PROJECTS

Property	Description	Compl.	Sq.m.	Investment, SEKm	Estimated investment, SEKm
Stockholm, Veddesta 2:79	Extension for MTAB, Järfälla	Q2 2021	16,900	204	219
West, Backa 96:2	Construction of Pro Stop Backa, Gothenburg	Q2 2021	22,500	372	375
South, Kappelgårde	Extension for GSV, Denmark	Q2 2021	13,400	52	88
West, Backa 25:1	New construction of warehouse building, Gothenburg	Q3 2022	9,200	0	86
Total, ongoing projects			62,000	628	768



Land acquisition in the Stockholm Region. During the first quarter of 2021, an agreement was signed for the acquisition of the Rosersberg 11:151 property in Sigtuna. The property consists of undeveloped land of approximately 16,500 sqm with a zoning plan that allows building of 40,000 sq.m. gross total area for mixed commercial purposes.

NET LETTING



TENANTS AND CONTRACTS PORTFOLIO

Corem's total rental income 31 March 2021 on an annual basis amounted to SEK 948 million (851) with an assessed total rental value of SEK 1,021 million (932).

The income base is well-diversified with 659 unique tenants. The three largest tenants together account for around 10 per cent of the total rental income.

Remaining average lease contract term is 4.3 years (4.0). 43 per cent of contracted rent mature during 2025 or later.

The economic occupancy rate was 93 per cent (91) as of 31 March 2021.

NET LETTING

Net letting totalled SEK 10 million (3). Lettings and renegotiations amounted to SEK 25 million, with 58 per cent new tenants and the rest letting to existing customers.

LARGE LETTINGS AND RENEGOTIATIONS

A number of large lettings and renegotiations were signed during the quarter, some of the most prominent are listed below.

Vianor has signed an agreement and intends to open a tire hotel and workshop in the property Revisorn 2 in Bredden, Sollentuna. The lease covers 4,500 sq.m. and Vianor will move in on 1 May 2021.

The independent school company Lärande i Sverige has signed an agreement for 1,397 sq.m. of education premises in Fabriken 1 in Växjö with access on 1 July 2021.

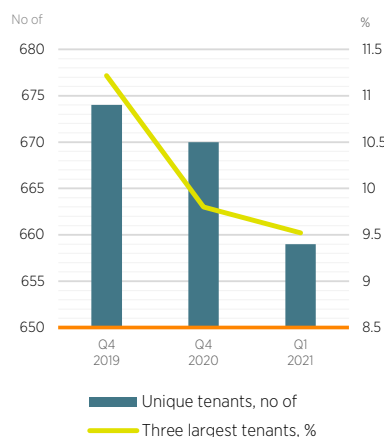
Every Padel has signed an agreement regarding 1,487 sq.m. in Hedenstorp 2:41 in Jönköping with access on 1 May 2021.

The Nordic toy wholesaler Tildas has signed an agreement for 1,850 sq.m. in Stig-läddret 11 in Malmö with access on 1 August 2021.

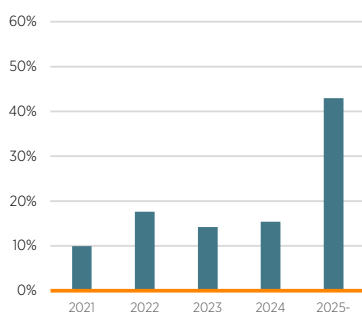
Existing tenant String Furniture has expanded its area in Kajan 37 in Malmö by approximately 900 sq.m. to 4,365 sqm and took over the new areas on 1 April 2021.

The logistics company JF Hillebrand Logistics, which has recurrently leased a short-term agreement from Corem in Jordbro, has signed a ten-month agreement regarding 2,491 sq.m. of warehouse space in Jordbromalm 6:18.

TENANTS



LEASE CONTRACT MATURITY



Lease agreement during the first quarter. Vianor has signed an agreement for 4,500 sq.m. in the property Revisorn 2, Bredden in Sollentuna.

COREM AND THE COVID-19 PANDEMIC

The economic development in the world continues to be affected by the COVID-19 pandemic, but most forecasts indicate that the recovery will begin in the second quarter of 2021, as more and more people are vaccinated and the authorities can begin to withdraw infection control measures.

The impact of the pandemic on Corem's operations has been very limited throughout the pandemic. Demand for properties for warehousing and logistics remains high and Corem sees no downward pressure on rental levels or general increased vacancy that can be linked to COVID-19. Financing and project activities are also running according to plan. During the first quarter of 2021, there were no agreed rental discounts for existing tenants as a result of the COVID-19 pandemic.

DISTRIBUTION PER PROPERTY TYPE AND GEOGRAPHICAL AREA

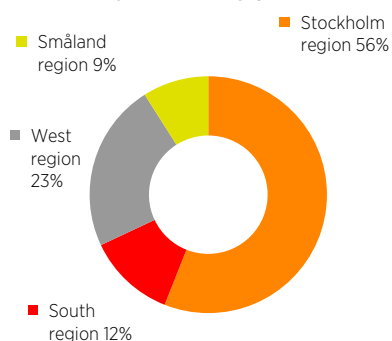
Corem's property portfolio and operating activities are divided into four geographical regions; Region Stockholm, Region South, Region West and Region Småland. The regional division is in accordance with the internal follow-up model for the CEO and the Board.

Outcome per geographical area	Income, SEK million		Costs, SEK million		Op. surplus, SEK million		Operating margin, %		Investments, acquisitions and divestments, SEK million	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar
Stockholm	141	120	-46	-36	95	84	67	70	182	88
South	30	32	-10	-8	20	24	66	74	21	9
West	67	55	-13	-9	54	46	81	83	51	97
Småland	20	16	-5	-4	15	12	77	78	66	17
Total	258	223	-74	-57	184	166	71	74	320	211

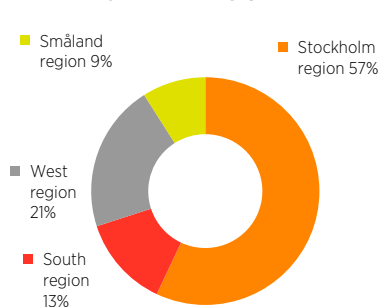
Key ratios per geographical area	Number of properties		Fair value, SEK million		Rental value, SEK million		Economic occupancy, %		Vacancy, sq.m.	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar
Stockholm	95	90	8,359	7,051	577	546	94	91	41,870	59,520
South	25	26	1,766	1,549	134	134	90	93	25,040	20,501
West	26	26	3,401	2,892	220	182	91	91	27,003	29,780
Småland	23	21	1,285	935	90	70	94	90	9,806	12,390
Total	169	163	14,811	12,427	1,021	932	93	91	103,719	122,191

Lettable area, sq.m	Total		Logistics		Office		Retail		Other	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar
Stockholm	462,981	455,274	304,823	293,822	124,179	122,696	18,127	21,481	15,852	17,275
South	193,079	194,072	153,643	153,983	26,359	26,624	5,840	5,840	7,237	7,625
West	253,534	228,556	168,445	175,812	44,813	36,260	35,096	13,072	5,180	3,412
Småland	102,331	84,216	73,216	57,564	17,694	15,279	3,987	3,939	7,434	7,434
Total	1,011,925	962,118	700,127	681,181	213,045	200,859	63,050	44,332	35,703	35,746
Share, %			69	71	21	20	6	5	4	4

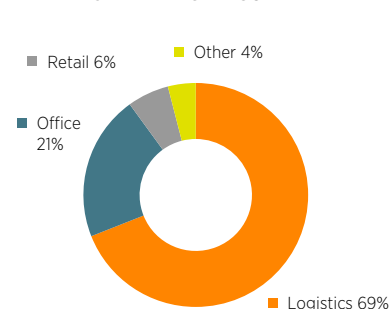
FAIR VALUE OF PROPERTIES,
SHARE BY REGION



RENTAL VALUE,
SHARE BY REGION



LETTABLE AREA, TYPE,
SHARE BY CATEGORY



SHARE HOLDINGS

Corem owns shares in two listed property companies, Klöver and Castellum. In these companies, Corem has representation in the Nomination Committee and thus can influence the development of the companies. During the first quarter, Corem submitted a public takeover bid to the shareholders in Klöver with the aim of merging the companies.

KLÖVERN

Since November 2008, Corem has owned shares in Klöver AB, a property company that with proximity and commitment offers attractive premises and actively contributes to urban development in growth regions with the vision of creating attractive and sustainable environments for the future's companies, individuals and society.

During the first quarter, Corem submitted a public takeover bid for all outstanding shares in Klöver. See further information on page 5.

ABOUT KLÖVERN

Klöver is listed on the NASDAQ Large Cap and has rating BBB- from Scope.

The property value for investment properties in Klöver's portfolio amounted to SEK 58,289 million and the rental value to SEK 3,871 million as of March 31 2021. The adjusted equity/ assets ratio was 44 per cent.

Klöver has signed the UN Global Compact and has ambitious sustainability goals related to inter alia the environment. By 2022, all energy used in the company's buildings should come from renewable sources and at least half of the properties should have an energy use lower than 100 kWh / sqm per year, a goal that was achieved already in 2019.

COREM'S HOLDINGS IN KLÖVERN

Corem's shareholding in Klöver on 31 March 2021 amounted to 11,875,000 Class A ordinary shares and 161,750,000 Class B ordinary shares, corresponding to approximately 14.7 per cent of the votes and 15.2 per cent of the equity, based on total number of shares.

The average acquisition value of the shareholding for the A and B shares amounts to SEK 4.82 per share and the share price as of 31 March 2021 amounted to SEK 15.25 for the A share and SEK 15.23 for the B share, respectively.

As of 31 March, 2021, the fair value of the holding in Klöver amounted to SEK 2,645 million. The changes in value amounted to SEK -54 million (-1136) for the quarter and are included in the income statement under Changes in value of financial investments.



In the property company Castellum, Corem owns shares since 2019.

ABOUT CASTELLUM

Castellum is one of the Nordic region's largest listed real estate companies, listed on the NASDAQ Large Cap.

The company owns office and logistics properties in Swedish growth regions as well as in Copenhagen and Helsinki and is the only Nordic real estate and construction company in the Dow Jones Sustainability Index (DJSI). Castellum has signed the Global Compact and aims, among other things, to be completely climate neutral by 2030. Castellum is the first property company in the Nordic region to have its climate goal approved by the Science Based Targets initiative (SBT).

The value of the properties in Castellum amounted to SEK 95,816 million and the rental value to SEK 1,479 million as of 31 March 2021. The loan-to-value ratio was 41 per cent. The company has a "Baa2 rating" from Moody's.

COREM'S HOLDINGS IN CASTELLUM

Corem's shareholding in Castellum amounted to 8,880,000 shares as of 31 mars 2021. This corresponds to 3.2 per cent of the outstanding votes and 3.2 per cent of the capital, based on the total number of shares.

Acquisition value of the shares amounts to SEK 192,03 per share and the share price at the end of March 2021 amounted to SEK 192,60 per share.

Per 31 March 2021 the fair value for the holding in Castellum amounted to SEK 1,710 million. The changes in value amounted to SEK -137 million (-198) for the quarter and are included in the income statement under the item Changes in value of financial investments.

	Klöver		Castellum	
	jan-mar 2021	2020	jan-mar 2021	2020
Income, SEKm	807	3,294	1,502	6,004
Profit from prop. management, SEKm	309	1,269	779	3,380
Fair value properties, SEKm	58,289	57,448	95,816	103,042
Balance sheet total, SEKm	63,425	62,395	109,604	109,916
Economic occupancy rate, %	88	87	93	93
Interes coverage ratio, times	2.7	2.5	5.0	5.3
Loan to value, %	50	50	41	44

FINANCING

Income statement items below, like their comparative amounts for last year, refer to the period January–March unless otherwise stated. Balance sheet items refer to the position at the end of the quarter, with their comparative amounts referring to the end of last year.

INTEREST-BEARING LIABILITIES

Interest-bearing liabilities on 31 March 2021 amounted to SEK 9,980 million (9,620). Activated and capitalized borrowing costs were SEK 26 million (24), meaning interest-bearing liabilities in the balance sheet of SEK 9,954 million (9,596).

Out of the interest-bearing liabilities 63 per cent are secured by properties and/or shares in subsidiaries in accordance with current market practice. A further 10 per cent have listed shares as security. The proportion of secured financing, in relation to the company's assets, was 44 per cent (45) as of the end of the period.

OUTSTANDING BONDS

On balance sheet date, Corem had two issued and listed unsecured bond loans totaling SEK 2,650 million maturing in 2023 and 2024, and of which the 2024 bond is a green bond.

During the first quarter, the green bond maturing in 2024 was increased by tap issue by SEK 550 million.

Following the completion of mandatory bidding, M2 Asset Management became the

owner of over 50 per cent of the outstanding votes in Corem. M2's increased ownership and subsequently completed mandatory bid entailed during the quarter a Change of Control event where the bondholders could request repurchase of the bonds at 101 per cent of the nominal amount plus accrued interest. After the end of the period, April 8, it became known that bondholders of 2020/2023 bonds requested repurchases totaling SEK 376 million and bondholders of 2020/2024 bonds requested repurchases totaling SEK 216 million, ie approximately 22 per cent of the outstanding bond volume. Payment will be paid on June 3, 2021.

At the end of the period the average fixed credit term was 1.8 years (1.9). Loan to value amounts to 38 per cent (38).

INTEREST COVERAGE AND MATURITY

The average interest rate was on balance sheet day 2.8 per cent (3.3), including derivatives, a decrease with 0.5 per cent points compared to the same quarter previous year.

To limit the interest rate risk, Corem has interest rate swaps and a rate cap. At the end of the quarter Corem had interest rate swaps of SEK 2,390 million (2,390) and interest caps of SEK 2,503 million (2,503).

Together with fixed-rate loans, 51 per cent (53) of the interest was hedged. The derivatives expire between 2022 and 2031. The average maturity for the derivatives is

4.9 years. As of 31 March 2021 the market value of the interest rate derivative portfolio amounted to SEK -372 million (-455). Change in value of derivatives amounts to SEK 83 million (-27) for the quarter.

An increase in Stibor 3M of 1 per cent point would increase Corem's average borrowing rate by 0.7 per cent points, equivalent to approximately SEK 74 million in interest expenses. Effects of bigger increases in interest rate is limited through interest rate caps.

The Group's average fixed interest period on the balance sheet date was 2.5 years, taking derivatives into account.

The interest coverage ratio was 3.3 multiples (2.5).

EQUITY, NAV AND EQUITY RATIO

At the end of the period the Groups' equity amounted to SEK 7,691 million (7,277), equivalent to SEK 19.77 per ordinary share (18.56), SEK 251.67 per preference share (251.67), and NAV of SEK 23.54 per ordinary share (22.22).

As of 31 March 2021 Corem holds a total of 2,913,825 ordinary shares class A and 29,630,550 ordinary shares of class B. The shares have been repurchased at an average price of SEK 18.35 per share.

As of 31 March 2021 the adjusted equity ratio was 48 per cent (48) and the equity ratio 39 per cent (39). See page 9 for further information.

CASH FLOW

Cash flow from operations before change in operating capital amounted to SEK 168 million (124), an increase with 35 per cent.

The period's cash flow from investment activities amounted to SEK -519 million (-211) and the cash flow from financing activities totaled SEK 334 million (144).

LIQUID FUNDS

Liquid funds at period-end amounted to SEK 42 million (15). In addition, there are unused credit facilities of SEK 707 m (567).

Interest bearing net debt amounted to SEK 5,583 million compared to SEK 4,916 million at the same time previous year.

INTEREST- AND LOAN MATURITY STRUCTURE

Maturity, year	Average interest rate			Tied-up capital	
	SEKm	Interest %	Proportion %	SEKm	Proportion %
2021	7,350	2.9	74	2,801	28
2022	100	0.3	1	3,448	35
2023	121	2.9	1	1,679	17
2024	33	2.4	0	1,433	14
2025	490	1.7	5	506	5
>2025	1,886	2.7	19	113	1
Totalt	9,980	2.8	100	9,980	100

OUTSTANDING BONDS

Maturity, year	Amount,SEKm	Interest
2023 Feb	1,250	STIBOR 3M+2.5%
2024 April (Green bond)	1,400	STIBOR 3M+3.5%
Total	2,650	

INTEREST BEARING NET DEBT

SEK million	2021 31 mar	2020 31 mar
Interest bearing liabilities	9,980	8,140
Interest bearing assets	0	-5
Long term holdings	-4,355	-2,055
Short term investments	0	-1,135
Liquid funds	-42	-29
Interest bearing net debt	5,583	4,916

PARENT COMPANY

Corem's parent company 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 40 million (-113) for the quarter. The turnover, of which the largest part consisted of group invoicing, amounted to SEK 23 million (23). Interest income and similar income items included, inter alia, dividend from subsidiaries of SEK 980 million.

In the Parent Company, there are no transactions attributable to Other comprehensive income, which is why no statement of comprehensive income has been prepared.

The parent company's assets totalled SEK 6,499 million (5,924). Liquid funds amounted to SEK 54 million (21). Equity amounted to SEK 2,809 million (2,769).

INCOME STATEMENT SUMMARY

SEK million	2021 3 mon Jan-Mar	2020 3 mon Jan-Mar	2020 12 mon Jan-Dec
Net income	23	23	89
Cost of services sold	-14	-13	-52
Gross profit	9	10	37
Central administration	-9	-10	-39
Operating profit	0	0	-2
Profit short-term investments	-	-209	-27
Interest income and similar income items	69	76	1,123
Interest expense and similar expense items	-24	-23	-290
Profit before tax	45	-156	804
Tax	-5	43	-13
Net profit for the period	40	-113	791

BALANCE SHEET SUMMARY

SEK million	2021 31 Mar	2020 31 Mar	2020 31 Dec
ASSETS			
Other intangible assets	3	-	3
Machinery and equipment	1	1	1
Shares in group companies	432	333	432
Other financial assets	2,545	493	2,346
Receivables from group companies	3,421	2,635	3,106
Deferred tax assets	5	64	10
Other current receivables	38	6	5
Short term investments	-	995	-
Cash and bank deposits	54	125	21
TOTAL ASSETS	6,499	4,652	5,924
EQUITY AND LIABILITIES			
Equity	2,809	2,143	2,769
Interest-bearing liabilities	3,634	2,459	3,085
Non-interest bearing liabilities	56	50	70
TOTAL EQUITY AND LIABILITIES	6,499	4,652	5,924



Planned environmentally certified new production in Gothenburg. At Exportgatan 30 in Hisings Backa, Corem plans to build approximately 9,000 sq.m. of space for warehouses and logistics in a good logistics location close to the city. The premises will be adapted to the tenants who sign an agreement.

ACCOUNTING POLICIES AND NOTES

NOTE 1 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. The same applies to the Parent Company, with the exception of the holdings in Klövern and Castellum and where fair values are those reported to the Group. No changes of the categorization of financial instruments have taken place during the quarter. Financial assets are valued at

fair value and Short-term investments are valued in accordance with Level 1 of the valuation hierarchy. 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 2020.

The report may contain rounding differences.

DEFINITIONS

In this interim report a number of key ratios are presented which are not defined by IFRS. Corem believes

these key ratios and measures provide valuable supplementary information to investors and the company's management in analyzing the company's operations. Because not all companies calculate financial key ratios and measures in the same way, these are not always comparable. On the company's website, the definitions of selected key ratios and measures and why they are used are presented, as well as an appendix showing the calculation of such key figures that are not directly identifiable from the financial reports.

NOTE 2 INCOME TAX

Through the possibility of depreciations for tax purposes and deduction for certain refurbishments of properties as well as making use of tax loss carryforwards, virtually no paid income tax expense arises. Paid income 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 are partly attributable to classification of acquisitions and the form in which divestment takes place.

The effective tax rate is affected by tax-free income in the form of unrealized value changes in financial investments, tax-free sales of companies, etc.

The tax loss carryforwards are estimated at approximately SEK 1,072 million (1,178). The tax recoverable attributable to tax loss carryforwards in the consolidated balance sheet amounts to SEK 221 million (243).

In the consolidated statement of financial position of the Group, deferred tax is reported net at SEK 920 million (800).

TAX 31 MARCH 2021

SEK million

	Current tax		Deferred tax		Reported tax	
	2021 Jan-Mar	2020 Jan-Mar	2021 Jan-Mar	2020 Jan-Mar	2021 Jan-Mar	2020 Jan-Mar
Current profit from property management	0	0	-22	-18	-22	-18
Change in value, properties	-	-	-94	-16	-94	-16
Change in value, financial instruments	-	-	11	108	11	108
Increased temporary difference properties attributable to depreciation for tax purposes and direct deductions	-	-	-16	-14	-16	-14
Total	0	0	-121	60	-121	60



OTHER INFORMATION

SUSTAINABILITY

Sustainability is an important part of Corem's business operations and is integrated in the daily operations. It encompasses social, ecological and economic sustainability. The work focuses on three main areas: Environmental considerations and resource efficiency, Attractive Employer and Good business partner. See www.corem.se and Corem's Annual Report for 2020 for further information.

EMPLOYEES

On 31 March 2021 Corem had 61 employees (58), of which 22 women and 39 men.

The head office is located in Stockholm and regional offices are located in Sättra, Märsta, Veddesta, Jordbro, Malmö, Gothenburg and Jönköping.

OPPORTUNITIES AND RISKS

Corem has identified opportunities and risks in its business operations, factors which may affect the company's financial position and earnings. The risks identified are within the main areas: properties and property valuation; economic situation and market conditions; COVID-19; customers and rental income; property projects and transactions; laws and regulations; financing; interest rates; listed holdings and sustainable business.

Corem has good routines for managing identified risks and works systematically to monitor the development and adapt risk management. A detailed description of opportunities and risks and how Corem has chosen to manage them is contained in Corem's Annual Report for 2020.

SEASONAL VARIATIONS

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

EXCHANGE OFFER TO PREFERENCE SHAREHOLDERS

On March 30, 2021, a proposal was published to introduce a new class of shares, Series D ordinary shares, and a voluntary exchange offer to preference shareholders to convert preference shares into newly issued Series D ordinary shares. The exchange offer covers all preference shares in Corem and means that Corem offers 1.12 ordinary shares of series D in Corem for each preference share in Corem that is redeemed. The Exchange Offer is conditional on Corem's shareholders resolving at the Annual General Meeting on April 29, 2021: (i) to amend the Articles of Association, thereby introducing a new class of shares (ordinary shares of series D), (ii) to implement the Exchange Offer, including decisions on voluntary redemption of preference shares and (iii) to authorize the Board of Directors to decide on a new issue of Series D ordinary shares with payment by set-off of the redemption claim.

The reason why only preference shares are offered redemption is to enable increased financial flexibility for Corem. An increased number of new ordinary shares of series D creates better conditions for reaching an investment grade rating in the long term, which is expected to reduce the company's financial risk and financing costs.

The prospectus is expected to be published around 10 May 2021 and the acceptance period is expected to run between 25 May and June 8 2021. Payment of consideration is estimated at around 14 June 2021. For more information, see www.corem.se.

TRANSACTIONS WITH RELATED PARTIES

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

During 2019 contract has been signed with Wästbygg for the construction of Pro Stop Backa, in Gothenburg. Transactions with Wästbygg AB amounted to SEK 27 million (60) during the period. Wästbygg AB is controlled by principal owner Rutger Arnhult.

In addition, the Corem Group has purchased legal services from the law firm Walthon Advokater AB in which the Group Chairman Patrik Essehörn is a partner.

EVENTS AFTER THE PERIOD

As a result of the Change of Control event, bondholders have requested repurchases totaling SEK 592 million, corresponding to approximately 22 per cent of Corem's outstanding bonds.

The Board decided to change the previously submitted takeover bid to the shareholders in Klöver so that the owners of ordinary share series B in Klöver are offered 0.88 newly issued ordinary shares of series B in Corem for each ordinary share of series B in Klöver, instead of the previous 0.86.

A smaller property in Märsta, Sigtuna, has been acquired.

Stockholm 29 April 2021
Corem Property Group AB (publ)

The Board of Directors

This report has not been subject to review by the company's auditors.

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

THE SHARE AND OWNERS

SHARE FACTS, 31 MARCH 2021

Market cap., SEK	8.2 billion
Marketplace	Nasdaq Stockholm, Mid Cap
LEI nr	213800CHXQDD7TSSIT59
Number of shareholders	6,718

Ordinary share A, number of	32,510,017
Closing rate, SEK	18.65 SEK
ISIN	SE0010714279

Ordinary share B, number of	343,228,863
Closing rate, SEK	18.65 SEK
ISIN	SE0010714287

Preference share, number of	3,600,000
Closing rate SEK	318.00 SEK
ISIN	SE0010714311

Corem Property Group is listed on Nasdaq Stockholm Mid Cap with three classes of share: ordinary share of class A, ordinary share of class B and preference share.

Corem has a total of 379,338,880 shares as of 31 March 2021, of which 32,510,017 ordinary shares of class A, 343,228,863 ordinary shares of class B and 3,600,000 preference shares.

Ordinary shares of class A entitles the holder to one vote, while ordinary shares of class B and preference shares entitles to one tenth of a vote.

During February 2021 requests of conversion for a total of 207 ordinary shares of class A has been made, which have subsequently been converted to ordinary shares of class B during March.

During the quarter, Corem has not repurchased any ordinary shares.

As of 31 March 2021 Corem holds a total of 2,913,825 ordinary shares class A and 29,630,550 ordinary shares of class B. The shares have been repurchased at an average price of SEK 18.35 per share.

DIVIDEND AND YIELD

The Board of Directors propose to the annual general meeting a dividend of SEK 0.65 (0.60) per ordinary share of class A and class B. Furthermore, a dividend of SEK 20.00 per preference share to be paid out at SEK 5.00 per quarter is proposed. Corem's proposed dividend corresponds to a yield of 3.5 per cent (2.2) per ordinary share class A, 3.5 per cent (2.2) per ordinary share class B and 6.3 per cent (5.1) per preference share, of Corem's share price as at 31 December 2020.

LARGEST SHAREHOLDERS 31 MARCH 2021

Shareholder	Ordinary share class A	Ordinary share class B	Preference shares	Share of equity, %	Share of votes, %
Rutger Arnhult via bolag ²	16,774,158	161,937,954	1,202,985	47.43%	53.96%
Gårdarke ²	5,787,959	49,676,560	47,355	14.63%	17.55%
Länsförsäkringar fondförvaltning	837,387	14,112,996	-	3.94%	3.67%
Swedbank Robur fonder	951,000	7,000,000	-	2.10%	2.69%
Fredrik Rapp privat och via bolag	749,999	7,499,990	-	2.17%	2.45%
Handelsbanken fonder	-	13,276,398	-	3.50%	2.17%
Prior & Nilsson	145,836	10,366,560	-	2.77%	1.93%
Livförsäkrings AB Skandia	729,075	4,239,768	-	1.31%	1.88%
Patrik Tillman privat och via bolag	571,441	5,714,410	40,000	1.67%	1.87%
Verdipapirfondet Odin Eiendom	-	7,223,914	-	1.90%	1.18%
Fjärde AP-Fonden	606,532	-	-	0.16%	0.99%
Johansson, Andreas	455,581	1,281,485	-	0.46%	0.95%
Alfred Berg	144,599	3,462,054	-	0.95%	0.80%
Johansson, David	269,077	820,923	-	0.29%	0.57%
Nilsson, Magnus	200,000	1,250,000	-	0.38%	0.53%
Other shareholders	1,373,548	25,735,301	2,309,660	7.76%	6.81%
Total number of outstanding shares	29,596,192	313,598,313	3,600,000	91.42%	100.00%
Repurchased shares ¹	2,913,825	29,630,550	-	8.58%	-
Total number of shares	32,510,017	343,228,863	3,600,000	100.00%	100.00%

¹ Repurchased shares do not have voting rights, and receive no dividends

² Holdings managed by the Ålandsbanken are at present reported in EuroClear as "Ålandsbanken in place of the owner" at the aggregate total amount instead of showing the underlying owner. The information about these holdings has been adjusted to better reflect the underlying ownership.

EXCHANGE OFFER TO PREFERENCE SHAREHOLDERS

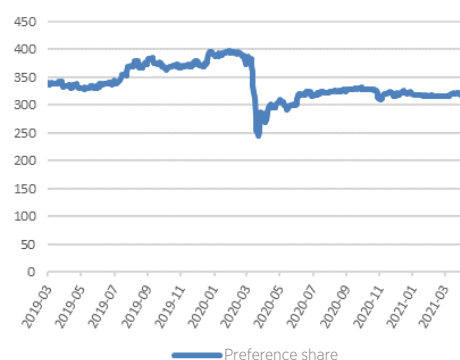
On March 30, 2021, a proposal was published to introduce a new class of shares, Series D ordinary shares, and a voluntary exchange offer to preference shareholders to convert preference shares into newly issued Series D ordinary shares. The exchange offer covers all preference shares in Corem and means that Corem offers 1.12 ordinary shares of series D in Corem for each preference share in Corem that is redeemed. The Exchange Offer is conditional on Corem's shareholders resolving at the Annual General Meeting on April 29, 2021: (i) to amend the Articles of Association, thereby introducing a new class of shares (ordinary shares of series D), (ii) to implement the Exchange Offer, including decisions on voluntary redemption of preference shares and (iii) to authorize the Board of Directors to decide on a new issue of Series D ordinary shares with payment by set-off of the redemption claim.

The reason why only preference shares are offered redemption is to enable increased financial flexibility for Corem. An increased number of new ordinary shares of series D creates better conditions for reaching an investment grade rating in the long term, which is expected to reduce the company's financial risk and financing costs. The prospectus is expected to be published around 10 May 2021 and the acceptance period is expected to run between 25 May and June 8 2021. Payment of consideration is estimated at around 14 June 2021. For more information, see www.corem.se.

CLOSING RATES, ORDINARY SHARE A & B 2 YEARS, SEK PER SHARE



CLOSING RATES, PREFERENCE SHARE, 2 YEARS, SEK PER SHARE



QUARTERLY OVERVIEW

	2021 Q1	2020 Q4	2020 Q3	2020 Q2	2020 Q1	2019 Q4
Amounts in SEKm unless otherwise stated	Jan-Mar	Oct-Dec	Jul-Sep	Apr-Jun	Jan-Mar	Oct-Dec
Result-related						
Income	258	234	222	215	223	212
Property costs	-74	-66	-50	-53	-57	-68
Operating surplus	184	168	172	162	166	144
Profit from property management	157	85	117	101	117	87
Changes in value, properties	481	473	185	20	81	233
Changes in value, financial investments	-191	93	470	28	-1,633	784
Changes in value, derivatives	83	28	3	-35	-27	89
Net profit	409	561	658	75	-1,402	1,081
Property and finance-related						
Fair value of properties	14,811	14,002	13,149	12,598	12,427	12,114
Operating margin, %	71	72	77	75	74	68
Occupancy rate, economic, %	93	93	92	91	91	91
Return on equity, %	21.8	32.0	38.1	5.0	-77.6	56.6
Adjusted equity ratio, %	48	48	48	47	49	55
Loan to value (LTV), %	38	38	38	42	40	22
Share-related						
NAV per ordinary share, SEK	23.54	22.22	20.37	18.12	18.54	22.74
Net profit per ordinary share, SEK	1.14	1.58	1.87	0.17	-4.13	2.92
Share price, ordinary share A, at end of period, SEK	18.65	18.80	18.40	17.20	19.40	27.00
Share price, ordinary share B, at end of period, SEK	18.65	18.80	18.45	17.75	19.60	27.00
Share price, preference share, at end of period, SEK	318.00	320.00	329.00	317.00	285.00	392.00
Number of outstanding ordinary shares	343,194,505	343,194,505	343,194,505	343,194,505	343,194,505	364,269,505
Number of outstanding preference shares	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000

KEY RATIOS

	2021 3 mon Jan-Mar	2020 3 mon Jan-Mar	2020 12 mon Jan-Dec	2019 12 mon Jan-Dec	2018 12 mon Jan-Dec
Property related					
Fair value properties, SEK million	14,811	12,427	14,002	12,114	13,479
Required yield, valuation, %	5.4	5.8	5.5	5.8	6.5
Rental value, SEK million	1,021	932	970	912	1,112
Lettable area, sq.m.	1,011,925	962,118	985,887	959,495	1,439,793
Occupancy rate, economic, %	93	91	93	91	91
Occupancy rate, area-based %	90	87	91	88	88
Operating margin, %	71	74	75	73	76
Number of properties	169	163	167	162	186
Financial					
Return on equity, %	21.8	-77.6	-1.4	46.2	24.5
Equity ratio, adjusted, % ³	48	49	48	55	39
Equity ratio, %	39	39	39	48	34
Interest bearing net debt, SEK million	5,583	4,916	5,258	2,629	7,848
Loan to value (LTV), %	38	40	38	22	58
Leverage, properties, %	43	46	46	46	51
Interest coverage ratio, multiples	3.3	2.7	2.5	2.8	2.9
Average interest, %	2.8	3.3	2.7	3.4	3.2
Average fixed interest period, years	2.5	2.9	2.7	3.4	2.1
Average tied-up capital, years	1.8	2.3	1.9	2.2	3.0
Share-related*					
Earnings per ordinary share, SEK	1.14	-4.13	-0.52	8.35	3.05
Earnings per preference share, SEK	5.00	5.00	20.00	20.00	20.00
NAV per ordinary share, SEK	23.54	18.54	22.22	22.74	14.27
Equity per ordinary share, SEK	19.77	15.67	18.56	19.95	12.07
Equity per preference share, SEK	251.67	251.67	251.67	251.67	251.67
Dividend per ordinary share, SEK ³	-	-	0.65	0.60	0.45
Dividend per preference share, SEK ³	-	-	20.00	20.00	20.00
Share price per ordinary share A, SEK ¹	18.65	19.40	18.80	27.00	10.00
Share price per ordinary share B, SEK ¹	18.65	19.60	18.80	27.00	10.70
Share price per preference share, SEK ¹	318.00	285.00	320.00	392.00	294.00
Number of outstanding ordinary shares ²	343,194,505	343,194,505	343,194,505	364,269,505	364,269,505
Average number of outstanding ordinary shares ²	343,194,505	344,137,857	343,429,054	364,269,505	364,727,545
Number of outstanding preference shares ²	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000

¹ At the end of the period.

² Excluding repurchased shares.

³ For 2020 proposed dividend and for previous years approved dividend

* Historical figures have been adjusted for the consolidation of shares that took place in January 2018.

For definitions of key ratios, see page 23.

PROPERTIES FOR CITY LOGISTICS

Corem's property portfolio mainly consists of warehouse and logistics premises with associated offices. The properties are located in attractive logistics locations close to major cities and are thus well suited for city logistics and last-mile logistics.

FOCUSED PROPERTY PORTFOLIO FOR FLEXIBLE AND CUSTOMER FOCUSED PROPERTY MANAGEMENT

The property portfolio is divided into four geographical regions in which the daily maintenance and operations is carried out locally. Many of the properties are located close to each other and this creates local property management clusters with both property managers and operating personnel in place. Local offices provide fast service and good market presence. This is an important part of Corem's overall strategy.

Region West

The region includes Gothenburg and Borås, both established logistics locations. The properties in Borås are all located at Ramnäsått. In the Gothenburg area, the property holdings are mainly located in Hisings Backa, Mölndal and Mölnlycke.

Region South

Corem's Region South is well-situated in areas with well-developed infrastructure and a geographical location that is suitable for both national and international transport. The region's properties are mainly located in Fosie/Elisedal and Östra hamnen in Malmö, as well as in Copenhagen in Denmark.



Region Stockholm

Stockholm is Corem's largest region with several geographically concentrated property management areas, all of which have very good conditions for warehousing and last-mile logistics with both good accessibility and proximity to the city and customers. The majority of properties are gathered in the clusters Arlandastad, Veddesta and Bredden, north of the city, and in Västberga, Sättra and Jordbro, south of the city.

Region Småland

The Jönköping region is one of the country's best logistics locations and this is where the Corem's Region Småland is located. The property holdings are mainly concentrated to Ljungarum and Torsvik in Jönköping.

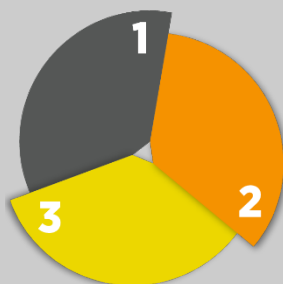
WE CREATE SPACE TO DEVELOP YOUR BUSINESS

A BUSINESS MODEL FOR A LONG-TERM STRONG DEVELOPMENT

Corem creates long-term sustainable value and growth by acquiring, managing, refining and investing in properties, with an focus on last-mile logistics.

The business model is based on proactive customer-oriented property management, strategic transactions, long-term investments and refining of the properties.

The value of the property portfolio is increased both by modernizing the buildings and by continuously adapting the portfolio to suit changing market conditions. Additional value is created through a sustainable way of working and by always having the tenant in focus.



1. Transactions – Growth

2. Property Management – Customer focus

3. Development and refinement – Value creation

TARGET AREAS

Corem's five target areas have been selected on the basis of the overall goal of becoming the leading real estate company in logistics properties in Corem's selected regions.

The business as a whole will be characterized by responsible actions with a long-term focus, which includes both social, ecological and economic sustainability.

➤ Refinement, growth and development

Corem's focus is to achieve continuous increase in property value and growth within selected segments and regions. Corem will actively analyze the market and seek interesting acquisitions, refinement and development opportunities. The purpose is to attain long-term value increase, to broaden the customer offering, to achieve greater flexibility, to increase synergies within the regions and to have a good risk diversification.

➤ Attractive employer and business partner

An attractive employer and business partner, with healthy, competent and dedicated employees. Knowledgeable and dedicated employees help push Corem towards its vision. This is achieved through equal rights and opportunities for all employees, as well as development opportunities within the company to continue to grow together. Knowledge, development, efficiency and innovation all come from employees.

➤ Customer focused property management

To be the customers' primary choice in warehouse logistics and trading premises, and being viewed as an attractive business partner. This is achieved through proactive, customer-focused and efficient management. Therefore, Corem works with inhouse property management and development.

➤ Financial stability and strength

Corem operates in a capital-intensive market, and to be able to further develop the company to become the leading player in its segment, good access to capital at the right time and at the right cost is required. Stable and long-term sustainable financials with a good return to shareholders is an important focus area.

➤ Environmental responsibility and resource efficiency

Sustainability is an integrated part of the operations, and thus also in all the business's target areas. Employees, safety, business ethics and resource efficiency are important areas, together with the fact that the business as a whole shall be characterized by responsible actions with a long-term focus.

DEFINITIONS

A number of financial key ratios and measures are presented in the report, which are not defined according to IFRS. Corem considers that these key ratios and measures provide valuable supplementary information to investors and the company management when analysing the company's business activities. As not all companies calculate financial key ratios and measures in the same way, these are not always comparable. Definitions of selected key ratios and measures and why they are used are presented below. There is a complementary calculation appendix on the website, www.corem.se/sv/investerare/definitioner for the key ratios that are not directly identifiable from the financial statements.

Adjusted equity ratio ¹⁾

Equity, adjusted for the value of derivatives including tax, repurchased shares, (based on the share price at the end of respective time period) and reported deferred tax properties, as well as load deferred tax of 5 per cent attributable to the difference between the properties' fair value and residual value for tax purposes, as a per centage of total assets adjusted for rights of use assets.

Annual rent

Rent including supplements and index on an annual basis.

Average fixed credit term

Average remaining term of interest-bearing liabilities. Stated to clarify the Company's financial risk.

Average period of fixed interest

Average remaining period of fixed interest on interest-bearing liabilities and derivatives. Stated to clarify the Company's financial risk.

Average interest rate

Average borrowing rate for interest-bearing liabilities and derivatives. Stated to clarify the Company's financial risk.

Central administration

Central administration costs consist of costs for group management and group-wide functions.

Comparable portfolio

The properties included in the portfolio during the whole of the reporting period and during the whole of the comparison period as well as adjustments for revenue and costs of a one-off nature, for example, early redemption of rental income and rental losses.

Earnings per ordinary share

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

Earnings per preference share

The preference shares' share of profit corresponding to the period's accumulated share of annual dividend of SEK 20.00 per preference share.

Equity per ordinary share

Reported equity, after taking into consideration the preference equity, in relation to the number of outstanding ordinary shares at the end of the period.

Equity ratio

Equity as a per centage of total assets.

Interest-bearing liabilities

Current and long term interest-bearing liabilities, as well as activated and capitalized borrowing costs.

Interest-bearing net debt

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

Interest coverage ratio ¹⁾

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, and divided by financial expenses.

Lettable area

Total area available for letting.

Loan to value (LTV)

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.

Loan to value (LTV), properties

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

NAV (Net Asset Value) per ordinary share

Reported equity, after taking the preference equity into consideration, adjusted to include derivatives and deferred tax in accordance with the statement of financial position, in relation to the number of outstanding ordinary shares at the end of the period.

Net letting

Annual rent for the tenancy agreements entered into during the period, reduced for terminated tenancy agreements and bankruptcies.

Net operating income

Rental income reduced for property costs.

Occupancy rate, area

Rented area divided by total lettable area.

Occupancy rate, economic

Rent on an annual basis divided by assessed rental value.

Outstanding ordinary shares

Registered shares, after deduction of repurchased shares which are not eligible for dividends and lack voting rights.

Preference capital

Number of outstanding preference shares multiplied by the average issue price.

Profit from property management

Net operating income, central administration and net financial income.

Realized changes in value, properties

Realized property sales after deductions for the properties' most recently reported fair value and overheads at sale.

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 per centage of average equity during the period.

Required yield

The required return on the residual value of property valuations.

Surplus ratio

Operating surplus as a per centage of revenue.

Total number of shares

Registered shares, including repurchased shares.

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.

¹⁾ Excluding site leasehold fees

CALENDAR

FINANCIAL REPORTS AND AGM

Annual Shareholders Meeting	29 April 2021
Interim Report January–June 2021	19 July 2021
Interim Report January–September 2021	27 October 2021
Year-end Report January–December 2021	24 February 2021

PROPOSED RECORD DAYS / DIVIDEND

Record day for dividend for holders of ordinary share A and B	3 May 2021
Expected day for dividend for holders of ordinary share A and B	6 May 2021
Record day for dividend for preference shareholders	30 June 2021
Expected day for dividend for preference shareholders	5 July 2021
Record day for dividend for preference shareholders	30 September 2021
Expected day for dividend for preference shareholders	5 October 2021
Record day for dividend for preference shareholders	30 December 2021
Expected day for dividend for preference shareholders	5 January 2022
Record day for dividend for preference shareholders	31 March 2022
Expected day for dividend for preference shareholders	5 April 2022

FOR MORE INFORMATION, PLEASE CONTACT:

Eva Landén, CEO. E-mail: eva.landen@corem.se

Anna-Karin Hag, CFO. E-mail: anna-karin.hag@corem.se

Information on business operations, the Board of Directors and Executive Management, financial reporting and press releases are 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.



Corem Property Group AB (publ), Box 56085, SE-102 17 Stockholm (Sweden)
Visitors: Riddargatan 13 C. Telephone: +46 8 503 853 33
Corporate ID number: 556463-9440, Registered office: Stockholm
E-mail: info@corem.se, Website: www.corem.se