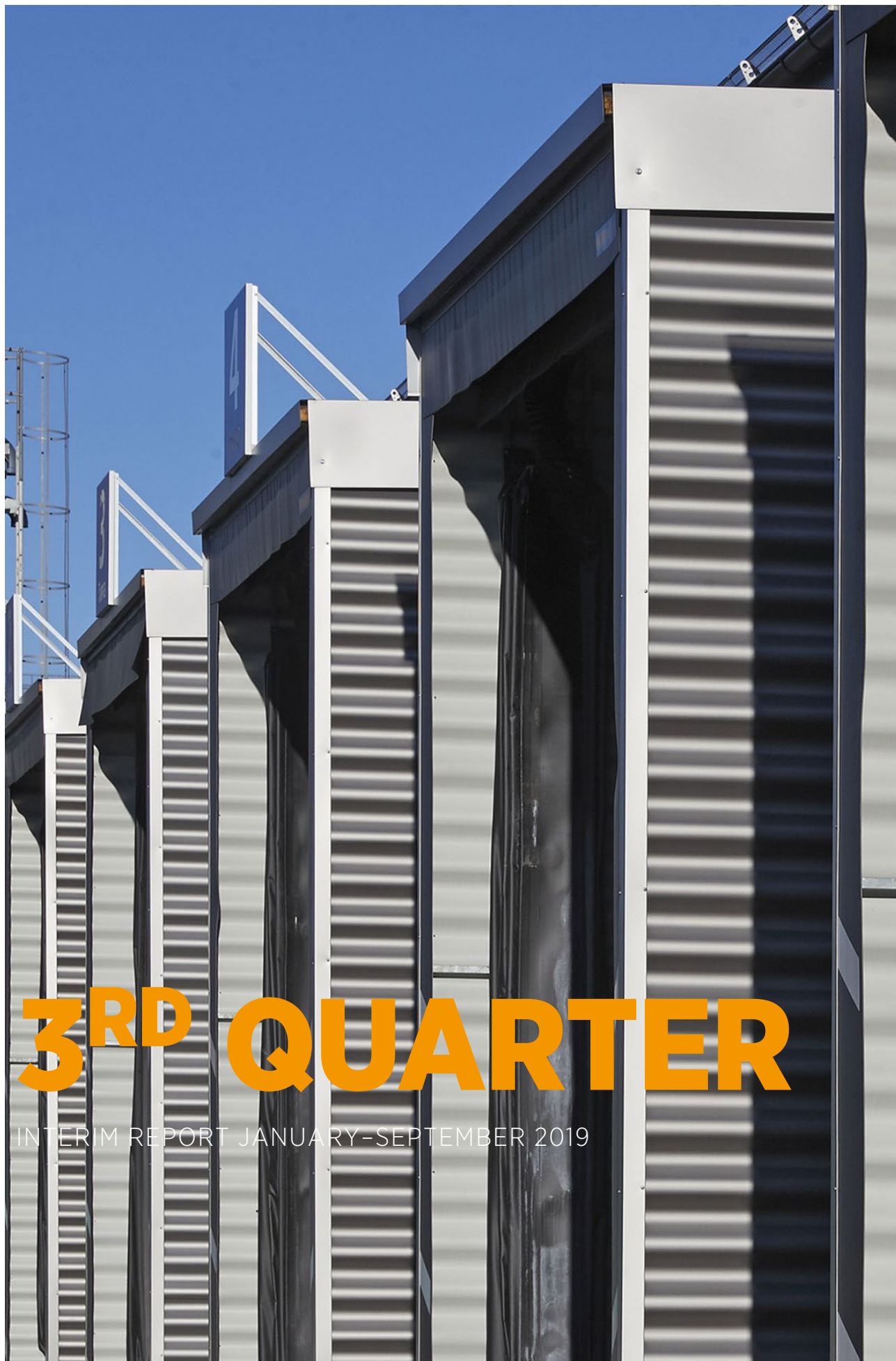




3RD QUARTER

INTERIM REPORT JANUARY-SEPTEMBER 2019

INTERIM REPORT

JANUARY–SEPTEMBER 2019

- Income amounted to SEK 749 million (704).
- Operating surplus amounted to SEK 557 million (543).
- Income from property management amounted to SEK 313 million (280).
- Change in property value amounted to SEK 1 462 million (290). Change in value of financial investments, including effect of reclassification of the holding in Klövern of SEK 276 million, amounted to SEK 305 million (-), and change in value of derivatives amounted to SEK -106 million (42).
- Net profit amounted to SEK 2 033 million (744), equivalent to SEK 5,43 per ordinary share (1,89).
- EPRA NAV increased by 51 procent to SEK 19,72, compared with SEK 13,05 on 30 June 2018.
- Fair value of the property portfolio amounted to SEK 11 464 million (13 479), after acquisition of five properties, divestment of 30 properties and investments of SEK 277 million.
- Divestment of a portfolio of 30 properties has been made on 5 July 2019. The properties have a total lettable area of 500,000 sq.m. The calculated result from the transaction amounts to SEK 630 million.
- As of July 1, 2019, the holding in Klövern has been reclassified to Financial assets valued at fair value. As of September 30, 2019, the fair value amounted to SEK 2,549 million.
- The Board has decided to adjust two financial targets. The long-term target for the interest coverage ratio is at least 2.0 times (1.5) and for the equity ratio to be at least 30 percent (25).

949 181

LETTABLE
AREA, SQ.M.

11 464

FAIR VALUE OF
PROPERTIES

161

NO OF
PROPERTIES

9,4

MARKET CAP.
SEK BILLION

EVENTS AFTER THE PERIOD

- A bond loan of SEK 300m, which ran at an interest rate of 4.75 percent and with interest rate floors, was prematurely redeemed on 11 October 2019 at 100 percent.

	2019 9 mon Jan-Sep	2018 9 mon Jan-Sep	2019 3 mon Jul-Sep	2018 3 mon Jul-Sep	2018 12 mon Jan-Dec	Rolling 12 mon Oct-Sep
Income, SEKm	749	704	209	233	965	1 010
Operating surplus, SEKm	557	543	157	184	733	747
Profit from property management, SEKm	313	280	95	95	380	413
Net profit, SEKm	2 033	744	1 189	269	1 183	2 472
Earnings per ordinary share, %	5,43	1,89	3,21	0,69	3,05	6,59
EPRA NAV per ordinary share, SEK	19,72	13,05	19,72	13,05	14,27	19,72
Occupancy rate, economic, %	92	90	92	90	91	92
Operating margin, %	74	77	75	79	76	74
Equity ratio, adjusted, %	53	38	53	38	38	53
Interest coverage ratio, multiples	2,9	2,9	2,5	2,9	2,9	2,9
Leverage, %	27	55	27	55	58	27

For definition of key ratios, see page 23.

STÄRKT FOKUS PÅ STORSTADSREGIONER OCH STARK BALANSRÄKNING

Corem's third quarter is summed up with positive net letting, increased occupancy rate and a greatly strengthened balance sheet. The demand for our type of premises is good and we look with confidence at both the future rental situation and project opportunities which lies ahead.

The structural transaction we upon agreed during the second quarter, the sale of a property portfolio with an underlying property value of SEK 4,218 million, was completed on July 5, 2019. The transaction, together with increased property values in Corem's property portfolio, has provided us with a strong balance sheet and good financial opportunities for future investments. Against this background, the Board has decided to adjust two of Corem's financial targets. New long-term target for interest coverage ratio is at least 2.0 times and for equity ratio to be at least 30 percent.

Our letting continues to be successful, with several large leases completed, which allows us to both welcome new customers as well as extend and expand cooperation with existing customers. We close the nine-month period with a positive net rental of SEK 34 million, of which SEK 18 million during the third quarter.

The market situation in the logistics segment remains strong. Demand is high for our types of premises, which are located with good infrastructural access and allow our customers to quickly reach and be reached - often referred to as last mile locations. An important success factor is being able to offer flexible premises, where offices are combined with warehouse and logistics areas. The growing need for resource-smart logistics solutions is easiest seen in the metropolitan regions.

The positive market situation in warehouse and logistics properties in combination with lower long-term interest rates attracts both domestic and international investors. With a high and increased demand, we also see rising property values. The yield requirements during 2019 have been lower than ever. Corem's average weighted direct yield requirement in the portfolio has been reduced to 5.9 percent.

By the divestment to Blackstone in early July, our real estate portfolio is geographically refined, at the same time as the transaction gives us greatly strengthened financial opportunities for making future interesting investments in our priority locations. Following the completion of the transaction and together with the result for the period, our adjusted equity ratio increased to 53 percent from 38 percent compared to the same time last year, while leverage decreased to 27 percent compared to 55 percent. Our property portfolio is now geographically focused to the metropolitan regions and located in well-assembled management units which bring efficient and present management.

We continue to invest in new construction and property development projects, a good way to be able to offer our customers attractive premises and long-term good returns as well as refinement of our properties. Ongoing projects, in the form of new buildings and major tenant adaptations, comprise about 68,000 sq.m. and an investment volume of just over SEK 750 million.

Revenue during the period increased by just over 6 per cent, while profit from property management increased by 12 per cent and amounted to SEK 313 million.

As of 1 July 2019, the holding in Klövern has been reclassified from associated companies to financial assets valued at fair value. This means changes in market value



of the share and dividends from the holding will be reflected in the result. The profit before tax for the nine-month period shows a record high of SEK 2,122 million, following changes in value of properties of SEK 1,462 million and changes in value of financial investments of SEK 305 million. After tax, earnings per ordinary share amount to SEK 5.43. EPRA NAV, net asset value per share, amounts to SEK 19.72 per share, corresponding to an increase of 38 per cent since the beginning of the year and 51 per cent over the past 12 months.

We enter the final quarter of 2019 with a strong balance sheet which provides good conditions for projects and future acquisitions, as well as the knowledge that our active management, by our own staff and working closely with our customers, has the ability to create long-term values. We will continue to do what we do best - to create space to develop our customers' business - in the strong metropolitan regions.

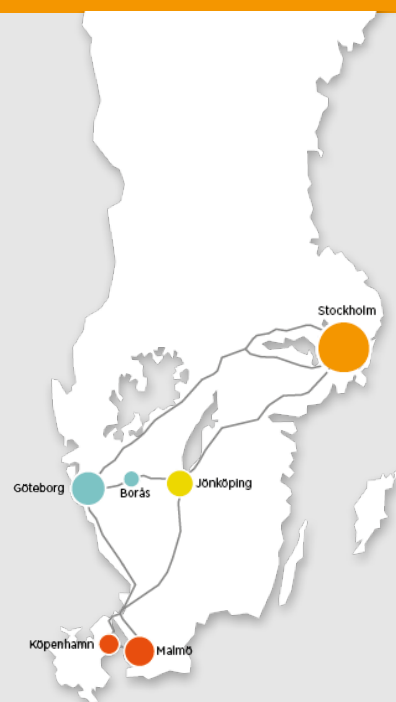
Stockholm, 25 October 2019
Eva Landén, CEO.

COREM PROPERTY GROUP

Corem Property Group is a real estate company which manages and develops properties in locations with attractive logistic conditions. Our aim is to be the leading provider of premises suited for urban logistics, within our selected regions.

The property portfolio is focused to urban regions with high accessibility and growth, making them ideal for uses related to urban logistics. During 2019 the portfolio has been refined geographically and is now divided into four geographical regions; Region Stockholm, Region West, Region South and Region Småland.

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.



11 464

FAIR VALUE OF PROPERTIES,
SEK MILLION

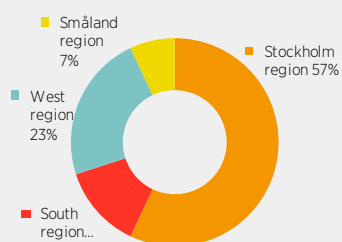
949 181

LETTABLE AREA, SQ.M.

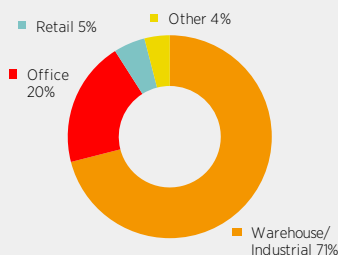
9,4

MARKET CAP,
SEK BILLION

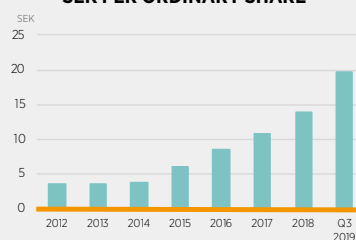
PROPERTY VALUE, SHARE



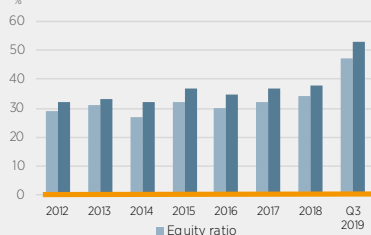
PROPERTY TYPE, AREA, SHARE



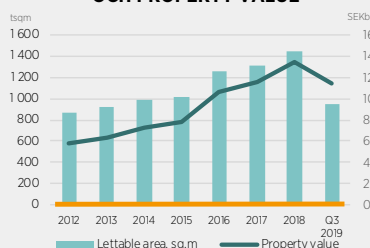
EPRA NAV,
SEK PER ORDINARY SHARE



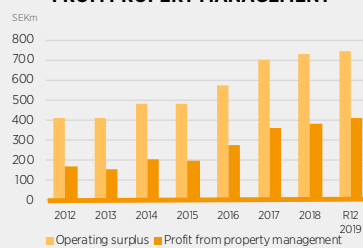
EQUITY RATIO
AND EQUITY RATIO, ADJUSTED



LETTABLE AREA
OCH PROPERTY VALUE



OPERATING SURPLUS AND PROFIT
FROM PROPERT MANAGEMENT





COREM STREAMLINES THE PROPERTY PORTFOLIO GEOGRAPHICALLY BY DIVESTMENT OF 30 PROPERTIES

“This divestment contributes to an increased focus on Corems’ prioritized locations and is in line with Corems’ communicated strategy; long term investments, continued acquisitions and development of the portfolio in the company’s prioritized locations. “

During June, Corem has signed an agreement to divest a portfolio of 30 properties to Blackstone Group International Partners LLP. Handing over possession took place on 5 July 2019. Handing over possession took place on 5 July 2019.

The properties consist mostly of warehouse/logistics facilities located at 13 different locations in Sweden. The properties have a total lettable area of around 500,000 sq.m. and an annual rental value of around SEK 309 million. The economic occupancy at the time of signing the agreement was 88 per cent. Due to the divestment, Corem leaves ten locations; Tranås, Falun, Gävle, Västerås, Halmstad, Helsingborg, Hudiksvall, Uppsala, Katrineholm and Kumla.

The transaction is taking place as a corporate sale with an underlying property value of SEK 4,218 million before deduction for deferred tax. The calculated result from the transaction amounts to around SEK 630 million, after deduction for deferred tax, transaction costs and reversal of previously reported deferred tax. An unrealized change in value is reported for the second quarter and during the third quarter the divestment is reported.

The properties which are divested as part of the transaction are: Ackumulatören 2 & 8, Bullagärdet 10, Eneberga 3, Flahult 80:9, Flygaren 21, Fogden 6, Friledningen 11, Främby 1:33, Fräsaren 4, Fyllinge 20:403, Fyllinge 20:466, Fällan 3, Grevaryd 1:64, Hackspetten 21, Halmstad 7:109, Kompassen 7 och 11, Krysspricken 2, Lådan 1, Nyhagshuset 5, Näringen 4:3, Rosersberg 11:37, Rosersberg 11:56, Rosersberg 11:82, Rådmannen 3, Städet 3, Transistorn 2, Årsta 64:2 samt Östanbräck 1:45.

INCOME STATEMENT

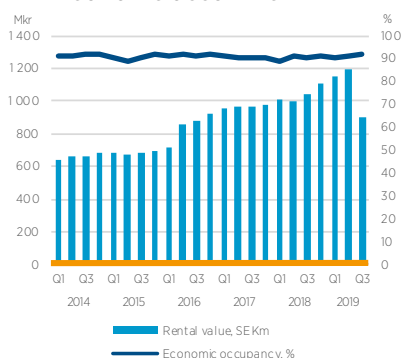
THE COREM GROUP

SEK million	2019 9 mon Jan-Sep	2018 9 mon Jan-Sep	2019 3 mon Jul-Sep	2018 3 mon Jul-Sep	2018 12 mon Jan-Dec	Rolling 12 mon Oct-Sep
Rental income	749	704	209	233	965	1 010
Property expenses	-192	-161	-52	-49	-232	-263
Net operating income	557	543	157	184	733	747
Central administration	-30	-30	-9	-10	-40	-40
Net interest expenses	-204	-233	-50	-79	-313	-284
Site leasehold fees	-10	-	-3	-	-	-10
Profit from property management	313	280	95	95	380	413
Profit shares according to the equity method	148	249	-	82	499	398
Changes in value, properties	1 462	290	693	97	458	1 630
Changes in value, financial investments	305	-	305	-	-	305
Change in value, derivatives	-106	42	-28	45	12	-136
Profit before tax	2 122	861	1 065	319	1 349	2 610
Tax Note 1	-89	-117	124	-50	-166	-138
Net profit for the period	2 033	744	1 189	269	1 183	2 472
Other comprehensive income						
Items which can be recognized as profit for the period						
Translation difference etc	-3	16	-20	-5	16	-3
Comprehensive income for the period attributable to parent company's shareholders	2 030	760	1 169	264	1 199	2 469
Number of shares and earnings per share						
Earning per ordinary share, SEK ¹	5,43	1,89	3,21	0,69	3,05	6,59
Number of outstanding shares at the end of the period	364 269 505	364 269 505	364 269 505	364 269 505	364 269 505	364 269 505
Average number of outstanding ordinary shares	364 269 505	364 881 903	364 269 505	364 269 505	364 727 545	364 269 505
Number of outstanding preference shares at the end of the period	3 600 000	3 600 000	3 600 000	3 600 000	3 600 000	3 600 000

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.

INCOME, EXPENSES AND PROFIT

ASSESSED RENTAL VALUE AND ECONOMIC OCCUPANCY RATE



INCOME AND PROFIT FROM PROPERTY MANAGEMENT



COMPARABLE PORTFOLIO



The comparable portfolio corresponds to 66 per cent of total income and 70 per cent of total operating surplus.

The income statement items below, like the comparative amounts for last year, refer to the period January–September 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.

EARNINGS

The operating amounted to SEK 557 million (543). The operating margin amounted to 74 per cent (77). The lower operating margin is primarily due to an increased volume of costs invoiced to tenants. In a comparable portfolio, the operating surplus increased by 2 per cent and the operating margin was 79 per cent (79). Profit from property management amounted to SEK 313 million (280), an increase with 12 per cent.

Profit before tax amounted to SEK 2 122 million (861). Profit was affected by positive changes in property value of SEK 1 462 million (290), value changes of financial investments of SEK 305 million (-), value changes of derivatives of SEK -106 million (42) and earnings from associated companies of SEK 148 million (249).

INCOME

Income increased by 6 per cent to SEK 749 million (704) for the period. The increase is attributed to acquisitions made during 2018, completed projects, new lettings and renegotiations. Income includes provision for anticipated rental losses of SEK 2 million (0).

The economic occupancy rate was 92 per cent (90). Income for a comparable portfolio increased by 3 per cent.

EXPENSES

Property costs for the period amounted to SEK 192 million (161). The increase is mainly attributable to properties acquired during 2018 and completed projects. Due to new accounting policies, IFRS 16, site leasehold fees are from 2019 reported as a financial cost. In a comparable portfolio property costs increased by 6 per cent.

Central administration amounted to SEK 30 million (30), consisting of costs for group management and group-wide functions.

NET FINANCIAL INCOME

Net financial income totaled SEK -204 million (-233). Financial income amounted to SEK 16 million (0) and mainly consists of dividend from the holding in Klövern.

Financial expenses amounted to SEK 220 million (233) consisting of rental expenses of loans. At the end of the period the average interest rate, including margins, was 3,81 per cent (3,48). Also see page 15. From 2019,

site leasehold fees are reported as a financial cost in accordance with IFRS 16.

EARNINGS FROM ASSOCIATED COMPANIES

The share of earnings according to the equity method amounted to SEK 148 million (249) from the shareholding in the listed company Klövern AB (publ). From 1 July 2019 the holding has been reclassified to Financial assets valued at fair value and reported in the income statement below Changes in value of financial investments. Also see page 13.

CHANGES IN VALUE, PROPERTIES

Changes in property value during the period amounted to SEK 1 462 million (290), of which unrealized changes in value amounted to SEK 1 462 million (290) and realized changes to SEK 0 million (0). Out of the changes approximately 30 per cent is attributable to the properties divested per 5 July. For the remaining changes in value, renegotiations, new lettings and lowered yield requirements had a value-adding effect. Also see page 9.

CHANGES IN VALUE, FINANCIAL INV.

Since 2008 Corem has has a long term holding in Klövern, listed on NASDAQ Large Cap. Since 1 July 2019 the holding is reported as Financial Asset valued at fair value. Corem has also made short term investments of liquid funds in real estate company shares listed on Nordic stock markets. The changes in value of financial Investments amounted to SEK 305 million (-), whereof Klövern SEK 276 million and other financial investments SEK 29 million. Also see page 15-16.

CHANGES IN VALUE, DERIVATIVES

The value of Corems derivatives is affected by changes in the long market rates. Changes in derivatives values during the period totaled SEK -106 million (42).

INCOME TAX

During the period, deferred tax totaled SEK -83 million (-116) and current tax to SEK -6 million (-1). Due to the changes in corporate taxation, the deferred tax liability has been recalculated at the new tax rate of 20.6 per cent, as Corem estimates that the major part of the deferred tax liability will be realized at this tax rate. See page 17 for additional information.

OTHER COMPREHENSIVE INCOME

Other comprehensive income amounted to SEK -3 million (16), mainly consisting of translation differences.

CONSOLIDATED BALANCE SHEET

THE COREM GROUP

SEK million	2019 30 Sep	2018 30 Sep	2018 31 Dec
ASSETS			
Non-current assets			
Investment properties	11 464	12 532	13 479
Right of use assets	206	-	-
Holdings reported in accordance with the equity method	-	1 930	2 165
Financial assets at fair value	2 549	-	-
Other assets	2	2	2
Total non-current assets	14 221	14 464	15 646
Current assets			
Other current assets	51	48	52
Short term investments	440	-	-
Liquid funds ¹	355	37	14
Total current assets	846	85	66
TOTAL ASSETS	15 067	14 549	15 712
EQUITY AND LIABILITIES			
Total equity attributable to parent company's shareholders	7 096	4 863	5 302
Long-term liabilities			
Interest-bearing long-term liabilities	4 715	5 769	7 574
Long-term leasing liabilities	206	-	-
Deferred tax liabilities	482	345	395
Derivatives	513	451	407
Other long-term liabilities	7	7	8
Total long-term liabilities	5 923	6 572	8 384
Current liabilities			
Interest-bearing current liabilities	1 714	2 772	1 694
Other current liabilities	334	342	332
Total current liabilities	2 048	3 114	2 026
Total liabilities	7 971	9 686	10 410
TOTAL EQUITY AND LIABILITIES	15 067	14 549	15 712

¹ Available liquidity including unutilized credit facilities on 30 September 2019 at SEK 2 550 million (404).

STATEMENT OF CHANGE IN EQUITY

SEK million	2019 Jan-Sep	2018 Oct-Dec	2018 Jan-Sep
Opening balance equity	5 302	4 863	4 340
Comprehensive income during the period	2 030	439	760
Dividend to ordinary shareholders ¹	-164	-	-146
Dividend to preference shareholders ²	-72	-	-72
Repurchase of own shares	-	-	-19
Closing balance equity attributable to parent company's shareholders	7 096	5 302	4 863

¹ Whereof SEK 0,45 per share 2019 and SEK 0,40 per share 2018.

² Of which SEK 20,00 per share for 2018, with payment of SEK 18.0 million per quarter starting July 2018, and starting July 2019.

THE PROPERTY PORTFOLIO

Corem's property portfolio on 30 September 2019 consisted of 161 properties with a total lettable area of 949 181 sq.m.

The portfolio is divided into four geographic regions: Stockholm Region, South Region, West Region and Småland Region.

The items below refer, unless otherwise stated, to the period January - September 2019, with January - December 2018 as comparative amounts.

PROPERTY VALUE AND CHANGES IN VALUE

On 30 September 2019, the aggregate market value of Corem's property portfolio was SEK 11 464 million (13 479).

The unrealized change in value of properties amounted to SEK 1 462 million (290), whereof approximately 30 per cent attributable to the properties which were divested per 5 July 2019.

For the remaining part, lowered yield requirements, renegotiations and new lettings have had a value-adding effect. The average yield requirement was approximately 5.9 per cent (6.5).

Valuation of the portfolio is done each quarter. During the quarter, properties corresponding to 37 per cent of the aggregate value have been externally valued, while the remaining properties have been valued through internal cash flow valuations. For the period, 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 Corem's Annual Report 2018 for additional information.

PROPERTY TRANSACTIONS

Acquisitions

During the period Corem has acquired five properties at an aggregate value of SEK 146 million and a lettable area of 13 293 sq.m.

In the Gothenburg area, the undeveloped property Törnrosen 5 has been acquired, consisting of 4 000 sq.m. land. The property is located adjacent to a property owned by Corem. The portfolio in Jordbro in southern Stockholm has been added to by acquisition of three properties; Jordbromalm 5:2, 5:3 and 6:11, mainly consisting of warehousing.

In Arlandastad, north of Stockholm, the property Märsta 11:11 has been acquired.

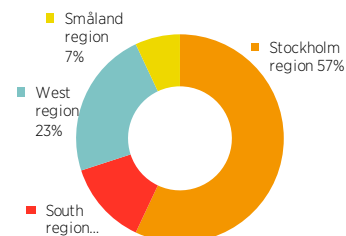
Divestment

A portfolio of 30 properties located in 13 different geographical locations has been divested per 5 July 2019. The properties have a lettable area of approximately 500 000 sq.m. and an annual rental value of SEK 309 million. The transaction was made as a company transaction with an underlying property value of SEK 4 218 million before deduction for deferred tax. For further information see page 5.

CHANGE IN FAIR VALUE, NUMBER OF PROPERTIES AND LEASABLE AREA

	2019			2018
	Number	Sq.m.	SEK million	Mkr
Total on 1 January	186	1 439 793	13 479	11 539
Acquisitions	5	13 293	146	1 181
New constr., extension and refurbish	-	-4 423	277	354
Divestments	-30	-499 482	-3 914	-65
Changes in value, unrealized	-	-	1 462	458
Currency translation	-	-	14	12
Total	161	949 181	11 464	13 479

FAIR VALUE



TRANSACTIONS 1 JANUARI - 30 SEPTEMBER 2019

Transaction	Property	City	Municipality	Property type	Acquisition lettable area, sq.m.	Divestment lettable area, sq.m.
Q1	Jordbromalm 5:2 och 5:3	Stockholm	Haninge	Logistics	6 200	-
Q2	Törnrosen 5	Göteborg	Göteborg	Land	-	-
Q2	Märsta 11:11	Stockholm	Sigtuna	Logistics	2 960	-
Q2	Jordbromalm 6:11	Stockholm	Haninge	Logistics	4 133	-
Q3	Fastighetsportfölj	See page 5	See page 5	Mixed	-	-499 482
Total					13 293	-499 482
Net acquisitions					-486 189	

CONSTRUCTIONS, EXTENSIONS AND REFURBISHMENTS

Project- and property development are important parts of Corem's business in order to meet tenant requirements as well as to further develop and add value to the property portfolio. See Corem's Annual Report for 2018 for further information about Corem's project development.

During the period, Corem invested a total of SEK 277 million (262) in the property portfolio relating to new construction, extensions and refurbishment.

ONGOING PROJECTS

Lastkajen 3, Västberga

Refurbishment and extension of approximately 4,400 sqm for Martin & Servera, with completion Q4 2019.

Veddesta 2:79, Järfälla

New construction and refurbishment of a 16 900 sq.m modern logistics facility in three stories. The project includes demolition of part of the existing building, followed by refurbishment and new construction of an extension. Tenant is MTAB Sverige BA, with a 15-year lease. Planned moving in during Q2 2021.

Backa 96: 2, Göteborg

Construction of Pro Stop Backa, Gothenburg, a specialist retail area, where rental contracts are signed with K-Rauta, Din Bil, Elektroskandia, Wangeskogs maskinuthyrning and Würth. The project will be completed in stages. Fully completed, the area is planned to entail approximately 22 500 sqm.

Skruben 3, Borås

Construction of Pro Stop Borås, where Hornbach and Bevego opened during 2018, is now developed further with stage 3A. The major tenant of the stage is Granngården, which has signed a 10-year lease for 1,900 sq.m. store area and 550 sqm outdoor sales area, with planned moving in during the first third quarter of 2020. Lease has also been signed with Högbergs Rör of approx. 1 150 sq.m. Once fully completed, Pro Stop Borås will encompass a total of 20 000 sqm, of which approximately half is currently completed.

Skruben 3, Borås

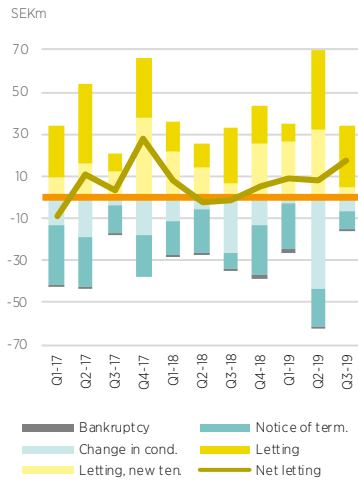
Refurbishment for ICA of 6 700 and current tenant Ericsson. The refurbishment means that Skruven 3, previously made for single tenant use, is converted into multi tenant premises named Sandlid Business Park.

LARGER INVESTMENT PROJECTS (ABOVE SEK 25 MILLION)

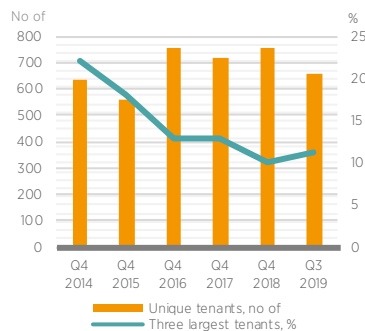
Property	Description	Compl.	Sq.m.	Investment, SEKm	Estimated investment, SEKm
Stockholm, Lastkajen 3	Extension for Martin & Servera	Q4 2019	4 400	18	27
Stockholm, Veddesta 2:79	Extension for MTAB	Q2 2021	16 900	12	219
Väst, Backa 96:2 Prostop	Nybyggnation av Pro Stop Backa, Göteborg	Q4 2020/Q1 2021	22 500	112	375
Väst, Skruven 3 Prostop	Nybyggnation av Pro Stop Borås	Q3 2020	3 750	3	49
Väst, Skruven 3	Hyresgäst Anpassning för Ica och Ericsson	Q3 2020	20 000	5	89
Total, ongoing projects			67 550	150	759



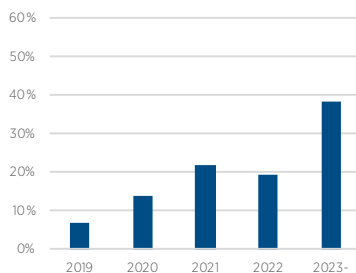
NET LETTING



TENANTS



LEASE CONTRACT MATURITY



Corem's total rental income on an annual basis amounted to SEK 822 million (936) as of 30 September 2019, with an assessed total rental value of SEK 898 million (1 042).

The income base is well-diversified with 656 unique tenants. The three largest tenants together account for around 11 per cent (10) of the total rental income.

Remaining average lease contract term is 4,0 years (4,6), where 40 per cent of contracted rent has a contract term of 5 years or more.

The economic occupancy rate as of 30 September 2019 was 92 per cent (90).

NET LETTING

Net letting for the period totaled SEK 34 million whereof SEK 18 million during the third quarter. Lettings and renegotiations during the period amounted to SEK 138 million, with 46 per cent new tenants.

A number of larger lettings have been made during the period.

The largest was as 16 900 sqm to MTAB in Veddesta 2:79, Järfälla, Stockholm on a green lease. Also in Stockholm a lease of 4 500 sqm in Veddesta 2:31, Järfälla has been signed with Dahl. The tenant has

moved in during June and the lease is a ten year green lease. During the third quarter renegotiations with DHL Global Forwarding has been made for 3 500 sqm in Märsta 21:42.

Extension and renegotiation with Makita in Ringpärmen 6, Bredden in northern Stockholm. The lease means an extension of 3 years as well as an increase from 4000 sqm. to 5 600 sqm.

In Gothenburg during the third quarter a letting has been made to Ramudden AB, for 3 900 sqm in Backa 22:17. The lease is for 7 years. Letting has also been made to Witre, for 2 200 sqm in Kryptongasen 8.

Renegotiation has been completed with Ericsson regarding the premises in Skruven 3, Borås, and a lease of 5 years has been signed for approximately half of the previous area. In conjunction, the building is being refurbished from being a single tenant building to instead house several different tenants under the name Sandlid Business Park. For a part of the premises vacated by Ericsson and as the first tenant of the Business Park, a lease has been signed with ICA for 6 700 sqm offices, with moving in during summer 2020.



DISTRIBUTION PER PROPERTY TYPE AND GEOGRAPHICAL AREA

The property portfolio is divided into five geographical areas: Stockholm Region, South Region, West Region, Småland Region and Mälardalen/North Region. The former Region Mälardalen / North has been discontinued due to the divestment as of 5 July 2019, which included all properties except four in the region. In the segment tables for 30 September 2019 and on the remaining four properties from Region Mälardalen / North are included in Region Stockholm, while the previous year's comparative figures have been left intact. The division of regions is consistent with internal reporting to the CEO and the board.

Outcome per geographical area	Income, SEK million		Costs, SEK million		Op. surplus, SEK million		Operating margin, %		Investments, acquisitions and	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
	Jan-Sep	Jan-Sep	Jan-Sep	Jan-Sep	Jan-Sep	Jan-Sep	Jan-Sep	Jan-Sep	Jan-Sep	Jan-Sep
Stockholm	361	277	-107	-74	254	203	70	73	-310	88
South	133	145	-31	-34	102	111	77	77	-1 189	258
West	131	117	-25	-21	106	96	81	82	122	173
Småland	76	82	-18	-19	58	63	76	77	-826	181
Mälardalen/North	48	83	-11	-13	37	70	78	84	-1 288	-9
Total	749	704	-192	-161	557	543	74	77	-3 491	691

Key ratios per geographical area	Number of properties		Fair value, SEK million		Rental value, SEK million		Economic occupancy, %		Vacancy, sq.m.	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
	30 Sep	30 Sep	30 Sep	30 Sep	30 Sep	30 Sep	30 Sep	30 Sep	30 Sep	30 Sep
Stockholm	87	72	6 503	5 284	519	420	91	90	59 154	54 159
South	27	37	1 493	2 347	131	208	90	89	27 399	37 641
West	26	25	2 626	2 248	182	175	95	95	12 243	13 809
Småland	21	28	842	1 371	66	127	93	88	8 835	27 250
Mälardalen/North	-	14	-	1 282	-	112	-	85	-	38 394
Total	161	176	11 464	12 532	898	1 042	92	90	107 631	171 253

Lettable area, sq.m	Total		Logistics		Office		Retail		Other	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
	30 Sep	30 Sep	30 Sep	30 Sep	30 Sep	30 Sep	30 Sep	30 Sep	30 Sep	30 Sep
Stockholm	443 312	416 522	286 044	267 755	119 420	108 560	20 578	14 883	17 270	25 324
South	193 097	321 597	153 101	263 795	26 281	38 903	5 840	8 000	7 875	10 899
West	228 556	217 410	175 812	169 599	36 260	35 845	13 072	8 554	3 412	3 412
Småland	84 216	205 773	57 564	163 675	15 279	26 499	3 939	5 185	7 434	10 414
Mälardalen/North	-	215 544	-	164 281	-	36 182	-	7 960	-	7 121
Total	949 181	1 376 846	672 521	1 029 105	197 240	245 989	43 429	44 582	35 991	57 170
Share, %			71	75	20	18	5	3	4	4

THE SWEDISH TRANSACTION MARKET

The transaction volume during the first three quarters of the year amounted to approximately SEK 140 billion. This is an increase of about 30 percent compared to the same period last year.

Interest from foreign investors remains very strong, inter alia linked to exchange rate opportunities. Foreign investors are net buyers for the third consecutive year. The proportion of international buyers amounted to about 40 percent during the period, which is a slight increase compared to last year's first three quarters. Swedish investors continue

to be net sellers. On the purchase side, otherwise listed property companies dominate and on the sales side, property funds are the largest player.

During the first nine months of the year, residential real estate accounts for approximately 35 percent of the total transaction volume, while offices account for just under 30 percent. The volume of warehouse, logistics and industrial properties continues to increase and has already reached a record level for the year. The segment is the third largest with just under 20 percent of the total transaction volume.

The market is characterized by the fact that several larger transactions have been carried out than normal and about 65 per cent of the transactions comprise portfolio transactions. Examples of major transactions that have been completed in 2019 include Prologi's acquisition of logistics properties from Bockasjö and Alecia for SEK 3.8 billion and that Folksam acquired the Trygg-Hansa house for SEK 4.3 billion.

In the warehouse, logistics and industrial properties segment, a clear reduction in yield requirements was noted in 2019 in connection with completed transactions



CASH FLOW STATEMENT

THE COREM GROUP

SEK million	2019 9 mon Jan-Sep	2018 9 mon Jan-Sep	2019 3 mon Jul-Sep	2018 3 mon Jul-Sep	2018 12 mon Jan-Dec	Rolling 12 mon Oct-Sep
Current operations						
Operating surplus	557	543	157	184	733	747
Central administration	-30	-30	-9	-10	-40	-40
Depreciation	0	0	0	0	0	0
Interest recieved, etc.	46	43	15	15	59	62
Interest paid etc	-216	-220	-73	-75	-300	-296
Site leasehold fees	-10	-	-3	-	-	-10
Income tax paid	0	-1	0	-1	-1	0
Cash flow from changes in working capital	347	335	87	113	451	463
Change in current receivables	4	-15	2	-2	-19	0
Change in current liabilities	-20	-5	-23	32	16	1
Cash flow from operations	331	315	66	143	448	464
Investment operations						
Investment in new construction, extensions and refurbishment	-276	-262	-126	-107	-354	-368
Acquisition of properties	-146	-494	-	-96	-1 181	-833
Divestment of properties	3 914	64	3 913	64	59	3 909
Change in tangible assets	3	40	0	0	37	0
Cash flow from investment operations	3 495	-652	3 787	-139	-1 439	2 708
Financing operations						
Dividend paid to parent company shareholders	-218	-200	-18	-18	-218	-236
Repurchase of own shares	-	-19	-	-	-19	-
Payment of interest rate derivatives	-	-	-	-	-69	-69
Short term investments	-411	-	-411	-	-	-411
Loans raised	1 485	2 008	522	46	4 381	3 858
Amortized loans	-4 341	-1 449	-3 595	-31	-3 104	-5 996
Cash flow from financing operations	-3 485	340	-3 502	-3	971	-2 854
Cash flow for the period	341	3	351	1	-20	318
Liquid funds at beginning of period	14	34	4	36	34	37
Liquid funds at end of period	355	37	355	37	14	355

FINANCING

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

INTEREST-BEARING LIABILITIES

Interest-bearing liabilities on 30 September 2019, amounted to SEK 6 452 million (9 294). At the end of the third quarter 2018 interest-bearing liabilities amounted to SEK 8 573 million and as of 31 December 2019 to SEK 9 294 million. Activated and capitalized borrowing costs were SEK 23 million (26), meaning interest bearing liabilities in the balance sheet of SEK 6 429 million (9 268).

Out of the interest-bearing liabilities SEK 4 777 million are secured by properties and/or shares in subsidiaries in accordance with current market practice. A further SEK 25 million have listed shares as security. The proportion of secured financing, in relation to the company's assets, was 41 per cent (52) as of the end of the period.

Corem has three bond loans with an aggregate value of SEK 1 650 million, which are emitted and listed. All bonds are uncovered. Two of the bonds do not have interest floor.

Outstanding bonds

Amount, SEKm	Maturity date	Interest
300	2019	STIBOR 3M+4,75%
500	2020	STIBOR 3M+4,25%
850	2021	STIBOR 3M+4,35%

After the end of the period, on the 11 October 2019, the bond loan of SEK 300 million, running with an interest of Stibor 3M+4,75

per cent with interest rate floor, has been prematurely redeemed at 100 per cent.

At the end of the period the average fixed credit term was 2,4 years (3,0). Leverage amounts to 27 per cent (58).

INTEREST COVERAGE AND MATURITY

The company's average fixed interest rate for the period was 3,0 years (2,1), caps not included. The average interest rate was 3,81 per cent (3,16), including derivatives. At the end of the third quarter 2018, the average interest rate was 3,48 per cent.

To limit the interest rate risk, Corem has interest rate swaps and a rate cap. At the end of the period Corem had interest rate swaps of SEK 3 001 million (3 227) and interest caps of SEK 1 936 million (1 936). Together with fixed-rate loans, 81 per cent (60) of the interest was hedged. The derivatives expire between 2019 and 2031. The average maturity for the derivatives was 4,8 years. On 30 September 2019 the market value of the interest rate derivative portfolio amounted to SEK -513 million (-407). Unrealized change in value of derivatives amounts to SEK -106 million (12) for the period.

An increase in Stibor 3M of one percentage point would increase Corem's average borrowing rate by 0,4 percentage points, equivalent to approximately SEK 28 million in interest expenses. Effects of bigger increases in interest rate is limited through interest rate caps.

The interest coverage ratio was 2,9 multiples (2,9).

EQUITY, NET WORTH, AND EQUITY RATIO

At the end of the period the Groups' equity amounted to SEK 7 096 million (5 302),

equivalent to SEK 16,99 per ordinary share (12,07), SEK 251,67 per preference share (251,67), and EPRA NAV of SEK 19,72 per ordinary share (14,27).

On 30 September 2019 the adjusted equity ratio was 53 per cent (38) and the equity ratio 47 per cent (34). See page 8 for further information.

CASH FLOW

Cash flow from operations before change in operating capital amounted to SEK 347 million (335), an increase by 1 per cent

Dividend from associated companies amounts to SEK 46 million (43).

The period's cash flow from investment activities amounted to SEK 3 495 million (-652) and the cash flow from financing activities totaled SEK -3 485 million (340).

SHORT TERM INVESTMENTS

A portion of the liquid funds from the divestment made during the quarter has been invested short term in shares, which are listed on Nordic stock exchanges. At the end of the period Corem's holdings in listed shares amounted to 1 400 000 shares in Entra ASA, 3 110 000 shares in Nyfosa and 180 000 shares in Kungsleden. Market value of holdings amounted to SEK 440 million at the end of the period.

LIQUID FUNDS

Available liquidity on 30 September 2019 amounted to SEK 2 550 million (404), of which liquid funds are SEK 355 million (14), and unused credit facilities of SEK 2 195 million (390). Interest bearing net debt amounted to SEK 5 652 million compared with SEK 8 531 million at the same time previous year.

INTEREST- AND LOAN MATURITY STRUCTURE

Maturity, year	Average interest rate			Tied-up capital	
	SEKm	Interest %	n %	SEKm	n %
2019	3 748	4,41	58	325	5
2020	-	-	-	1 597	25
2021	-	-	-	1 808	28
2022	100	0,29	2	1 641	25
2023	475	2,86	7	420	7
>2023	2 129	3,11	33	661	10
Total	6 452	3,81	100	6 452	100

NET DEBT

SEKm	2019 30 sep	2018 30 sep
Interest bearing liabilities	6 452	8 573
Interest bearing assets	-5	-5
Short-term investments	-440	-
Liquid funds	-355	-37
Interest bearing net debt	5 652	8 531

LONG TERM HOLDING IN SHARES

KLÖVERN

Since November 2008 Corem owns shares in Klöver AB (publ), listed on NASDAQ Large Cap. Klöver is a real estate company which, with closeness and commitment, offers attractive premises and actively contributes to urban development in growth regions. Corem's shareholding in Klöver on 30 September 2019 amounted to 9 500 000 Class A ordinary shares and 129 400 000 Class B ordinary shares, corresponding to approximately 15,1 per cent of the outstanding votes and 14,9 per cent of the equity. The holding has previously been reported as Shares in associated companies. Associated companies refer to holdings reported in accordance to the equity method. From 1 July 2019 the holding has been reclassified as Financial assets valued at fair value, with the holding being reported in the income statement under Financial investments and Net interest expenses. For a further description, see below table.

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 41 million (-19) for the period. The turnover, of which the largest part consisted of group invoicing, amounted to SEK 72 million (67). Interest income and similar earnings items included, inter alia, dividend from subsidiaries of SEK 225 for the year 2018.

The parent company's assets totalled SEK 3 433 million (4 203). Liquid funds amounted to SEK 219 million (22). Equity amounted to SEK 1 678 million (1 873).

INCOME STATEMENT

SEK million	2019 9 mon Jan-Sep	2018 9 mon Jan-Sep	2018 12 mon Jan-Dec
Net income	72	67	93
Cost of services sold	-45	-38	-54
Gross profit	27	29	39
Central administration	-30	-30	-40
Operating profit	-3	-1	-1
Interest income and similar income items	111	54	376
Interest expense and similar expense items	-67	-70	-93
Profit before tax	41	-17	282
Tax	0	-2	-2
Net profit for the period	41	-19	280

BALANCE SHEET

SEK million	2019 30 Sep	2018 30 Sep	2018 31 Dec
ASSETS			
Machinery and equipment	1	1	1
Site leasehold fees	4	-	-
Shares in group companies	332	332	332
Shares in associated companies	-	489	489
Other financial assets	489	-	-
Receivables from group companies	1 945	2 898	3 325
Deferred tax assets	28	28	28
Other current receivables	4	3	6
Short term investments	411	-	-
Cash and bank deposits	219	17	22
TOTAL ASSETS	3 433	3 768	4 203
EQUITY AND LIABILITIES			
Equity	1 678	1 574	1 873
Interest-bearing liabilities	1 669	2 116	2 266
Non-interest bearing liabilities	86	78	64
TOTAL EQUITY AND LIABILITIES	3 433	3 768	4 203

ACCOUNTING POLICIES AND NOTES

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 of the categorization of financial instruments have taken place during the period. 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 2018, with the exception of IFRS 16 Leasing, see below. The report may contain rounding differences.

CHANGED ACCOUNTING POLICIES ARISING FROM THE NEW IFRS 16 LEASES

The standard replaces IAS 17. Corem applies IFRS 16 from 1 January 2019 and has decided to apply the simplified transition approach and will not apply the

standard retroactively. IFRS 16 entails that the lessee reports assets and liabilities attributable to all lease contracts with the exception of leases with a shorter term than 12 months and/or where the underlying asset is of low value. The accounting policies for lessors are substantially unchanged and are not considered to affect Corem's reporting as landlord.

In connection with the introduction of IFRS 16, Corem has as at 1 January 2019 reported right-of-use assets and lease liabilities in the balance sheet of SEK 208 million, mainly attributable to site leaseholds. Site leaseholds are treated in the standard as perpetual leases and reported at fair value and will therefore not be amortized but the value of the right-of-use assets will remain until the next renegotiation of the respective site leasehold. A long-term lease liability is reported at the corresponding value of the right-to-use asset. The lease liability is not amortized but the value is unchanged until renegotiation of the respective site leasehold fee.

The income statement has been affected as the site leasehold fees have been reclassified from Property expenses to a line of their own in the income statement, Site leasehold fees, in connection with Net financial income and will in future be included in Profit from property management.

When calculating the interest coverage ratio, the site leasehold fees are added back as a Property expense as in previous reports. The definition of adjusted equity ratio has also been changed, see page 23. There is furthermore a small effect on certain key figures, such as the equity ratio.

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 page 23 and 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. In the interim report for the third quarter 2019 the definition of preference capital has been altered, which in turn has affected the key measurement of Equity per ordinary share and EPRA NAV per ordinary share.

NOTE 1 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 profits from Klövern as well as tax-free sales of companies. The tax loss carryforwards are estimated at approximately SEK 1 165 million (1 384).

The tax recoverable attributable to tax loss carryforwards in the consolidated balance sheet amounts to SEK 240 million (285).

In the consolidated statement of financial position of the Corem group, deferred tax is reported net at SEK 482 million (395)

Changed rules regarding taxation

On 14 June 2018, the Swedish parliament decided on changes in the income tax law on taxation regulations for companies. This amendment came into effect on 1 January 2019 and limits the right of deduction for negative net interest to 30 per cent of taxable EBITDA. Corem is initially affected by the change through a faster uptake of existing tax loss carryforwards. Some small lock-in effects of tax may however arise in individual subsidiaries.

TAX 30 SEPTEMBER 2019

SEK million	Current tax		Deferred tax		Reported tax	
	2019 Jan-Sep	2018 Jan-Sep	2019 Jan-Sep	2018 Jan-Sep	2019 Jan-Sep	2018 Jan-Sep
Current profit from property management	-6	-1	-44	-10	-50	-11
Change in value, properties	-	-	1	-67	1	-67
Change in value, financial instruments	-	-	16	-9	16	-9
Increased temporary difference properties attributable to depreciation for tax purposes and direct deductions	-	-	-56	-49	-56	-49
Revaluation to 20.6 per cent tax	-	-	-	19	-	19
Total	-6	-1	-83	-116	-89	-117

OTHER INFORMATION

STRENGTHENED FINANCIAL TARGETS

The Board has decided to adjust two financial targets. The long-term target for the interest coverage ratio is at least 2.0 times (1.5) and for the equity ratio to be at least 30 percent (25). For definitions of key measurements, see page 23.

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 four main areas, selected as the main priority: Employees, Customer satisfaction, Business Ethics and Environment and Resource conservation. See www.corem.se and Corem's Annual Report for 2018 for further information.

ORGANISATION

Regional offices are located in Sättra, Märsta, Veddesta, Jordbro, Malmö, Göteborg, Jönköping and Hudiksvall. The head office is located in Stockholm.

On 30 September 2019 Corem had 58 employees, of which 19 women and 39 men.

At the same time previous year, the number of employees was 60.

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, Laws and Regulations, Financing, Listed holdings and Sustainable entrepreneurship. A detailed description of opportunities and risks and how Corem has chosen to manage them is contained in the Annual Report for 2018. There have been no major changes in the company's assessment of opportunities and risks, after its publication.

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.

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.

In June 2017, a contract was signed with Wästbygg AB for the construction of Pro Stop Borås stage 1 and 2. The construction was completed during 2018, with closing of the project during the first quarter of 2019. During 2019 contract has been signed with Wästbygg for the construction of Pro Stop Backa, in Gothenburg, and for construction of Pro Stop Borås stage 3A. Transactions with Wästbygg AB amounted to SEK 99,9 million (56,1) during the period. Wästbygg AB is controlled by board member Rutger Arnhult.

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

EVENTS AFTER THE PERIOD

A bond loan of SEK 300m, which ran at an interest rate of 4.75 percent and with interest rate floors, was prematurely redeemed on 11 October 2019 at 100 percent.

Stockholm 25 October 2019
Corem Property Group AB (publ)

The Board of Directors

This report has been audited by the auditors, see the Swedish version.

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.

THE SHARE

SHARE FACTS, 30 SEPTEMBER 2019

Market cap., SEK	9,4 billion
Marketplace	Nasdaq Stockholm, Mid Cap
LEI nr	213800CHXQD7TSSIT59
Number of shareholders	6 954

Ordinary share A, number of	33 003 043
Closing rate, SEK	21,30 kr
ISIN	SE0010714279

Ordinary share B, number of	342 735 837
Closing rate, SEK	21,50 kr
ISIN	SE0010714287

Preference share, number of	3 600 000
Closing rate, preference share, SEK	369,00 kr
ISIN, Preference share	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 30 September 2019, of which 33 003 043 ordinary shares of class A, 342 735 837 ordinary shares of class B and 3 600 000 preference shares.

Shares of class A confer one vote each, while ordinary shares of class B and preference shares confer 1/10 vote each.

During February, requests of conversion for a total of 263 982 ordinary shares of class A has been made, which have subsequently been converted to ordinary shares of class B during March. During August 2019, requests of conversion for a total of 371 977 ordinary shares of class A has been made, which have subsequently been converted to ordinary shares of class B during September.

During the period Corem has not repurchased any ordinary shares of class A or class B. As of 30 September 2019 Corem holds a total of 2 913 825 ordinary shares class A and 8 555 550 ordinary shares of class B. The shares have been repurchased at an average price of SEK 8,63 per share.

For further information about the share, see www.corem.se.

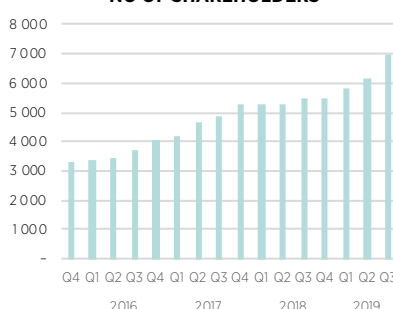
LARGEST SHAREHOLDERS ON 30 SEPTEMBER 2019

Shareholder	Ordinary class A	Ordinary class B	Preference shares	Share of equity, %	Share of votes, %
Rutger Arnhult via bolag ²	14 360 671	143 606 710	512 652	41,78%	45,05%
Gårdarike ²	5 783 156	49 424 479	47 355	14,57%	16,80%
Länsförsäkringar fondförvaltning	837 387	44 157 424	–	11,86%	8,23%
Citi Switz (as agent for clients)	1 570 374	15 705 740	–	4,55%	4,92%
Swedbank Robur fonder	951 000	9 166 000	–	2,67%	2,92%
Pomona Gruppen AB	749 999	7 499 990	–	2,17%	2,35%
UBS Switzerland AG, W8IMY	435 057	8 885 575	–	2,46%	2,07%
Patrik Tillman via bolag	571 441	5 714 410	40 000	1,67%	1,80%
Livförsäkrings AB Skandia	721 119	4 232 635	–	1,31%	1,79%
Fjärde AP-Fonden	606 532	4 517 839	100 000	1,38%	1,67%
CBNY - Norges bank	630 664	2 754 107	–	0,89%	1,42%
Prior & Nilsson	205 772	4 985 054	–	1,37%	1,10%
Verdipapirfond Odin Ejendom	–	5 755 101	–	1,52%	0,90%
Allba Holding AB	235 500	1 562 999	117 500	0,51%	0,63%
Alfred Berg	144 599	2 220 618	–	0,62%	0,57%
Other shareholders	2 285 947	23 991 606	2 782 493	7,66%	7,77%
Total number of outstanding shares	30 089 218	334 180 287	3 600 000	96,98%	100,00%
Repurchased shares ¹	2 913 825	8 555 550	–	3,02%	–
Total number of shares	33 003 043	342 735 837	3 600 000	100,00%	100,00%

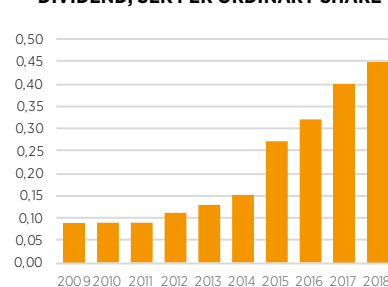
¹ Repurchased shares do not have voting rights, and receive no dividends

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.

NO OF SHAREHOLDERS



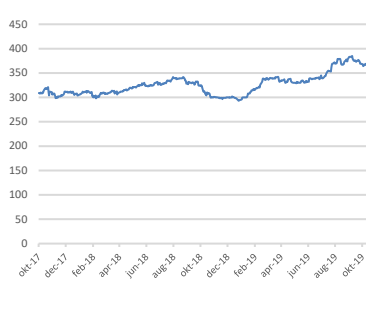
DIVIDEND, SEK PER ORDINARY SHARE



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



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



QUARTERLY OVERVIEW

	2019 Q3 Jul-Sep	2019 Q2 Apr-Jun	2019 Q1 Jan-Mar	2018 Q4 Oct-Dec	2018 Q3 Jul-Sep	2018 Q2 Apr-Jun
Amounts in SEKm unless otherwise stated						
Result-related						
Income	209	270	270	261	233	238
Property costs	-52	-62	-78	-71	-49	-50
Operating surplus	157	208	192	190	184	188
Profit from property management	95	117	101	100	95	101
Profit shares according to the equity method	-	58	90	250	82	86
Changes in value, properties	693	596	173	168	97	61
Changes in value, financial investments	305	-	-	-	-	-
Changes in value, derivatives	-28	-41	-37	-30	45	-9
Net profit	1 189	582	262	439	269	219
Property and finance-related						
Fair value of properties	11 464	14 552	13 778	13 479	12 532	12 301
Operating margin, %	75	77	71	73	79	79
Occupancy rate, economic, %	92	91	90	91	90	91
Return on equity, %	73,0	40,4	19,3	34,5	22,7	19,1
Adjusted equity ratio, %	53	40	39	38	38	37
Leverage, %	27	51	54	58	55	58
Share-related						
EPRA NAV per ordinary share, SEK	19,72	16,77	15,30	14,27	13,05	12,31
Net profit per ordinary share, SEK	3,21	1,55	0,67	1,16	0,69	0,55
Share price, ordinary share A, at end of period, SEK	21,30	16,45	12,33	10,00	11,35	9,30
Share price, ordinary share B, at end of period, SEK	21,50	16,65	13,18	10,70	11,70	9,32
Share price, preference share, at end of period, SEK	369,00	338,00	332,05	294,00	324,00	327,90
Number of outstanding ordinary shares	364 269 505	364 269 505	364 269 505	364 269 505	364 269 505	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

	2019 9 mon Jan-Sep	2018 9 mon Jan-Sep	2019 3 mon Jul-Sep	2018 3 mon Jul-Sep	2018 12 mon Jan-Dec	2017 12 mon Jan-Dec
Property related						
Fair value properties, SEK million	11 464	12 532	11 464	12 532	13 479	11 539
Required yield, valuation, %	5,9	6,5	5,9	6,5	6,5	6,6
Rental value, SEK million	898	1 042	898	1 042	1 112	972
Lettable area, sq.m.	949 181	1 376 846	949 181	1 376 846	1 439 793	1 316 233
Occupancy rate, economic, %	92	90	92	90	91	90
Occupancy rate, area-based %	89	88	89	88	88	88
Operating margin, %	74	77	75	79	76	78
Number of properties	161	176	161	176	186	169
Financial						
Return on equity, %	43,7	21,6	73,0	22,7	24,5	23,4
Equity ratio, adjusted, %	53	38	53	38	38	37
Equity ratio, %	47	33	47	33	34	32
Interest bearing net debt, SEK million	5 652	8 504	5 652	8 504	9 275	7 956
Leverage, %	27	55	27	55	58	56
Leverage, properties, %	42	51	42	51	51	52
Interest coverage ratio, multiples	2,9	2,9	2,5	2,9	2,9	2,8
Average interest, %	3,81	3,48	3,81	3,48	3,16	3,65
Average fixed interest period, years	3,0	2,5	3,0	2,5	2,1	3,0
Average tied-up capital, years	2,4	2,3	2,4	2,3	3,0	2,5
Share-related*						
Earnings per ordinary share, SEK	5,43	1,89	3,21	0,69	3,05	2,33
Earnings per preference share, SEK	15,00	15,00	5,00	5,00	20,00	20,00
EPRA NAV per ordinary share, SEK	19,72	13,05	19,72	13,05	14,27	11,35
Equity per ordinary share, SEK	16,99	10,86	16,99	10,86	12,07	9,37
Equity per preference share, SEK	251,67	251,67	251,67	251,67	251,67	251,67
Dividend per ordinary share, SEK	-	-	-	-	0,45	0,40
Dividend per preference share, SEK	-	-	-	-	20,00	20,00
Share price per ordinary share A, SEK ¹	21,30	11,35	21,30	11,35	10,00	10,10
Share price per ordinary share B, SEK ¹	21,50	11,70	21,50	11,70	10,70	9,26
Share price per preference share, SEK ¹	369,00	324,00	369,00	324,00	294,00	304,00
Number of outstanding ordinary shares ²	364 269 505	364 269 505	364 269 505	364 269 505	364 269 505	366 374 305
Average number of outstanding ordinary shares ²	364 269 505	364 881 903	364 269 505	364 269 505	364 727 545	371 837 353
Number of outstanding preference shares ²	3 600 000	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.

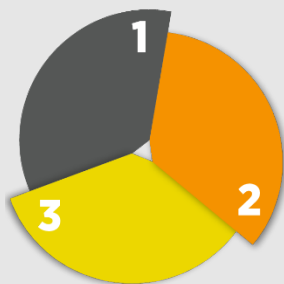
⁴ Historical figures have been adjusted for the bonus issue carried out during December 2017 and for the consolidation of shares that took place in January 2018.

For definitions of key ratios, see page 23.

WE CREATE SPACE TO DEVELOP YOUR BUSINESS

Corem creates long term value and growth by developing and maintaining logistics properties in a sustainable way.

Corem's business model is based on a continuous process where long-term values are created through strategic transactions, long-term investments and development of the property portfolio. We create extra value through a sustainable way of working and by always keeping the tenant in focus.



1. TRANSACTION – GROWTH

2. PROPERTY MANAGEMENT – FOCUS ON TENANTS

3. PROPERTY DEVELOPMENT – CREATING VALUE

With the overall objective of becoming the leading real estate company in logistics properties and within Corem's selected regions, the following five target areas have been selected. See also www.corem.se and Corem's Annual Report 2018 for more information



DEVELOPMENT AND GROWTH

Strategic transactions and value-creating property development. Corem analyzes the market actively and seeks interesting acquisition, processing and development opportunities. The purpose is long-term value increase, broadening the customer offering, achieving increased flexibility, increased synergies within the regions and good risk diversification.



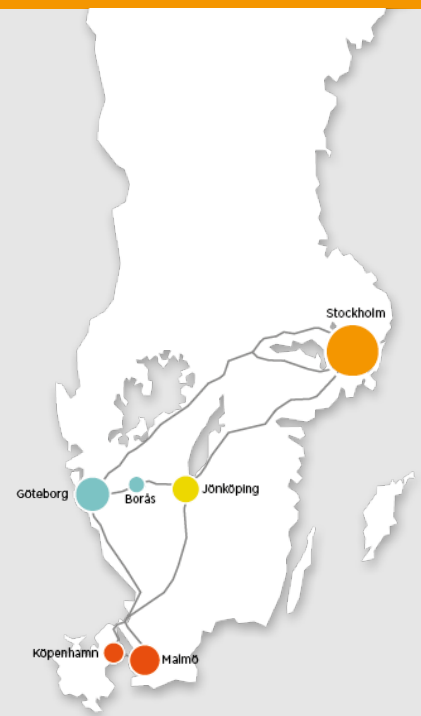
COWORKERS

An attractive employer and business partner, with competent and committed staff. Knowledgeable and committed employees help drive Corem towards its vision. It is achieved through equal rights and opportunities, as well as development opportunities within the company to continue to grow together.



CUSTOMER FOCUSED PROPERTY MANAGEMENT

To be customers' primary choice in warehouse logistics and trading premises. This is achieved through proactive, customer-focused and efficient management. Self-management, with local administrative offices close to the customer, is an important part of Corem's strategy.



FINANCIAL

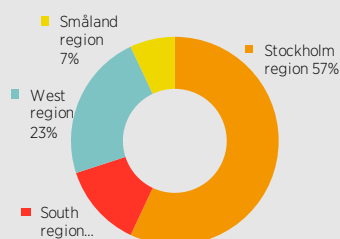
Long-term and stable finances with good returns for shareholders. Corem operates within a capital-intensive market. To further develop the company into the leading player within its segment, good access to capital at the right time and at the right cost is required.



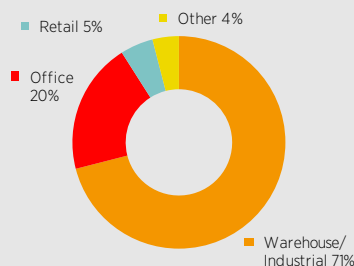
SUSTAINABILITY

The business will be characterized by responsible action with a long-term focus. The work includes social, ecological and economic sustainability and focuses on four main areas: Employees, Customer Satisfaction, Environmental Consideration and Business Ethics.

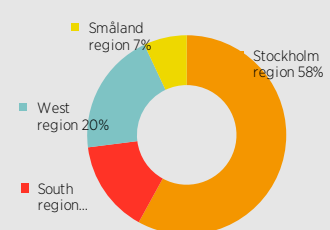
PROPERTY VALUE



PROPERTY TYPE, AREA



RENTAL VALUE



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/definitioner for the key ratios that are not directly identifiable from the financial statements.

Adjusted equity ratio

Equity, adjusted for the value of derivatives including tax, 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, and as a percentage of total assets.

Annual rent

Rent including supplements and index on an annual basis.

Available liquidity

Liquid funds and unused credit facilities. Stated to clarify the Company's current payment ability.

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.

Cash flow per ordinary share

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

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 10.00 per preference share.

Occupancy rate, area

Rented area divided by total lettable area.

Occupancy rate, economic

Income on an annual basis divided by assessed rental value.

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 per preference share

Based on the share price of the preference share at the end of the period.

EPRA

The European Public Real Estate Association is an interest organisation for listed real estate companies and investors in Europe. Part of their work is to set standards for financial reporting and key ratios, including EPRA NAV (Net Asset Value) which can be equated with long-term net worth.

EPRA NAV 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.

Equity ratio

Equity 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-bearing liabilities

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

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.

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.

Operating surplus

Rental income reduced for property costs.

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 share price at the end of the period.

Profit from property management

Operating surplus, central administration and net financial 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. To be stated to clarify the company's earning capacity in SEK million taking into consideration financing costs and central administration.

Required yield

The required return on the residual value of property valuations.

Triple net contracts

Tenancy agreements where the tenant, in addition to rent, pays costs incurred at the property, which would normally have been charged to the property owner. These include, for example, operating and maintenance expenses and property tax.

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

Year-End Report 2019	18 February 2020
Annual Report 2019	March 2020
Interim report January – March 2020	28 April 2020
Annual Shareholders Meeting	20 April 2020

PROPOSED RECORD DAYS / DIVIDEND

Last day for trading including right to dividend for preference shareholders	23 December 2019
Record day for dividend for preference shareholders	30 December 2019
Expected day for dividend for preference shareholders	7 January 2020
Last day for trading including right to dividend for preference shareholders	27 March 2020
Record day for dividend for preference shareholders	31 March 2020
Expected day for dividend for preference shareholders	3 April 2020

CONTACTS:

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

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

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.



Corem Property Group AB (publ), Box 56085, SE-102 17 Stockholm (Sweden)
Visitors: Riddargatan 13 C. Telephone: +46 8 503 853 33, Fax: +46 8 503 853 34
Corporate ID number: 556463-9440, Registered office: Stockholm
E-mail: info@corem.se, Website: www.corem.se