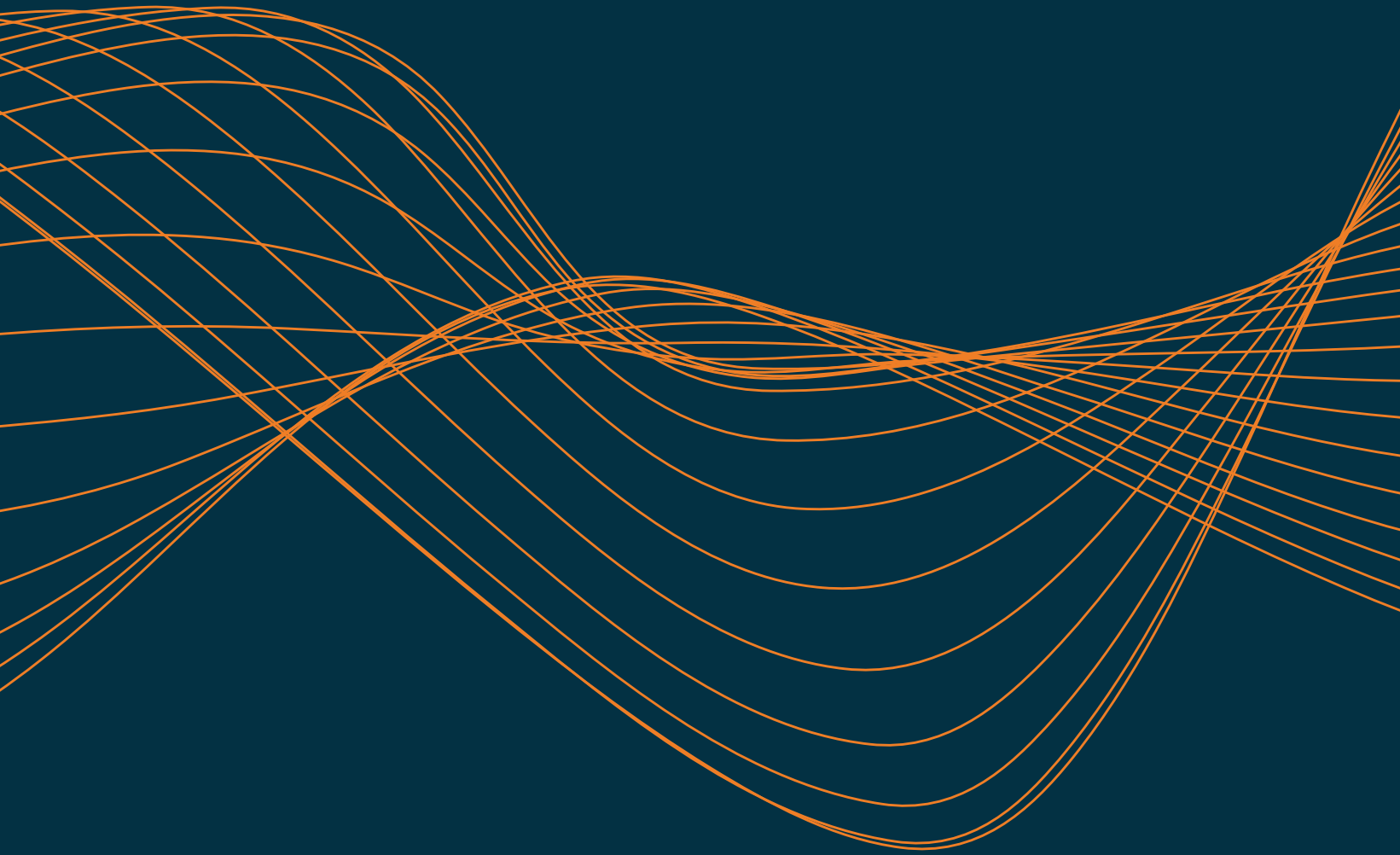


Annual Report and Sustainability Report 2022



corem }

Annual Report and Sustainability Report 2022

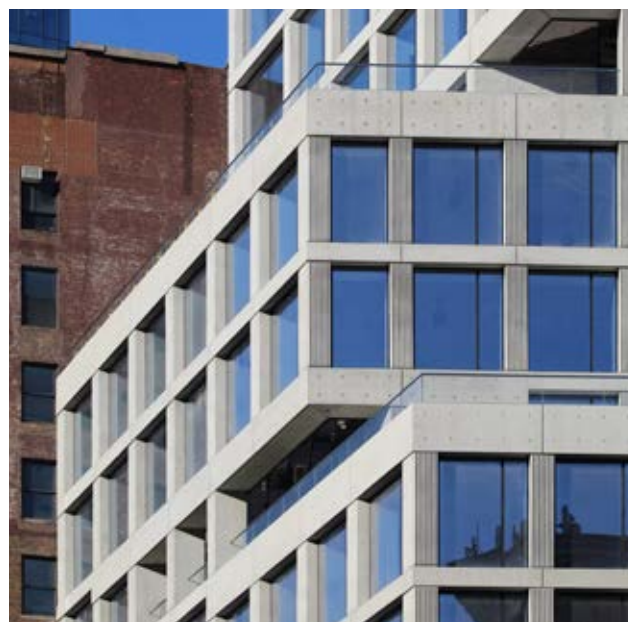
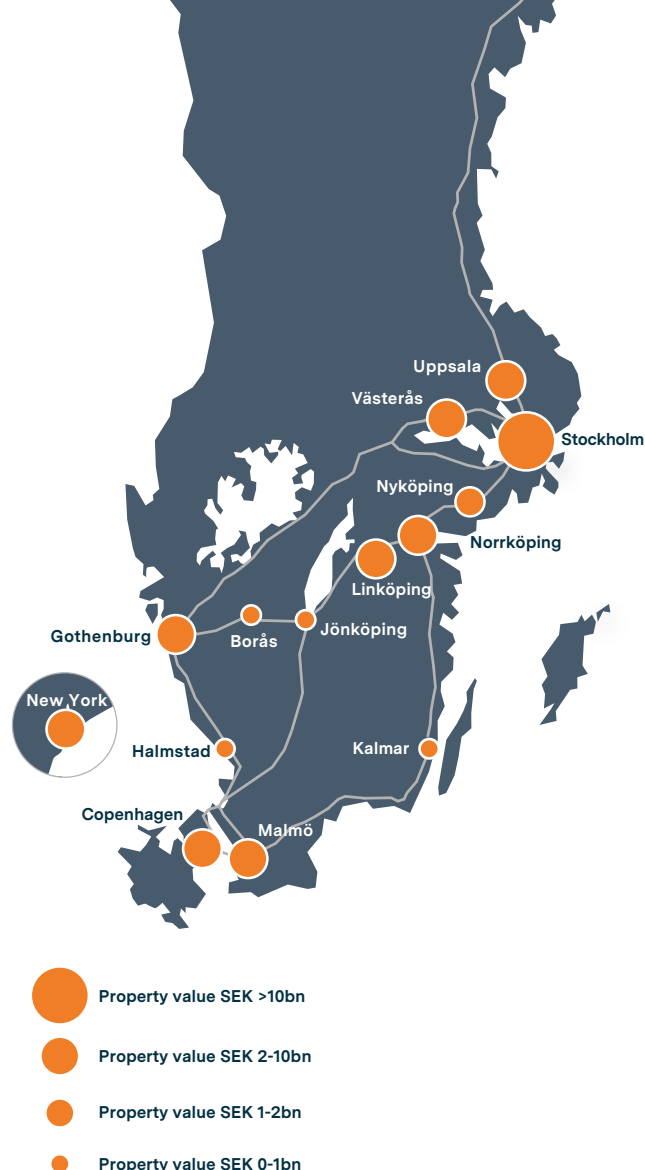


Contents

Corem Property Group	3
2022 in brief	4
Statement by the CEO	6
BUSINESS MODEL, GOALS AND STRATEGY	9
MARKETS	17
The economy and the property market	18
Corem's cities	20
REAL ESTATE OPERATIONS	37
Management	38
FirstOffice	45
Transactions	46
Project development	48
Property valuation	56
SUSTAINABILITY	59
Reduced climate impact	62
For a sustainable real estate industry	68
Business acumen and engagement	70
FINANCE	73
Financing	74
Shares	80
Risks and opportunities	84
CORPORATE GOVERNANCE	91
Corporate Governance report	92
Board of directors	102
Executive management	103
FINANCIAL REPORTS	105
Consolidated Statement of Income	106
Consolidated Report of Comprehensive Income	106
Consolidated Balance Sheet	107
Consolidated Statement of Cash Flow	108
Change in Consolidated Shareholders' Equity	109
Parent Company Income Statement	110
Parent Company Statement of Comprehensive Income	110
Parent Company Balance Sheet	111
Parent Company Statement of Cash Flow	112
Change in Parent Company Shareholders' Equity	113
Notes	114
Appropriation of profits and allocation of earnings	147
Audit report	149
SUSTAINABILITY REPORT	153
Climate report in compliance with TCFD	160
Sustainability notes including GRI index	162
The auditor's sustainability report	176
PROPERTY LIST AND OVERVIEW	177
Property list	178
Historical overview and key figures	204
Definitions	206

The Administration Report consists of pages 17–58, 73–104 and page 147.

Corem's Sustainability Report consists of pages 10–15, 59–72, 89 and 153–175.



1245 Broadway, New York.

Corem Property Group

Corem is a commercial real estate company focusing on metropolitan cities and growth areas.

Corem owns 458 investment properties with 3,195,000 sq.m. of lettable area valued at SEK 78,387 million.

Corem has a broad customer offering with the focus on long-term sustainable ownership, management, refinement and urban development. The portfolio is geographically well concentrated with locally-based in-house management.

458

Number of
investment
properties

78.4

Value of investment
properties,
SEKbn

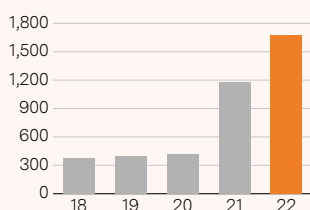
4.9

Rental value,
SEKbn

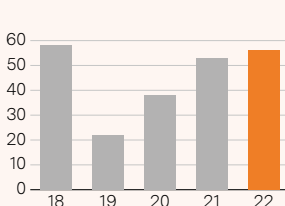
57

Loan-to-value
ratio, %

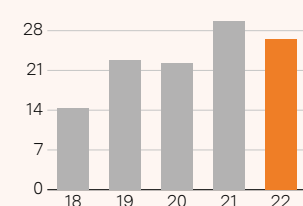
PROFIT FROM PROPERTY
MANAGEMENT, SEKm



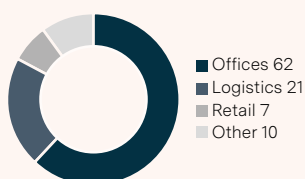
LOAN-TO-VALUE RATIO, %



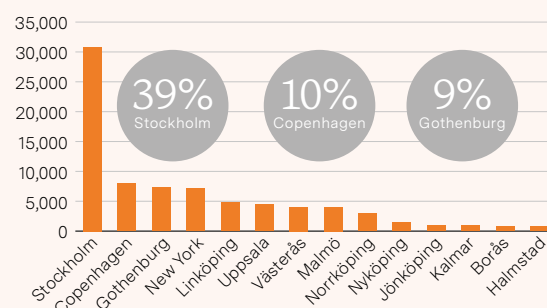
NET ASSET VALUE (NAV) PER
ORDINARY SHARE OF CLASS A/B, SEK



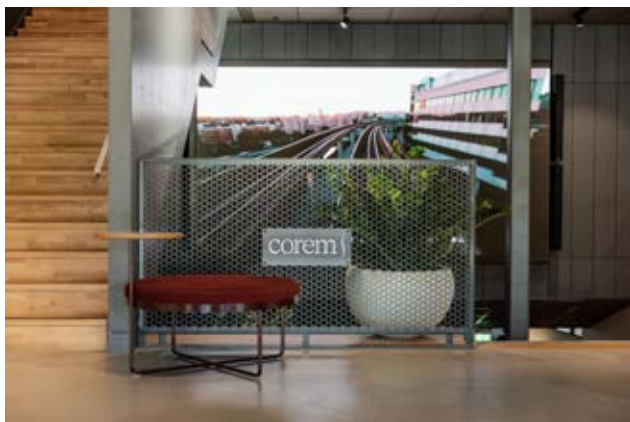
PROPERTY VALUE PER TYPE OF PROPERTY, %



PROPERTY VALUE PER CITY, SEKm



2022 in brief



A year of intensive transactions

2022 was a year of intensive transaction activity for Corem. The lion's share of these transactions were divestments intended to streamline the portfolio while simultaneously strengthening Corem's long-term financial capacity. In all, 59 properties were divested during the year, of which 25 properties with a combined market value of around SEK 5.4 million were divested to the newly formed residential property company Klöver, part owned by Corem. In the fourth quarter, agreements were reached for the divestment of a further 51 properties with underlying property values totalling SEK 5,518 million, with possession being transferred during the first half of 2023.

Read more about property transactions on pages 46–47.



Value-creating project development

As a result of increased capital costs, Corem's project development activities prioritized the completion of ongoing projects and for which there were tenant agreements in place. This includes interior tenant adaptations of Corem's new construction projects with high sustainability classification in New York, and the completion of the refurbishment of the architecture-historically significant office property Orgelpipan 4 in central Stockholm. In total, SEK 2,903 million (1,771) was invested in project development during the year, excluding the development of building rights, which contributed to property value increases of SEK 162 million.

Read more about project development on pages 48–55.



Reduced energy consumption

During the year, great emphasis was placed on the efforts to reduce energy consumption. Targeted measures reduced energy consumption from 86.5 kWh/sq.m. in 2021 to 77.7 kWh/sq.m. in 2022. Thanks to these efforts, Corem reached the goal of an average energy consumption of 80 kWh/sq.m. with some margin. Corem also assisted the tenants in reducing their energy consumption by providing training and informational material.

Read more about energy consumption on pages 166–167.

Active letting

There was a continued good demand in the rental market in 2022. During the year, Corem signed and renegotiated a total of 1,528 lease agreements, corresponding to a contract value of SEK 501 million. 45 per cent of these were agreements with existing customers and 55 per cent new customers. In Sweden, new agreements were signed, among others, with Gate Group, a world leader in flight catering, and with the Swedish National Space Agency. In Copenhagen, new agreements were signed with the electronics group Philips and with the travel group TUI. In New York, an agreement was signed with Wonder Views, a producer of film and TV content.

Read more about property management on pages 38–44.



Sustainable business

Corem's sustainability work intensified in 2022. Among other things, a road map for a climate-neutral and climate-adapted Corem was adopted as one step toward reaching the goal of becoming a climate-neutral business in the entire value chain by 2035. More sustainable methods for the management of construction waste and for reuse began to be implemented in the operations during the year, while Corem actively participated in collaborations with other companies and organisations for a sustainable construction and real estate industry. Corem is one of the initiators of FIHL, the Swedish real estate industry's initiative for sustainable supply chains, the purpose of which is to unite around industry-wide methods for monitoring of sustainability aspects of suppliers to the real estate industry. Together with five other real estate companies, Corem launched Hus för Hus in 2022, a campaign designed to contribute to reduced energy consumption in society as a whole.

Read more about the sustainability work on pages 10–15, 59–72, 89 and 153–175.



Financing

The year was marked by geopolitical changes in the world, high inflation and rapidly rising interest rates, which meant that the real estate sector is in a period of higher financial expenses. Corem's loan portfolio on the balance sheet date amounted to SEK 47,644 million and the average interest rate was 3.6 per cent. During the year, the focus was on strengthening the balance sheet and, in dialogue with creditors, securing stable, long-term financing and limiting interest rate risk using interest rate swaps and interest rate caps.

Read more about financing on pages 73–79.

A stable core business and a transactions-intensive year

Our core property management business continues to be stable and generate strong earnings for the business as a whole. The year was marked by the macro-economic development and a volatile market for bonds and commercial papers. For Corem, it was a transaction-intensive year with the formation of the residential property company Klöver and agreement for the sale of a larger property portfolio to Blackstone. The divestments enable us to streamline the portfolio and simultaneously strengthen the balance sheet in order to secure long-term, resilient financing.



STABLE PROPERTY MANAGEMENT OPERATIONS

Demand in Corem's main segments, office premises and city logistics, is still good in most markets in spite of uncertainty in the world around us and in the financial market. Our net letting in 2022 amounted to SEK -26 million, of which SEK -43 million was attributable to a major lease termination in Kista at the end of the year. Overall, there was a high level of letting activity. In total, 1,528 lease agreements were renegotiated and signed, corresponding to a contract value of SEK 501 million. 55 per cent of these were signed with new customers, and the remaining related to letting to existing tenants. This continues to be evidence that the core business is prospering. Signed leases include the rental to the production company Wonder-View Studios in New York of approximately 770 sq.m., the extension of the rental agreement with Bilja in Nacka of 11,000 sq.m., the letting to the Swedish National Space Agency in Solna of approximately 1,100 sq.m., and the letting to the County Administrative Board in Örebro of approximately 3,900 sq.m.

We increased our net operating income by 55 per cent to SEK 2,933 million, while our profit from property management improved by 42 per cent to SEK 1,675 million.

A YEAR OF INTENSIVE TRANSACTIONS

The transactions market remains healthy in spite of the challenging times we live in. Following the significant growth of the previous year, our transactions in 2022 were largely divestments, which we have communicated will continue into 2023. In 2022, we entered into agreements for divestments corresponding to SEK 8,075 million with 94 properties involved. A part of this was the year's single largest transaction, communicated in mid-December, in which we divested a portfolio of 47 properties to Blackstone. Possession of the properties will be transferred in February and April 2023.

The divestments further streamline the portfolio and the balance sheet is strengthened by the purchase consideration, leading to greater flexibility in times of financial uncertainty. A further part of this was that we divested our holding in Castellum in January 2023, totalling 8.7 million shares.

During the last quarter of the year, we saw a negative value development in our properties of nearly 4 per cent, reflecting the new external conditions in which we operate with higher interest rates and high inflation. The values of the transactions that were agreed-upon and completed during the year, however, were generally in line with the carried values, which shows that our valuation process is stable.

HIGHER INTEREST RATES AND A VOLATILE CAPITAL MARKET

The real estate sector is in a period of increasingly high financial costs as a result of the increased interest rates. In order to secure stable, long-term financing and limit interest rate risk, we work with both interest rate swaps and interest rate caps.

We are gradually increasing the share of bank financing, which offers greater stability in times of volatile capital markets. A bond loan of SEK 484 million matured in February 2023, which we repaid on the due date without refinancing. In 2023, further bonds will mature with a combined value of SEK 2,934 million.

High inflation and rising energy prices create further uncertainty. Inflation affects us in several ways. Inflation results in increased costs for our development projects and in ongoing property operations, but at the same time has a positive effect on rental income as our Swedish lease agreements are typically indexed against the Consumer Price Index (KPI). In 2022, this had a positive effect on our rental income by around SEK 90 million, and is expected to further improve rental income by around SEK 300 million in 2023.

Energy costs in our Swedish portfolio increased by around SEK 18 million during the year. We have always had a strong focus on cost efficiency in all parts of the business, and given increasing energy costs there is also growing interest among tenants in energy saving investments and measures. Our target in 2022 was to reduce energy consumption to a maximum of 80 kWh per sq.m., which we achieved with a good margin as we reduced our energy consumption from 86 kWh in 2021 to less than 78 kWh in 2022.

VALUE-CREATING PROJECT DEVELOPMENT

Project development and investments in our properties are aimed at increased cash flow, which also contributes to the value development in the property portfolio. Given the higher prevailing construction costs and costs of capital, the decisions to make relating to new investments are made in a new context: we now focus on completing and finishing ongoing projects, and prioritise starting only those projects that are most profitable.

In one of our nearly finished development properties, Orgelpipan 4 on Klarabergsgatan in Stockholm, we had the pleasure of announcing a major lease agreement with the

Riksbank, the Swedish central bank, in February 2023. The building has a cultural-historical value and has been carefully renovated to preserve and recreate the typical architectural features of the time. The agreement with the Riksbank has a term of six years, and the tenants are expected to move in during the latter part of 2023. Plans are in place for a restaurant and café on the street level, which will further contribute to a positive development in the area.

Our largest ongoing new construction projects are two high-quality office buildings with a high environmental rating in attractive locations in Manhattan: 1245 Broadway and 28&7. The exteriors of these properties are now complete, and interior tenant adaptations are underway. During the fourth quarter, a lease agreement was signed with the previously mentioned production company WonderView Studios, comprising around 770 sq.m. in the property 1245 Broadway. In the beginning of 2023, a lease agreement was also signed with the marketing agency R/GA for approximately 1,600 sq.m. in the property 28&7, with immediate occupancy. The total annual contract value for the New York lease agreements signed thus far amounts to around SEK 115 million and the average rent amounts to around SEK 11,000 per sq.m. at the currently prevailing exchange rate. We look forward to a continued post-pandemic recovery for new office properties in the premium segment in New York, and look forward to signing additional lease agreements in 2023.

SUSTAINABLE MANAGEMENT AND DEVELOPMENT OF THE PROPERTY PORTFOLIO

At Corem, we take climate change and environmental impacts very seriously, which is reflected in our overall goal of becoming a climate-neutral business in the entire value chain by 2035. In 2022, we took a number of steps forward in our sustainability efforts. These steps included, among other things, the development of a road map towards a climate-neutral and climate-adapted Corem, along with other steps for climate transitions, reduced energy consumption, increased reuse and a sustainable supply chain. Much of this is not new to us: we have been working with sustainable property management and portfolio development for a long time by now, prioritised energy-efficiency measures and operating optimization. The goal is to create the right conditions for people and companies to grow sustainably.

In conclusion, we have weathered another year of rapidly rising interest rates, rising prices, and imbalanced financial markets. I am pleased to see healthy profit from property management in spite of the macroeconomic challenges, and a core business contributing fine flows to the business.

Together, at Corem we continue to develop and optimise our operations and property portfolio with an unchanged focus on local management close to the customer. A big thank you to all staff for yet another year.

Stockholm, 30 March 2023

Eva Landén, CEO

Properties for *the future*



28&7, New York.

Business model, goals and strategy



Vision, business concept and business model

Corem's business model aims to generate profits and good value growth in a long-term and sustainable way. The road to achieving this involves sustainable property management with the tenant in focus, and value creation through strategic property investments as well as refinement of existing properties. The operations are conducted with our own staff in order to ensure high quality and profitability.

VISION:

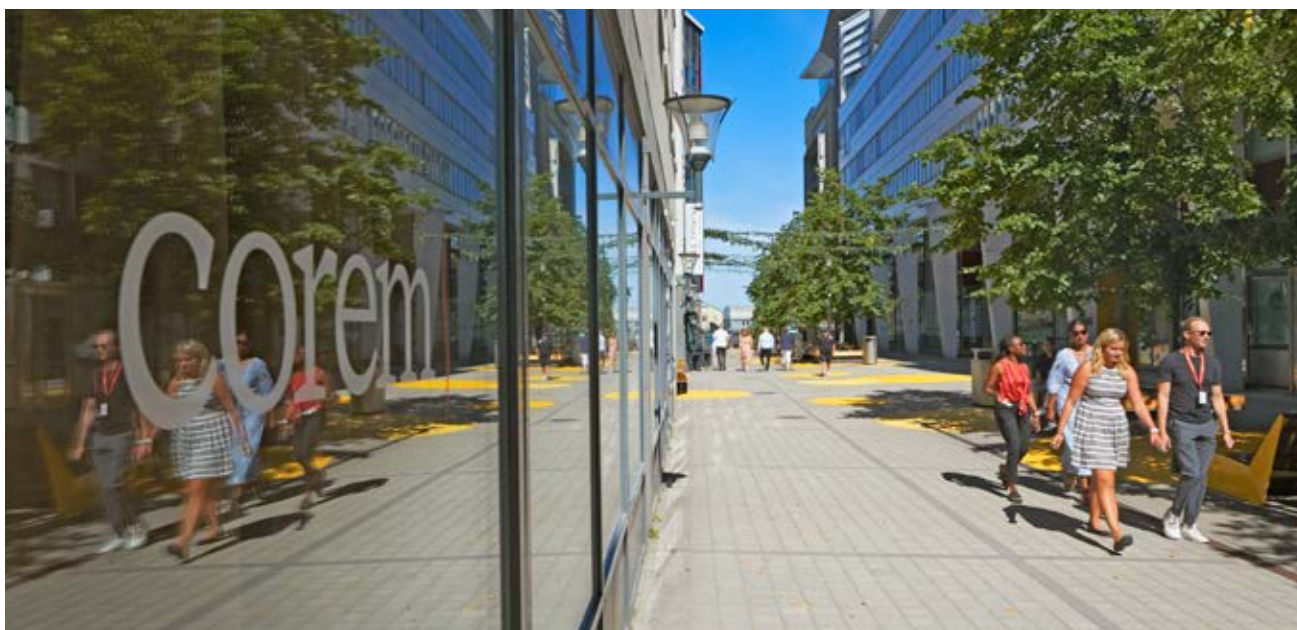
Properties for *the future*

The vision is based on the customers' development, for which their premises are a success factor.

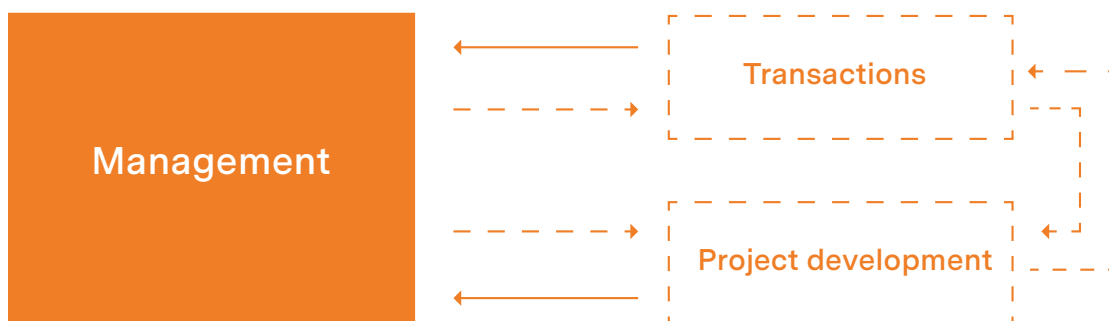
BUSINESS CONCEPT:

Corem creates business and develops premises and urban environments in a *sustainable way close to the customer.*

The business concept is based on Corem creating value for customers through sustainable, inspiring and efficient places to develop businesses and people.



Part of Corem's property portfolio in Söderstaden, Stockholm.



A BUSINESS MODEL FOR LONG-TERM VALUE GROWTH AND PROFITABILITY

The foundation of Corem's business is the long-term perspective. All parts of the company strive to create value not just for today, but for a long time. The business is to be sustainable in the long term from a social, ecological and financial perspective. The business model is based on a continuous process founded on long-term management close to the customer. Continuous improvement of the portfolio together with property development, urban development and strategic property transactions contribute additional potential for growth and value growth.

The property portfolio is based on commercial buildings. Geographically, the portfolio is focused on metropolitan areas and growth locations. In common for the growth locations is that they have an expanding business sector and a growing population. At the heart of our way of working is locally-based management with our own staff maintaining the focus on the customer. Locally-based management provides good market contact and proactive management. Geographically concentrated administration units provide administrative economies of scale at the same time as it increases our ability to meet customer needs.

Project and property development enable us to meet customers' varying needs for premises and to adapt and further develop the property portfolio.

PROACTIVE MANAGEMENT WITH FOCUS ON TENANTS

Corem creates long-term tenant relationships through a proactive and market-oriented in-house management and local presence.

Corem's properties are managed by our own staff, offering good prospects for nurturing long-term relationships. We prioritise short decision-making paths and local presence on the company's markets, contributing to our understanding of the current and changing needs of our tenants.

VALUE CREATION THROUGH PROJECT DEVELOPMENT

Investments in existing properties often take place in connection with new lettings in order to adapt and modernise the premises. Through long-term sustainable investment, Corem improves and develops properties, areas and companies. Property development provides good opportunities for value creation and extended customer relations.

Project development includes everything from long-term work on local development plans and major new builds, refurbishments and extension initiatives to improvements on tenant changeover and energy saving measures.

All investments aim to create value that lasts, which entails the prioritisation of goals relating to sustainability and customer satisfaction. Modernising the buildings and continuously adapting the portfolio to changing market conditions, facilitates lettings and optimises return.

STRATEGIC TRANSACTIONS

Corem conducts transactions, both purchases and sales, for the purpose of refining and adapting the property portfolio to the market. The geographical focus is on metropolitan areas and growth locations. Properties that are outside priority geographical areas and are deemed to have low return potential, or properties in a non-priority segment, may be divested.

Goals and outcomes 2022

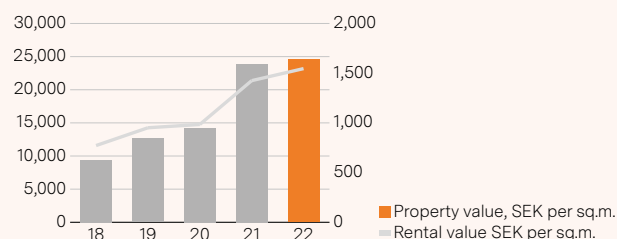
Short and long term goals are set on the basis of the business model. Corem's overall objectives are divided into four target areas, linked to the long-term strategy. Sustainability is an integral consideration in each of the target areas.

REFINEMENT AND DEVELOPMENT

Goals and outcomes 2022

CONTINUOUS VALUE GROWTH

The property portfolio is developed through efficient management, refinement of the properties in the portfolio and strategic transactions. The change in value is measured by monitoring property value per sq.m. and rental value per sq.m. During the period 2018-2022, the value per sq.m. has been steadily positive, which indicates a well-functioning and value-creating core business. The value growth during this five-year period totalled a 162 per cent increase in property value per sq.m. The year shows a positive development of 3 per cent per sq.m. in terms of property value and 9 per cent per sq.m. in terms of rental value, compared with 2021.



VALUE CREATION THROUGH PROJECT DEVELOPMENT

The portfolio is also developed through new and additional construction, managed by in-house project development. Project development, including development of building rights, contributed with increases in value of properties of SEK 162 million (661) in 2022. Due to the prevailing market conditions, the level of activity in the project development organisation has been reduced and focused on the most profitable projects, as well as the completion of ongoing projects, which will entail lower project development activity in 2023 and 2024.

162

Value growth from project development including development of building rights, SEKm



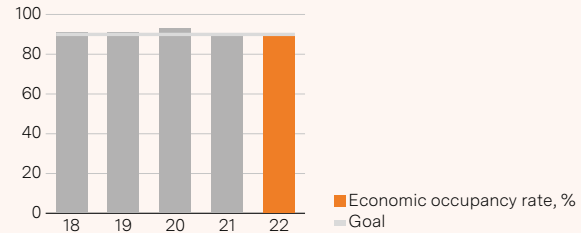
Solar panels on the roof of Kista Gate, Stockholm.

PROACTIVE, CUSTOMER-FOCUSED MANAGEMENT

Goals and outcomes 2022

ECONOMIC OCCUPANCY RATE

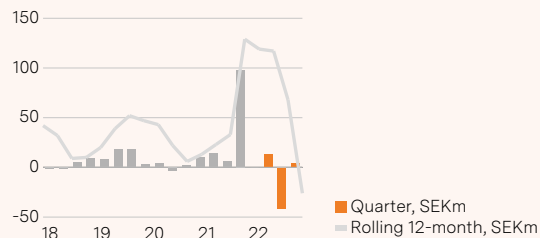
The economic occupancy rate shall amount to at least 90 per cent. At the end of 2022, the economic occupancy rate was 89 per cent.



NET LETTING

Net letting is defined as the number of leases signed during the period less leases terminated during the period and less bankruptcies. This is used as a measure of future earnings.

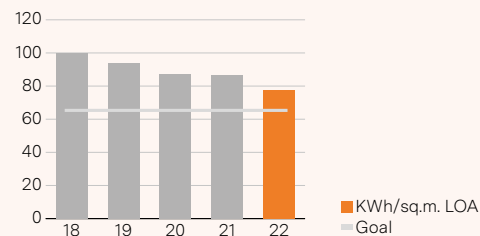
Net letting amounted to SEK -26 million (129) in 2022.



ENERGY SAVINGS

Energy efficiency is central to reducing the business's climate footprint. The long-term goal is to reduce energy consumption to at most 65 kWh/sq.m. by 2030.

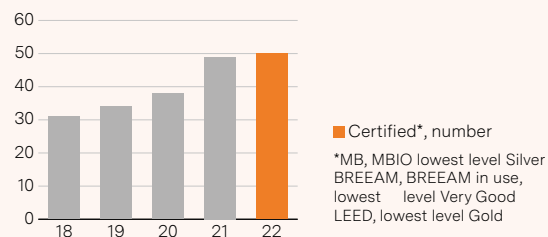
Energy consumption in 2022 amounted to 77.7 kWh/sq.m. compared to the combined energy use in 2021 of 86.5 kWh/sq.m. This corresponds to a 10 per cent reduction in energy consumption. Over the period 2018–2022, the total reduction has been 22 per cent.



CERTIFIED PROPERTIES AND GREEN ASSETS

Environmental certification of buildings is important in a number of different ways. Certification indicates that buildings have small environmental impacts, offers a framework for improvements and is demanded by tenants.

At the end of 2022, 30 buildings were environmentally certified while 20 were certified under the Green Building framework, which focuses on energy efficiency. Taken together, Corem's green assets corresponded to 29 per cent of the portfolio's total area and 28 per cent of the property value.



ATTRACTIVE EMPLOYER

Goals and outcomes 2022

COMMITTED STAFF

Competent and committed employees contribute to driving Corem forward towards its vision. Well-being, a healthy working environment and equal rights and opportunities form the basis of our business. Continuous competence and professional skills development enables us to adapt to a changing world, to foster participation and to develop forward together. Previously the Satisfied Employee Index (NMI) was measured annually, but Corem has now proceeded to instead measure Engagement Index (EI). The outcome of the Engagement Index in 2022 was 79, which is in line with the benchmark level, 80.

79

The Engagement Index is measured using questions relating to clarity and energy.

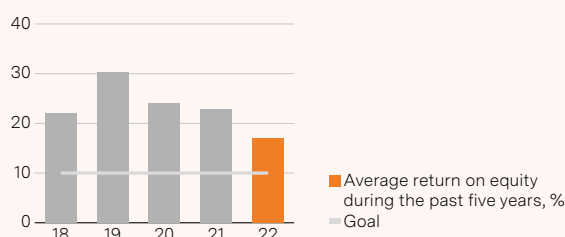


FINANCIAL STABILITY AND STRENGTH

Goals and outcomes 2022

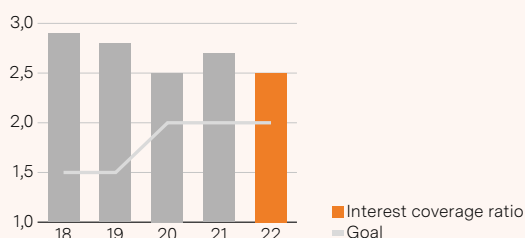
RETURN ON EQUITY

Corem's long-term return on equity shall amount to at least 10 per cent. The average return over the past five years has been 17 per cent.



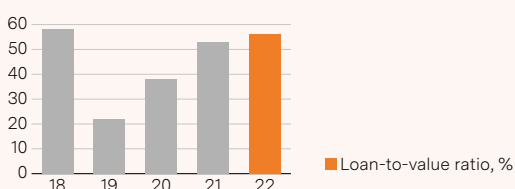
INTEREST COVERAGE RATIO

Interest expense is Corem's largest single cost item. It is important that the earnings capacity covers the interest expense level by a broad margin. The interest coverage ratio shall be at least 2.0. In 2022, the interest coverage ratio was 2.5.



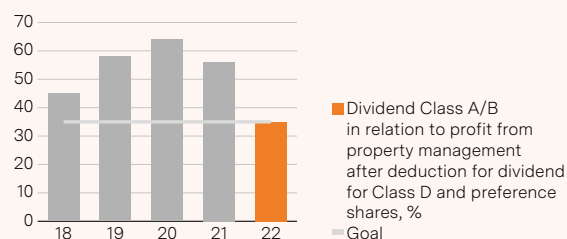
LOAN-TO-VALUE RATIO

The loan-to-value ratio shall amount to a level that enables Investment Grade ratings from one of the three major rating agencies. At the end of 2022, the loan-to-value ratio was 57 per cent.



DIVIDEND

The dividend to owners of ordinary shares of series A and B shall in the long term amount to at least 35 per cent of the profit from property management after deductions for dividends to series D ordinary shares and preference shares. The proposed dividend for 2022, of SEK 0.40 per class A and B ordinary share, corresponds to 34 per cent (56) of the profit from property management less the proposed dividend to class B ordinary shares and preference shares.



GREEN FINANCING

The share of green and sustainability-related financing as well as green revenues shall in the long term be as large as possible. At the end of 2022, 21 per cent of the debt financing consisted of green financing.

21
Proportion of green debt financing, %

Long-term goals

Corem's long-term goals are determined on the basis of the business model and the long-term strategic direction. Sustainability is an integral part of every long-term goal.

STRATEGIC AREA	GOAL
Refinement and continuous development A continuous and sustainable increase in value results from strategic transactions and value-creating project and urban development. Corem is working toward climate neutrality throughout the value chain and develops properties in a sustainable and innovative direction, creating attractive and vibrant neighbourhoods with long-term value development.	• Project investments shall provide a return on equity of at least 15 per cent. • By 2030, the average energy use shall be at most 65 kWh/sq.m. • By 2030, all energy used in Corem's activities shall be fossil-free. • By 2035, Corem's business shall be climate neutral throughout the entire value chain.
Proactive, sustainable and customer-focused management Corem shall be the natural first choice for commercial premises and shall be seen as a valuable and long-term business partner. Proactive and effective management in close cooperation creates benefits and long-term value for both Corem and its tenants. This is ensured through our own staff in property management and operation as well as project development.	• The annual net letting shall over time amount to at least • The economic occupancy rate shall amount to at least 90 per cent. • Corem shall have satisfied customers and long-term tenant collaborations. The Satisfied Customer Index (NKI) shall over time amount to at least 75. • Corem's suppliers shall work in compliance with Corem's code of conduct for suppliers.
Attractive employer Corem shall be an attractive employer with competent and committed employees, who are satisfied with their work and who contribute to driving Corem toward its vision. Knowledge, customer service, development, efficiency and innovation stem from the company's staff.	• Corem shall offer a workplace where everyone is treated equally and which is characterised by well-being and diversity. • Corem shall have a sound and safe working environment with a focus on healthy employees and a sustainable work life. • The Engagement Index (EI), Index of Organisational and Social Work Environment (OSI) and Leadership Index (LI) shall in the long term reach at least the benchmark level.
Financial stability and strength Corem operates in a capital-intensive industry. Good access to capital at the right time and at the right cost is a prerequisite for the company's continued development. Corem shall have long-term, stable finances and provide a good return to its shareholders.	• Corem shall generate, in the long term, a return on equity of at least 10 per cent. • The interest coverage ratio shall amount to at least 2.0. • The interest coverage ratio shall be on a level which enables Investment Grade ratings from any of the three large rating agencies. • Corem shall be rated Investment Grade by any of the three large rating agencies. • The dividend to owners of ordinary shares of series A and B shall in the long term amount to at least 35 per cent of the profit from property management after deductions for dividends to series D ordinary shares and preference shares. • Green assets shall amount to at least half of the combined property value by 2022

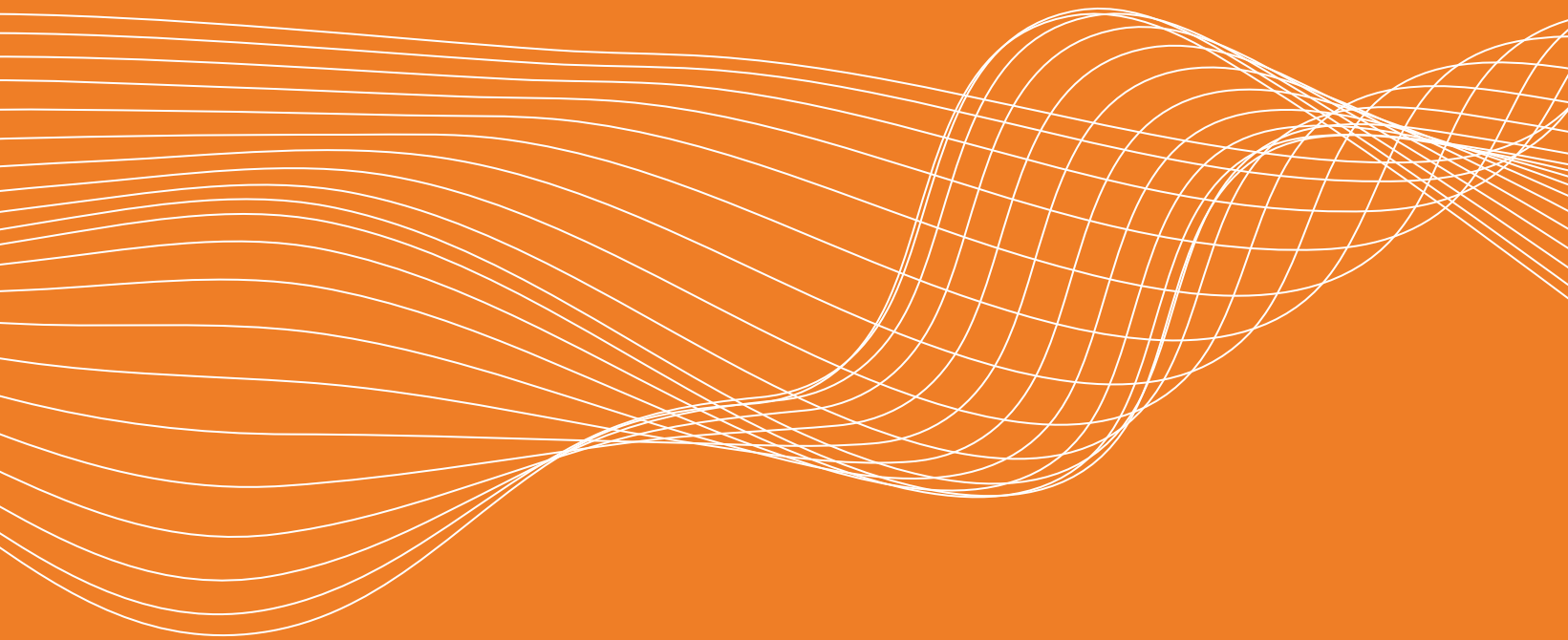


Time Building, Kista, Stockholm.



The Meatpacking area in Gothenburg, the property Gamlestaden 39:13.

Markets



The economy and the property market

The following text on the macroeconomic situation, property transactions, and the office segment as well as the warehouse, logistics and industrial property segment, respectively (including diagrams, excluding tables), has been prepared by the real estate advisor Newsec.

MACROECONOMY

The world was shook by Russia's invasion of Ukraine in February 2022, and the entire year was substantially impacted by this war in Europe. In Sweden, the war resulted in skyrocketing prices for raw materials, food, and energy. In turn, this led to high inflation during the year; annualised, inflation amounted to 7.7 per cent during the year. The Riksbank, the Swedish central bank, therefore introduced substantial monetary policy measures and raised the key policy rate several times, reaching 2.5 per cent at the end of 2022. Inflation reached its highest level at 10.2 per cent in December 2022.

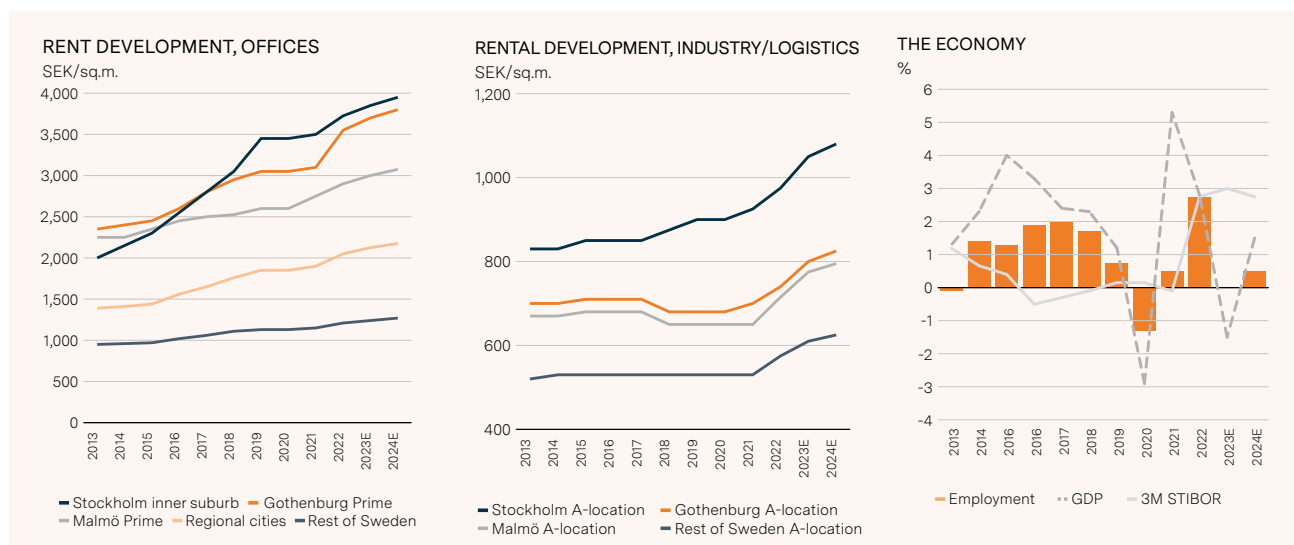
In spite of these circumstances, the labour market weathered the year's challenges well. There was an increase in the number of layoffs announced toward the end of 2022, though the annualised unemployment rate, measuring 7.5 per cent, had decreased by 1.3 percentage points compared to the previous year. Unemployment is expected to increase in 2023 as economic activity slows.

The future is very difficult to predict given the volatile geopolitical situation and economic uncertainties, but a recession is not altogether improbable.

THE REAL ESTATE MARKET IN SWEDEN

2022 did not measure up to the record levels recorded in 2021, but it was nevertheless a historically strong year. The macroeconomic situation and the geopolitical circumstances made buyers wary and reluctant, and the gap between buyer and seller expectations widened sharply during the year. Market activity slackened in several segments, e.g. in residential properties; there were fewer transactions and slightly lower prices in these segments. The transaction volume for the full year amounted to SEK 220 billion, which is a considerable decrease from the SEK 400 billion recorded in 2021. Compared to the historical average, however, 2022 was a very strong year, owing largely to the first six months. There were 608 transactions in total, which is a relatively high figure. Only 2021 could boast higher figures. As has happened many times before, the proportion of foreign buyers increased as several domestic players suffered weaker purchasing power. Foreign buyers accounted for 24 per cent of the purchases on the transaction market, increasing from 16 per cent in 2021.

The turnover of residential and office properties was somewhat smaller on the transaction market during the year, and their proportions of the transaction market sank from 35 per cent and 21 per cent, respectively, in 2021, to 24 per cent and 13 per cent respectively in 2022. The warehouse, logistics and industry segment did better than previous years and increased from 15 per cent in 2021 to 21 per cent in 2022. Community properties exhibited the strongest upward trend, increasing from 12 per cent in 2021 to 21 per cent in 2022.



Stockholm continued to be the strongest market, with a total share of 41 per cent of the transaction volume. Other major cities account for 28 per cent, followed by Gothenburg at 9 per cent. Malmö's share has been halved, and amounted in 2022 to around 5 per cent of the total transaction volume.

OFFICES

There has been turbulence on the office property market for the years following the pandemic. Restrictions and work-from-home recommendations were severe blows to the office as an institution, and occupancy sank to historically low levels during some months of 2020 and 2021. Toward the end of 2021 and the beginning of 2022, these restrictions were lifted and people began to return to the office in large numbers.

As the pandemic waned and people returned to their workplaces, the office segment was in turn affected, as all segments were, by the geopolitical and macroeconomic circumstances. Yields in Stockholm CBD increased by around 50 points compared to the previous year and landed at 3.5 per cent for 2022. The increase was about the same in the inner suburbs.

Rent levels in 2021 increased while yield requirements sank. In 2022, rent levels continued to increase while yield requirements, conversely, increased. Market rents have also grown considerably. In some areas, they have increased in step with indexation. The 2023 forecast is that both rents and yield requirements will continue to increase.

WAREHOUSE, LOGISTICS & INDUSTRIAL PREMISES

Warehouse, logistics and industrial properties have developed very strongly in recent years, as the demand for these properties have increased owing largely to the continuous growth, for some time now, in e-commerce. This segment is seen as one of the more long-term and safe investment classes in the property market, as tenants generally have good credit and leases tend to be long. The currently prevailing circumstances have given rise to caution in certain other segments. For that reason, and as the segment often offers relatively high yields, investors have been drawn to the warehouse, logistics and industrial property segment. In the most attractive locations, there has been growing demand thanks to the success of e-commerce, which has resulted in growing property values.

The supply of properties in the segment has not been able to grow as quickly as demand. In comparison to many other countries in Europe, the Nordic countries are deemed to have very little warehouse, logistics and industrial area per capita. In 2021, however, ca. 800,000 sq.m. of new logistics area was completed, and in 2022 a further 1.5 million sq.m. was completed.

The warehouse, logistics and industry segment is facing a somewhat uncertain future, among other things due to an expectation that demand for e-commerce may decline as consumers face declining purchasing power. However, the segment is still seen as an attractive segment with good investment opportunities.

POPULATION STATISTICS AND LABOUR MARKET FIGURES

Municipality	Population ¹ 2022	Change in population 1 year, %	Change in population 10 year, %	Jobs ² 2021	Of which, public sector ² , %	Change in no. of jobs ² , 1 year, %	Unemploy- ment ³ , 2021, %	Change in unemploy- ment 1 år, %	Proportion of Corems property value 2022-12-31 ⁴ , %
Borås	114,445	0.3	9.1	61,290	31	3.7	6.4	-1.2	1.0
Gothenburg	596,841	1.6	13.4	372,252	24	4.0	7.4	-1.5	9.4
Halmstad	105,148	0.5	12.8	53,070	36	3.4	7.3	-1.0	1.0
Jönköping	145,114	1.0	12.0	79,429	31	2.7	5.1	-0.8	1.2
Kalmar	72,018	1.0	13.1	38,233	35	2.4	6.0	-1.2	1.2
Linköping	166,673	0.7	12.2	91,558	32	2.3	5.9	-0.6	5.4
Lund	128,384	0.8	13.7	75,792	41	2.0	6.1	-1.0	0.7
Malmö	357,377	1.6	16.1	198,812	27	4.2	12.5	-2.0	4.5
Norrköping	145,120	0.5	9.8	70,047	32	2.6	9.4	-1.3	3.8
Nyköping	58,021	0.7	10.8	24,749	37	0.9	7.9	-1.0	1.9
Solna	85,450	1.5	19.8	106,487	24	2.2	4.5	-1.5	3.4
Stockholm	984,748	0.6	11.7	713,275	15	4.0	6.4	-1.2	34.1
Täby	75,137	1.6	14.9	26,123	13	2.1	3.6	-0.5	1.8
Uppsala	242,140	1.9	19.5	114,647	39	2.8	6.5	-0.8	5.6
Västerås	158,653	1.1	12.9	77,877	26	3.3	8.6	-1.5	4.5
Sum	3,435,269	1.0	13.4	2,103,641	30	2.8	-	-	79.5
SWEDEN	10,521,556	0.7	10.1	5,104,179	28.5	2.5	7.8	-1.1	80.8

Source: Statistics Sweden, the Swedish Employment Service, Corem.

1) Statistics Sweden: Refers to December 2022.

2) Statistics Sweden/RAMS 2021.

3) Refers to the average for 2022. Defined by the Swedish Employment Service (registered unemployed people and jobseekers in programmes with activity support, proportion of the register-based labour force, 16-64-year-olds).

4) Gothenburg also includes Härryda, Mölndal and Partille. Stockholm also includes Botkyrka, Danderyd, Haninge, Huddinge, Järfälla, Nacka, Sigtuna, Sollentuna, Sundbyberg, Tyresö, Upplands-Bro and Upplands Väsby.



The entrance to Kista Gate, Stockholm.

Stockholm

Stockholm is Corem's largest market segment with 1,137,000 sq.m. of lettable area. The properties are primarily located in attractive office and logistics areas in inner suburbs.

In Kista, in northern Stockholm, Corem continued to develop the property Kista Gate, improving the immediate environment with activity areas in common spaces such as the reception and conference rooms. New tenants have moved in and the existing tenant Samsung has expanded its office space.

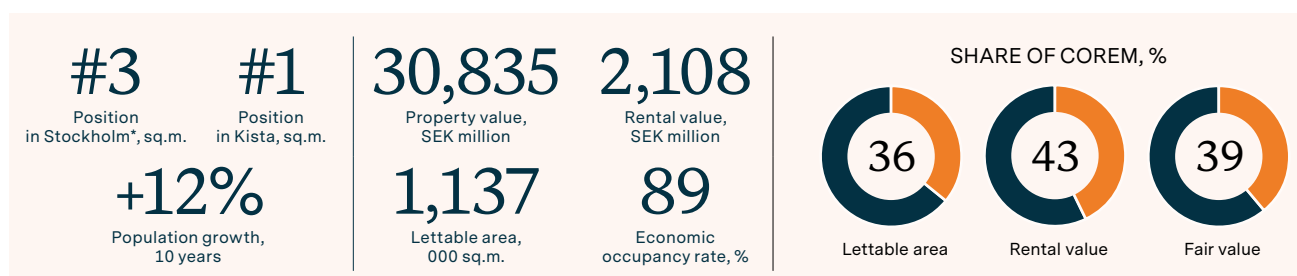
Two new tenants moved into the property Time Building during the year: Qamcom, a research, development and consulting company working with signals processing and telecommunications, and Gate Group, one of the world's largest companies providing catering services for the aviation industry.

Together with other property owners, Corem formed the joint development company Kista Limitless, which shall support the vision of strengthening Kista as a creative hub and growth motor in northern Stockholm. Corem is strongly committed to well-being and safety in the urban environ-

ment and has, among other things, provided lighting and colouring, speed bumps, and artwork.

A number of collaborations were also initiated with organizations that are now present in Kista. One such example is the Changers Hub, which enables young people to build their networks, gain inspiration and affect their futures. Moreover, Corem created The Hub, a meeting place at the Grönlandsparken park. Kista Innovation Park has been further developed in collaboration with Ericsson. The project also includes creating content for channels such as thecloud.se, Facebook, Instagram and others, reflecting everything from events and activities to the development projects in the area.

In Arlandastad, a 15-year agreement was signed with the National Swedish Museums of Military History for the construction and letting of around 3,500 sq.m. The move-in is scheduled for the first quarter of 2023.



*The ranking refers to Stockholm County.



One of Corem's properties on Arenavägen in Söderstaden, Stockholm.

In Solna, Corem has the properties Hilton and Solna Gate. Solna Gate continued to develop as a full-service property with a restaurant and café as well as a health concept where Corem's tenants have access to a sports hall and gym. A holistic energy project, carried out as part of the sustainability efforts, has resulted in a reduction in energy consumption of around 40 per cent. There are new tenants in both properties, including e.g. Convatech, a healthcare products company; Ensto, providing solutions for electricity distribution; the construction company Dryft; the staffing agency Barona; and the Swedish National Space Agency, an administrative authority that is part of the Ministry of Education and Research and that is responsible for state-funded activities in space.

In Bromma, seven-year agreement was signed with Cleanhouse Städmaterial & Hygien i Skandinavien for 6,700 sq.m. in the property Induktorn 37.

Corem has worked on several local plans around the Globen area and in Söderstaden. The plan for the property Arenan 2, including Globen Shopping, has been out for consultation and is expected to be adopted in 2024. The area will be developed, expanding the property toward Arenavägen and refurbishing it to make a more open centre that adjoins the Slakthus area. Another local plan concerns a future office property in the Slakthus area, which would contribute to linking the Globen area with the future Slakthus area.

Property management was focused on energy use and a number of successful energy projects were carried out.

In the area, agreements were signed with Chas Academy, a company that works with vocational training in IT, and Finansförbundet.

In Huddinge, a major adaptation of the property Rektangeln 3 is underway for Evidensia Djursjukvård.

The lease agreement with Bilia, for 11,000 sq.m. in Nacka, was extended by 11 years from the first quarter of 2023.

For Gordon Delivery, which provides industry-leading cold logistics solutions for foodstuff and medicine on the Nordic market, Corem is completing a new refrigerated and frozen warehouse comprising 2,500 sq.m. in the Västberga industrial park. The tenant will move in during the second quarter of 2023.

MP Emballage are specialists in Euro-pallets, a reusable wooden loading pallet, and have been tenants with Corem for a time. At the end of the year, the leased area more than doubled with an additional lease agreement for 2,100 sq.m., with an associated land site lease.



The office property 383 Eksercerpladsen in central Copenhagen.

Copenhagen

At the end of the year, Corem had ten properties in Denmark, of which two are logistics properties. The property portfolio is mainly focused on office properties in central Copenhagen.

The office rental market in Copenhagen stayed strong in 2022. Major office development projects are underway in Copenhagen and many new office properties are under construction or being planned. The transaction volume for office properties in Copenhagen has shrunk, however, as interest rates have risen and the future has become more uncertain.

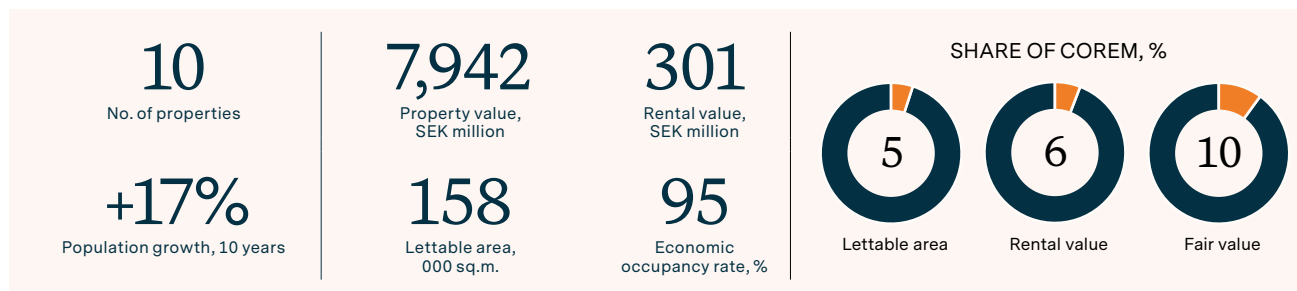
Corem continued to refine its portfolio in Copenhagen in 2022. At the turn of the year 2022–2023, it consisted of ten properties comprising a combined 158,000 sq.m. of lettable area. Demand for Corem's properties is still good, as the properties are well-located and of high quality.

In the so-called Codan building, work continued to transform the property from a single-tenant property to multi-tenant. In 2022, agreements were signed for additional

lettings, and the property is now fully let to attractive tenants. Among others, tenants include the Danish subsidiaries of Phillips, the world's largest manufacturer of electronics, the Dior fashion group and the German travel group Tui.

During the year, Corem received several terminations from multiple large tenants in the Fairway House property. The team will therefore focus on letting vacant premises in 2023. A major renovation and customization of the property has begun in order to make it even more attractive.

There is still a high occupancy rate at the properties in Copenhagen, and there is considerable market interest in well-located properties, such as Corem's.





Interior from the property Mejramen 1 in Gothenburg.

Gothenburg

Corem’s portfolio in Gothenburg comprises 422,000 sq.m. of lettable area across 61 properties. The portfolio includes modern offices in central Gothenburg, offices and logistics properties in the outskirts, and everything in between. Property development projects are underway in, inter alia, Fiskhamnen, the meatpacking area, and Mölndal.

The main focus for the Gothenburg business in 2022 was to let vacant premises and see to the needs of the existing tenants, as several customers chose to grow with Corem. In total, new leases were signed for around 12,000 sq.m., with new as well as existing tenants. There were also continuous renegotiations of existing leases during the entire year.

The portfolio in Gothenburg has great potential for development, and in 2022 intensive efforts were made to develop the property Fryshuset in Fiskhamnen. The general plan for the area is to create an attractive destination for visitors, offering culture, history, fisheries, housing, retail, offices as well as food and drink experiences.

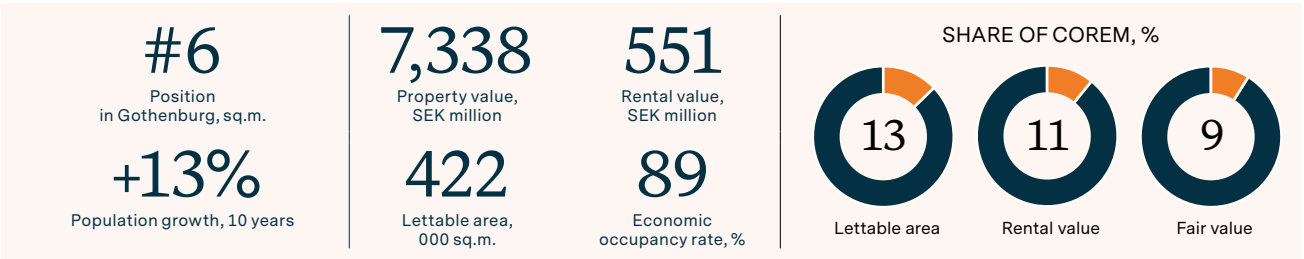
At the property Mejramen 1 in Mölndal, where construction began in 2021, the project progressed to the second phase; this was completed in the first quarter of 2022, and the tenants WH Bolagen Sverige, Kollmorgen Automation and

Invid Göteborg were able to move in. There are additional rights to develop further buildings on the property. For the third phase, initial designs have been drawn and there have been conversations with stakeholders.

Efforts to further improve energy efficiency in the properties in Gothenburg have continued, and additional talent in energy and technology have been recruited for the operations team. As a result, energy consumption has continued to decrease.

The property Vallgraven 15:2, located at Vallgraven in central Gothenburg, was subject to a project now completed. After completion, the property was awarded BREEAM In-Use with a Very Good rating, with plenty of margin.

Moreover, Corem has streamlined its structure in Gothenburg by divesting the property Ölslanda 1:255 in Lerum.





Interior from the property 1245 Broadway, New York.

New York

Corem's property portfolio in New York consists of four construction projects in Manhattan. Two projects are nearly complete, lacking only tenant adaptations to be completed in 2023, while construction has not yet started on the remaining two.

The rental market for modern office properties in New York has recovered after the pandemic. The office stock in Manhattan substantially comprises older office properties with low ceilings, outdated ventilation systems and double-glazed windows. For that reason, there is a gradual and clear progression to modern office properties with better in-door climates and modern performance.

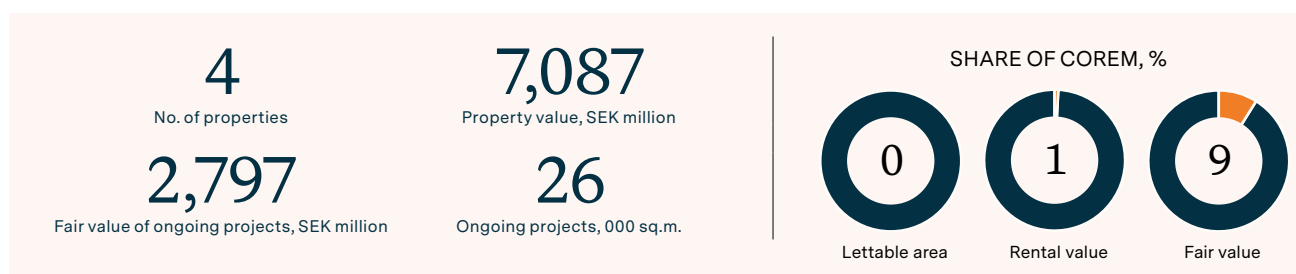
The demand for newly constructed premises in Manhattan has been relatively strong during the year, and in some areas the entire modern office stock is fully occupied. One such area is the Meatpacking District, where one of the projects that have not yet been started is located. The property market in New York generally has during the year been somewhat hesitant, with lower transaction volumes than usual, driven among other factors by the American interest rate situation.

Corem's project portfolio in New York consists of four office projects. Two of these are under construction, while construction on the other two has not yet begun. All four of these projects in Manhattan are well-located, and lettings efforts for premises in the two ongoing projects have been

progressing well. Corem develops these properties in collaboration with the local partner GDSNY.

In 2022, Corem focused on completing the two construction projects that are close to completion. The project 1245 Broadway, on 31st Street in Midtown, has a finished exterior. Tenant adaptations have been undertaken throughout 2022 and will continue for all of 2023. The first tenants moved in during the summer of 2022. The economic occupancy rate, given signed lease agreements, amounted on 31 December 2022 to 44 per cent. The lease agreements in the property are signed at rent levels of around SEK 10,000–12,000 per sq.m. The property will be certified according to LEED Gold.

Corem's other ongoing project on Manhattan, 28&7, is located on the intersection of 28th Street and 7th Avenue, near Penn Station and Madison Square Garden. Neighbouring tenants in other buildings include Amazon and Facebook. The newly produced building 28&7 consists of twelve floors, three of which were let as of 31 January 2023. This property will also be certified with LEED Gold and the project is expected to continue with tenant adaptations throughout 2023.





The property Morellen 1, Linköping.

Linköping

Corem is the largest property owner in Linköping. The lettable area amounted to 272,000 sq.m., and the portfolio comprises both central offices as well as warehouses and logistics in the outskirts of the city.

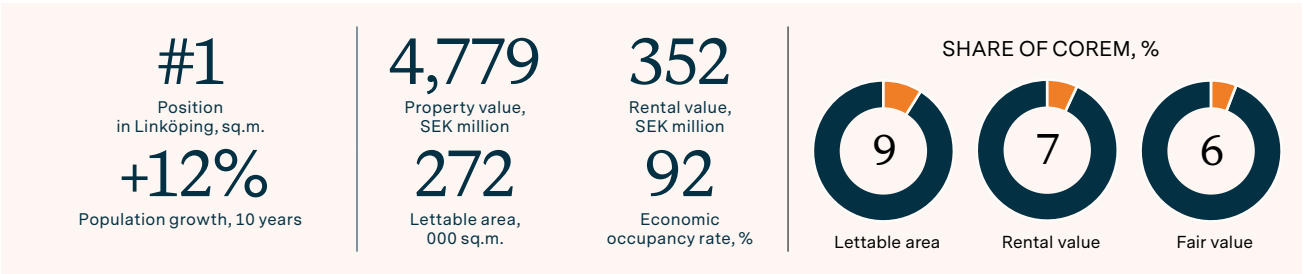
Major leases signed during the year include Origo Group Data Collection for approximately 790 sqm, Epishine for 1,200 sqm and Samhall for 1,560 sqm.

In addition to new letting, the focus during the year has been to meet the needs of existing tenants, which may change in connection with tenants requiring larger or smaller areas. In Mjärdevi, Corem built customized premises, on behalf of Nira Dynamics, for the development of automotive electronics, as well as a bicycle garage for Ericsson.

In 2022, the properties Ackordet 10, Antennen 5–6, Antennen 9, Antennen 15–16, Antennen 23–23, and Oboisten 2 were divested.

Work on a local plan for a multi-sport hall in Kallersta is ongoing; the aim is to establish the new local plan in 2023.

The year's efforts to reduce energy consumption resulted in a decrease from 84 to 78 kWh/sq.m. In addition, a major solar panel project began on the property Ganymeden 7, which will be completed during the second half of 2023. The installation will generate up to 260 kWh. The installation will result in smaller energy peaks in the property, and is in line with the energy goals of the business unit.





Solar cells on Uppsala Gate.

Uppsala

Corem's property portfolio in Uppsala is concentrated along Kungsgatan and around Uppsala Business Park in Fyrislund. The properties consist primarily of offices, laboratory environments, hotels, restaurants and shops.

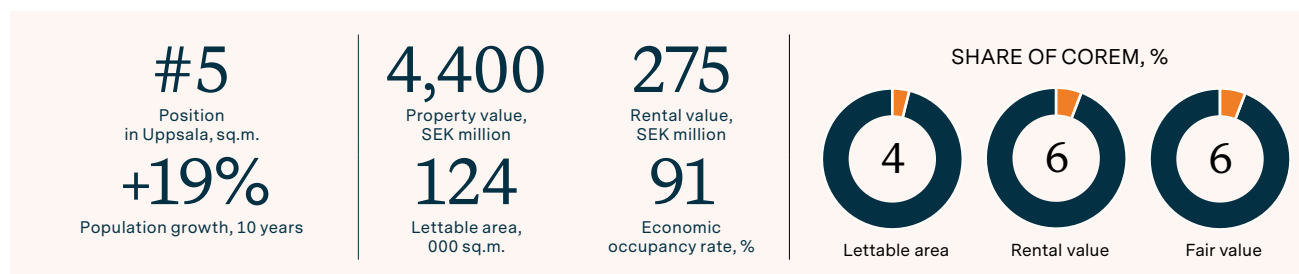
In 2022, Corem in Uppsala prioritised customer-focused management, active lettings work and strategic energy optimisation. This resulted in multiple renewals with existing tenants, new lettings and reduced energy consumption. During the year, the property Uppsala Gate was certified as a Miljöbyggnad Guld, a high level which may be conferred by the Sweden Green Building Council to properties with a pronounced environmental profile.

Consultations regarding a new local plan for Uppsala Business Park were carried out during the year. The plan will enable development of the area into a vibrant part of the city, and a world-class locus for innovation. During the year, communications about these efforts were intensified in regional media and industry press, as well as locally in Uppsala. Strategic planning for this development is underway and have to some extent been completed. The focus was, among other things, on collaboration, events, and activities for the tenants who operate in the park.

The base building for the first construction phase of the Research Hub, a modern laboratory for small and medium-sized researchintensive companies, was completed in early 2023. Confirming the project's success, Corem and NCC collectively received the award "Utmärkt Projektkvalitet PQi 2022" (Excellent Project Quality) for Research Hub, Lab building 5B in Uppsala Business Park.

Considerable interest was directed toward the Factory Hub concept, which targets companies in need of larger areas for research and production. During the year, a so-called Cowork was launched, entailing the renovation of the conference area and the reception, new staffing and modern technological equipment.

As part of the development to broaden the target groups and industries, around ten partner companies have been tied to Uppsala Business Park.



KUNGSPORTEN, UPPSALA

Nominated Sweden's most attractive office



“The offices of the future will be places where collaboration and creativity meet”

Veronica Mentzer, Head of Business Unit

Over 80 per cent of the new office's furnishing and fittings have been reused from Corem's previous offices or other properties in Corem's portfolio.

Corem's business unit office in Uppsala received a facelift following refurbishment during the year. After a time marked by remote work, there was a desire to create an office for community, culture-building, and social meetings, and to create an attractive and functional office environment with a high degree of re-use.

The refurbishment resulted in a nomination of the office to a competition to find Sweden's most attractive office space. The competition was organized by Lokalt Nytt and decided by an open vote.

The focus was, among other things, to create a working environment that resembled the home, offering spaces to for concentration and privacy while

at the same time promoting spontaneous as well as booked meetings, whether digital or in person.

– It was important that all of the environments required for a productive working day were immediately available, says Veronica Mentzer, Head of Business Unit at Corem in Uppsala.

Over 80 per cent of the loose furnishings in the new office have been re-used from Corem's previous offices or from other properties in Corem's portfolio. The furnishing has been preserved and repainted while new wallpaper has been installed. The new office now has a re-used kitchenette, reused appliances, coffee station and furniture from the storage room. Radiators were reused and received

specially fitted coverings, and the textile mats in the meeting rooms were made out of re-utilized waste pieces.

To create a softer environment, new hanging textiles were used as room dividers, and meeting booths were added to enable spontaneous meetings or focus areas.

A climate calculation shows that Corem reduced the carbon-dioxide footprint by around 84 per cent by re-using fixtures and furniture. If re-used products were not used, the total carbon-dioxide footprint of this project would have been 19.5 tons of carbon dioxide. Re-using fittings and furnishings saved 16.4 tons of carbondioxide equivalents from this project.



The entrance to S7 (the property Sigurd 7), Västerås.

Västerås

Corem is the second-largest property owner in Västerås. Its portfolio comprises central offices, retail properties as well as warehouse and logistics premises in the outskirts of the city.

To develop the central parts of Västerås, the collaboration agreement "Vision City" was signed in 2021 by Corem, Castellum, Kungsleden, Imperia Fastigheter and Västerås city. The goal is to make the downtown area more attractive and inviting through a well-balanced mix of retail, services, meetings and experiences.

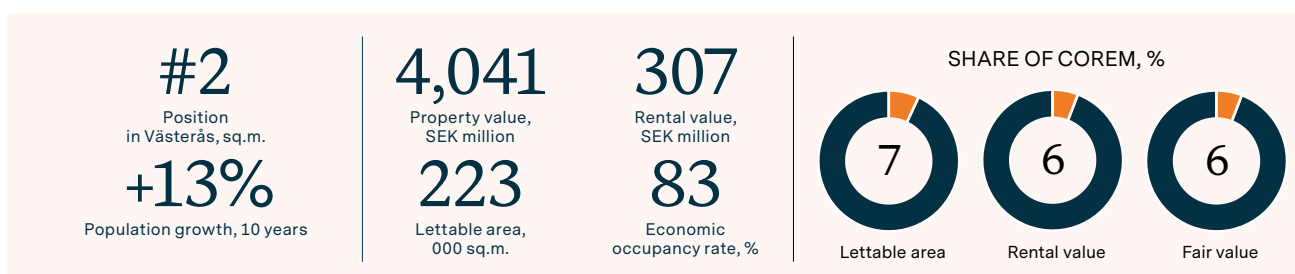
In connection with this project, Corem continued its work in 2022 to transform the retail property Gallerian in central Västerås, among other things by refurbishing the entrance and the facade of the building. At the end of the year, the project was nearly halfway complete. The largest primary care centre in the Västmanland region will be able to move in according to plan, during the second quarter of 2023. A similar rework began for the Punkt mall, a landmark in central Västerås which will become the retail hub of Corem's city-centre properties. An agreement was signed with Coop for 1,790 sq.m., with Systembolaget for 959 sq.m., and Apoteket for 215 sq.m., to move into the new premises in Punkt in 2023.

An agreement was also signed with Axfood on behalf of the Willys grocery chain for 2,580 sq.m. in Erikslund, one of Sweden's largest commercial areas. The shop opened in the fourth quarter of 2022.

After an extensive collaboration with Academedia, Corem signed an agreement for the NTI upper secondary school for 1,620 sq.m. in central Eskilstuna. The tenant will move in during the autumn of 2023 into new and modern educational facilities.

The electricity distributor Mälarenergi Elnät also signed an agreement for an extension as well as for additional area, going from 1,488 sq.m. to a combined 2,491 sq.m. in the Gustavsvik area by Lake Mälaren, moving in during the second quarter of 2023.

In line with its sustainability efforts, Corem launched the largest energy project in its history: improving energy efficiency in the Punkt mall by an estimated 63 per cent. All installations have been replaced by energy-efficient components and are supplemented with carbon-dioxide and motion sensors to adapt energy consumption to demand. In addition to this, the new systems have been planned to recover as much waste energy as possible. Another sustainability and energy project was completed during the year in the historical and glazed property Livia 16, more popularly known as the VLT building, being the seat of the editorial staff for Västmanlands Läns Tidningar.





The property Stapelbädden 4 in Västra hamnen in Malmö, close to Turning Torso.

Malmö

Corem's property portfolio in Malmö and Lund comprise a wide offering with modern offices in central Malmö as well as well-located warehouse and logistics properties in Malmö and Lund.

The portfolio comprises around 300,000 sq.m. of lettable area, with a mix of logistics properties, offices and retail premises.

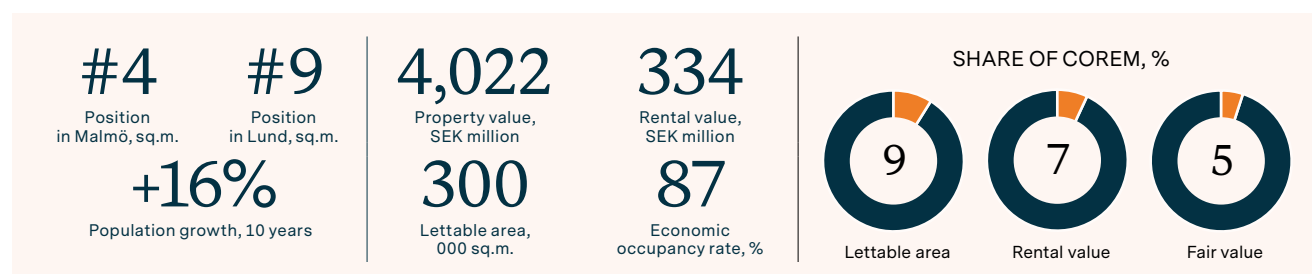
At the beginning of the year, FirstOffice moved into a 900 sq.m. office space at Stapelbädden 2 in Västra Hamnen, and in April, Corem took possession of Grävstekeln 1, a newly produced and fully let office building of around 1,900 sq.m. constructed in a joint project with the residential developer and construction company We Construction.

Adaptations were made in the property Flygfyrn 1 in the Bulltofta industrial park for the tenant UBA Glas & Fasad. The premises comprise around 4,700 sq.m. and houses the company's manufacturing and offices. The tenant moved in around the turn of the year 2022-2023. SGS Analytics

Sweden, a world leader in inspection, verification, testing and certification, is a new tenant who moved into one of the buildings on property Flygvärdinnan 4. The premises, comprising around 1,150 sq.m., have been adapted for their laboratory activities.

In 2021, intensive efforts were made to develop the Caroli retail area, and in 2022, Corem opened the mall's new food court, appreciated by lunch visitors in the city.

There was a continued good demand for small and medium-sized logistics properties during the year. The leading Nordic repair shop chain Syd Werksta Sweden and Hemek Syd moved to larger premises within Corem's portfolio while Nordanå Transport and Medtrust Sweden moved in as new tenants in Corem's logistics premises.





Kopparhusen in Norrköping.

Norrköping

Corem is the largest commercial property owner in Norrköping. The largest sub-market comprises the offices in the historic and centrally located Industrilandskapet.

Corem is a proactive property owner in a number of Norrköping's development areas.

Lettings efforts have yielded good results during the year. At the beginning of 2022, there were several leases already signed with tenants moving in during the year. The new construction at the property Stålet 3 was completed ahead of schedule, meaning that the installations firm Bravida could move in sooner than expected.

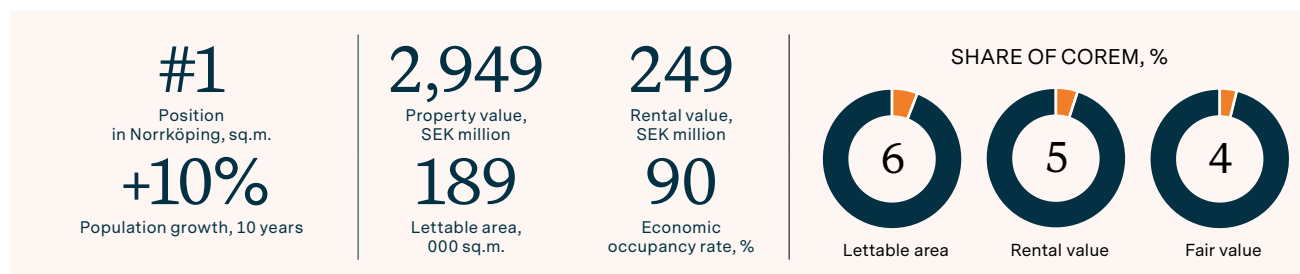
In addition to a new building, some major renovations were also carried out. In the property Platinan 1, premises were redeveloped on behalf of Colorama, and the project was completed during the autumn.

Development of the property Kondensatorn 1 continued, leading to the completion of a number of larger renovations during the year. Every Padel and the trampoline hall Busfabriken were able to move in. Industrilandskapet is a centrally-located area in Norrköping, with older buildings and historical

value. In the 1990s, the area began to be seen as a cultural heritage and the old industries were replaced with educational facilities as part of Linköping University, as well as a campus and a concert and conference centre. Corem owns several properties in the area, where Norrköping municipality has recently opened a new upper secondary school. In the property Kopparhusen, which was completed a few years ago, all office premises have now been let.

The property Basfiolen 9, with an advantageous proximity to the E4 motorway and an area of around 1,200 sq.m., has been nearly vacant for a few years. Lettings efforts have yielded results, and at the beginning of 2023, the property is now fully let.

Development of new and supplementary energy sources continued during the year, and an additional solar panel installation became operational on one of the buildings in Industrilandskapet.





The property Spånten 7 in Nyköping.

Nyköping

Corem is the largest commercial property owner in Nyköping with a cohesive property portfolio in the city. The properties consist both of centrally located offices and retail properties, as well as warehouse and logistics properties in the outer areas.

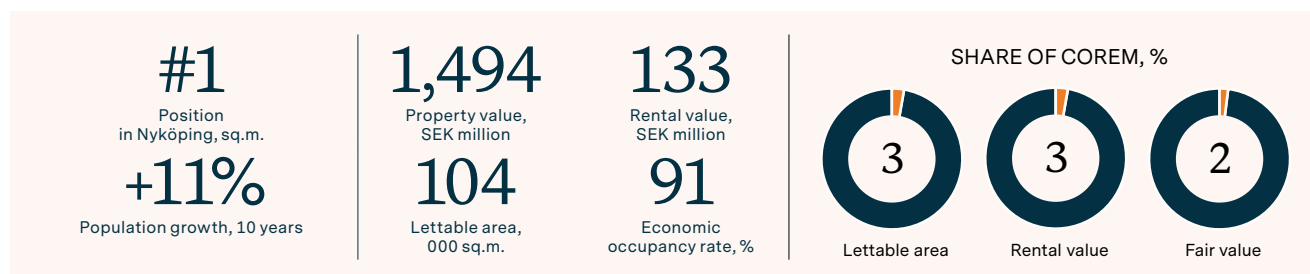
The office market in Nyköping has been healthy and there is market demand for new offices. There was high demand for business centres during the year, and by the end of 2022, virtually all of Corem's business centres in Nyköping were fully let.

During the year, Corem signed lease agreements with, inter alia, Nyköpings municipality, SEB, and the business system supplier Care of CRM. The primary care centre operated by Praktikertjänst in the Spelhagen area was subject to a major expansion and refurbishment during the year.

Property management has been focused on energy savings, lettings efforts and taking good care of existing tenants.

As part of its sustainability efforts, Corem elected to refrain from mowing grass and to instead plant meadow flowers on certain properties. Insect hotels, birdhouses and a beehive were also installed at a centrally located property. The beehive yielded a lot of honey and the project was positively received by the community. The project has been expanded and will continue into the spring of 2023.

The property Brädgården 3, consisting of a large parking lot, was divested at the end of 2022.





Solar cells on the roof of the property Flahult 21:36 in Jönköping.

Jönköping

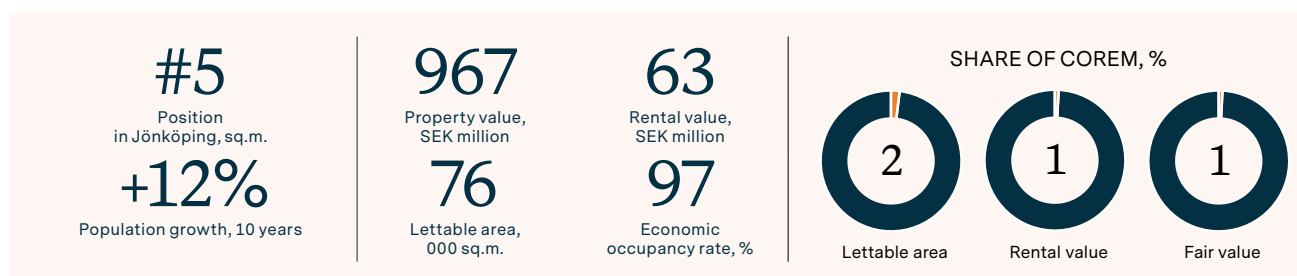
Corem's property portfolio in Jönköping is well concentrated and comprises 76,000 sq.m. of lettable area. The properties primarily consist of warehouse and logistics premises.

In 2022, Corem constructed a new building of around 1,200 sq.m. in Jönköping for Bring Cargo International, which extended and expanded its existing lease agreement by five years. The building has been fitted with solar panels on the ca. 400 sq.m. roof, generating approximately 61,000 kWh/year.

In the property Flahult 21:14, premises were let to Aprilice, one of Sweden's leading distributors of solar panels, and in the property Öskaret 16, the self storage company Servistore signed an agreement with Corem extending to 2037.

Jönköping's population is growing and a new expansion strategy is under development. Forecasts for the coming years suggest there will be higher demand for premises, among other things due to the city's logistically strategic location in Sweden.

In a further step to streamline Corem's property portfolio, three properties were divested in Jönköping and three in Växjö during 2022.





The city library in Kalmar.

Kalmar

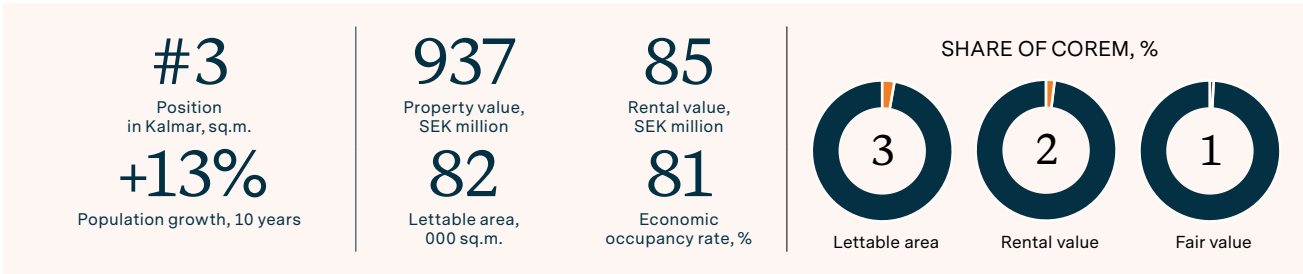
Corem has office and retail properties in central Kalmar as well as office and industrial properties in the outskirts of the city.

Corem’s property portfolio in the Kalmar business unit was reduced in 2022. The properties Fläkten 11 and Fläkten 14 in Växjö were handed over in 2022 and the property Åldermannen 25, more generally known as the Gallerian Kvasten mall in central Kalmar, was handed over in March 2023.

Larger lease agreements in Kalmar signed in 2022 include roughly 1,700 sq.m. let to Nytida Solängen, and ca. 900 sq.m. let to Kalmar municipality. Numerous tenant

adaptations were also made in 2022 for existing tenants, in those cases where their needs or activities have changed or if they wish to expand their premises. The premises have been adapted and optimised for the various types of activities carried out by the tenants.

The old post office in the cultural quarters at Sveaplan have been transformed into a modern and fit-for-purpose central library. The property was refurbished by Corem a few years ago and has now become a lively meeting place.





Pro Stop, Borås.

Borås

Corem's property in Borås is excellently well located for logistics, at the trunk road Riksväg 40, and close to Gothenburg, Jönköping and Landvetter Airport. The total lettable area amounted on 31 December 2022 to 45,000 sq.m.

In Borås, Corem has established its concept Pro Stop, a retail area with stores catering to professionals. The area opened in 2018 with its first tenants, Hornbach and Bevego. Further development of the area has taken place in stages, as tenants have moved in: Granngården, Wurth, Comfortbutiken Högbergs Rör and the service facility Mjuk Biltvätt now occupy premises on the area. The property has been awarded the Green Building award.

In 2022, Corem constructed a cash-and-carry store of around 2,500 sq.m. for Dagab/Axfood, who moved in during the first quarter of 2023.

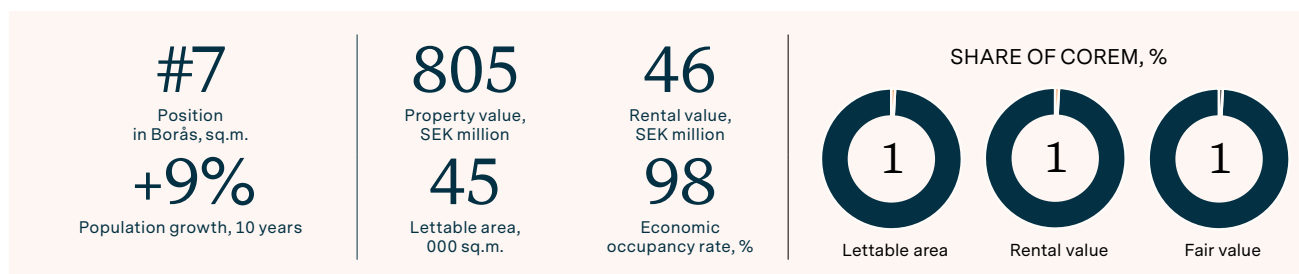
There is also a former Ericsson factory on the property, which has been converted from a single-tenant to a multi-tenant property.

Existing tenants here include Ericsson, Ica and Volvo Cars. In 2022, an agreement was signed for 2,700 sq.m. with Hydac, and the existing tenant Volvo Cars chose to expand their lease with a further 3,600 sq.m.

Corem's property in Borås is located on the trunk road Riksväg 40, five minutes by car from central Borås and immediately adjacent to the industrial park Ramnaslätt. There are around 20,000 sq.m. of retail space in the area and further areas are being developed.

Borås has an excellent logistics location with railway connections, major road routes, and proximity to Landvetter Airport and Jönköping.

The city has a long history of trade and is on the cutting edge of ecommerce and logistics.





Halmstad Gate, which, among other things, houses FirstOffice Järnvägen.

Halmstad

Corem’s portfolio in Halmstad primarily comprises offices and warehouse premises in the area around the central station and the retail area Flygstaden.

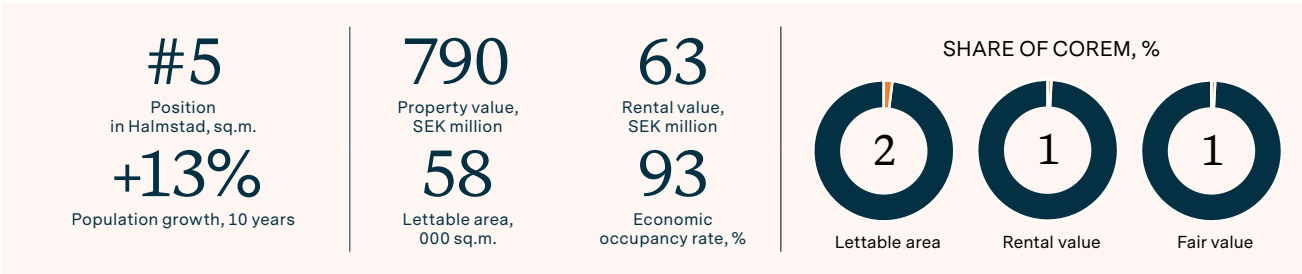
In 2022, the portfolio in Halmstad was expanded with a newly constructed building of 3,000 sq.m., built for the Swedish social insurance authority and FirstOffice.

On the same property, Corem built a new warehouse for the existing tenant HMS Networks, which is expected to become operational in the summer of 2023.

Both buildings are adjacent to Lokstallarna, a growing area with offices, retail and artisans, and located close to both Halmstad city centre as well as the travel interchange.

The historic area has many cultural properties with railway history and is undergoing a painstaking transformation. There are also plans to add housing in the area.

The business unit has been working extensively with energy-efficiency measures, and the focus in 2022 was to optimise the operation of office buildings, leading to a substantial reduction in these buildings’ energy consumption. The best results were achieved at the property Slåttern 2, where total energy consumption fell by 40 per cent.



PART OF HALMSTAD 2:28, HALMSTAD

Old meets *new* in the Lokstall area



FirstOffice Lokstallarna, Halmstad.

In 2022, Corem completed construction of a five-story office building in Halmstad. The Swedish social insurance agency leases 2,335 sq.m. of the combined 2,800 sq.m. of lettable area. FirstOffice, Corem's own concept for business centres, is housed on the ground floor with light and modern office spaces, pleasant communal spaces and fully equipped conference rooms.

The building is adjacent to the Lokstallarna area in Halmstad, close to both Halmstad city centre and travel interchange, offering great commuting options. The Lokstall area dates back to the late 1800s and early 1900s, lending the area a lot of character and an industrial feel with its brick buildings and cultural sites. Many of these buildings are grade listed and will not be demolished, but developed. The area was previously used by SJ, the Swedish railways, but has been transformed over the last 20 years into a business

cluster with companies in many different industries, as well as a restaurant.

– The area has undergone a considerable transformation and we are very happy to continue to lead the development of Lokstallarna, says Ervin Mezei, commercial property manager at Corem.

Corem has developed the proposal for the new construction in close collaboration with NCC.

– The project has gone according to plan, with sustainability running as a red thread throughout the entire process. The building is certified in accordance with Miljöbyggnad Silver, which places high demands on e.g. low energy consumption, good indoor environments and sound materials, explains Karin Falck, project manager at Corem.

Corem's own property management offices are also located in the building, enabling the team to be near to the tenants and offer good service.



“Together, we've been able to meet the tenant's needs for suitable premises.”

Karin Falck, project manager

Real estate operations



Property management

In 2022, net letting amounted to SEK –26 million, and the economic occupancy rate in the investment portfolio amounted to 89 per cent at the end of the year. During the year, the net operating income increased by 55 per cent.

Properties

PROPERTY PORTFOLIO

At the end of 2022, Corem had a total of 458 investment properties (518) and one property classified as a current asset. The 458 investment properties are located in 33 Swedish municipalities (36) as well as in Copenhagen and New York. The total value of the investment properties amounted to SEK 78,387 million (83,084) and the lettable area was 3,195,000 sq.m. (3,479,000), of which investment properties comprised 2,985,000 sq.m. and development properties 210,000 sq.m. The rental value amounted to SEK 4,940 million (4,957).

The change in value of investment properties in 2022 was attributable to acquisitions of SEK 80 million (292), divestment of SEK –2,329 million (–296), investments of SEK 2,903 million (1,771), unrealised changes in value of SEK –2,565 million (3,421) and currency translation of SEK 1,588 million (407). The value changes are primarily explained by higher required yields, new letting and renegotiations. On average, Corem's properties, on 31 December 2022, have been valued using a required yield of 5.2 per cent (5.1).

COMPARABLE PORTFOLIO¹

	2022-12-31	2021-12-31	Change
Lettable area, sq.m.	891	888	0.3%
Let area, 000 sq.m.	809	806	0.3%
Fair value, SEK million	13,760	14,198	–3.1%
Required yield, %	5.3	5.1	0.2 p.p.
Economic occupancy rate, %	94	93	1.0 p.p.
Area-based occupancy rate, %	91	91	0.0 p.p.
Income, SEK/sq.m.	994	937	6.1%
SEK million	2022	2021	
Income	804	756	6.5%
Property costs	–176	–166	6.4%
Net operating income	628	590	6.5%

1) Refers to properties owned throughout 2021 and 2022, and excluding one-off items.

INCOME AND AVERAGE RENT

Income amounted to SEK 4,491 million (2,805) in 2022. The increase in income is mainly attributable to the acquisition of Corem Kelly, which has been consolidated from 15 June 2021. In a comparable portfolio, that is, properties owned throughout 2021 and 2022, income increased by 7 per cent to SEK 804 million (756).

The average rent for investment properties is calculated on the basis of contract value and the area let and amounted to SEK 1,604 per sq.m. (1,475) as at 31 December. The average rent varies between different regions depending on the type of property, the location of the property and the local market conditions for rented premises. The rate of inflation, measured as CPI, was 10.9 per cent in October 2022 and thus positively affects the contract value in 2023.

PROPERTY COSTS

Property costs amounted to SEK 1,558 million (911). The increase in costs is mainly attributable, as the increase in income, to the acquisition of Corem Kelly. Property costs were also affected by high energy prices. For a comparable portfolio, property costs rose by 6 per cent and amounted to SEK 176 million (166).

Corem's reserved and identified rent losses amounted to SEK 1 million (6), corresponding to 0 per cent (0) of income.

DISTRIBUTION BY GEOGRAPHICAL AREA

Corem's property portfolio and operating activities are divided into geographical and business-focused regions.

Its activities in Sweden are divided into Region Stockholm, Region Stockholm Logistics, Region West and Region East.

Region Stockholm consists of the business units Stockholm North, Stockholm South, Västerås and Uppsala.

Region Stockholm Logistics consists of the business units Stockholm South Logistics, Stockholm Centre Logistics, Stockholm North Logistics.

Region West consists of the business units Gothenburg, Malmö, Halmstad, Gothenburg Logistics and Malmö Logistics.

Region East consists of the business units Nyköping, Norrköping, Linköping, Kalmar and Jönköping.

The international operations are divided into Copenhagen and New York.

The regional breakdown corresponds with the internal follow-up model used by the CEO and the Board.

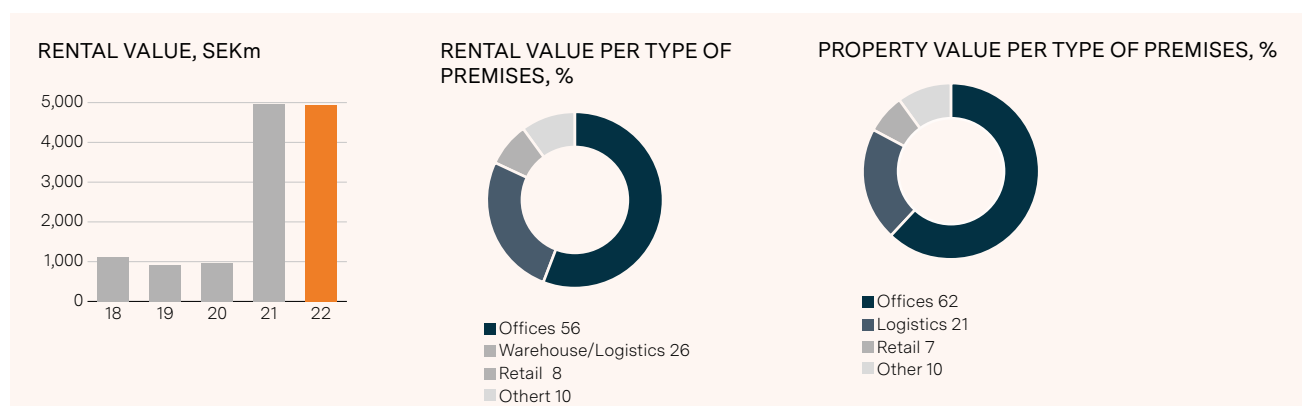
INCOME STATEMENT ITEMS AND INVESTMENTS BY GEOGRAPHICAL AREA

	Income, SEK million		Property costs, SEK million		Net operating income, SEK million		Operating margin, %		Investments, SEK million	
	2022 Jan-Dec	2021 Jan-Dec	2022 Jan-Dec	2021 Jan-Dec	2022 Jan-Dec	2021 Jan-Dec	2022 Jan-Dec	2021 Jan-Dec	2022 Jan-Dec	2021 Jan-Dec
Region Stockholm	1,774	927	-735	-390	1,039	537	59	58	967	433
Region Stockholm Logistics	611	570	-183	-167	428	402	70	71	352	196
Region East	896	534	-302	-159	594	376	66	70	477	241
Region West	855	611	-288	-188	567	423	66	69	394	306
International – Copenhagen	298	163	-24	-6	274	158	92	96	23	96
International – New York	57	-	-26	-1	31	-1	54	-	690	499
SUM	4,491	2,805	-1,558	-911	2,933	1,894	65	68	2,903	1,771
Investment portfolio	4,264	2,620	-1,420	-823	2,844	1,797	67	69	1,587	1,075
Development portfolio	227	185	-138	-88	89	97	39	53	1,316	696
SUM	4,491	2,805	-1,558	-911	2,933	1,894	65	68	2,903	1,771

KEY FIGURES PER GEOGRAPHICAL AREA

	No. of properties		Fair value, SEK million		Rental value, SEK million		Economic occupancy rate, %		Lettable area, 000 sq.m.	
	2022 31 dec	2021 31 dec	2022 31 dec	2021 31 dec	2022 31 dec	2021 31 dec	2022 31 dec	2021 31 dec	2022 31 dec	2021 31 dec
Region Stockholm	111	127	30,686	34,821	2,062	2,106	86	85	1,021	1,128
Region Stockholm Logistics	90	95	8,591	9,052	628	616	96	95	462	476
Region East	118	140	11,931	12,653	929	944	91	90	767	863
Region West	125	141	12,150	13,173	948	1,010	89	89	780	851
International – Copenhagen	10	10	7,942	7,361	301	280	95	97	158	161
International – New York ¹	4	5	7,087	6,024	72	-	100	-	7	-
SUM	458	518	78,387	83,084	4,940	4,957	89	89	3,195	3,479
Investment portfolio	419	448	66,732	68,854	4,595	4,657	91	90	2,985	3,194
Development portfolio	39	70	11,655	14,230	345	300	70	73	210	284
SUM	458	518	78,387	83,084	4,940	4,957	89	89	3,195	3,479

1) Rental value, Economic occupancy rate and Lettable area refer to active lease agreements.

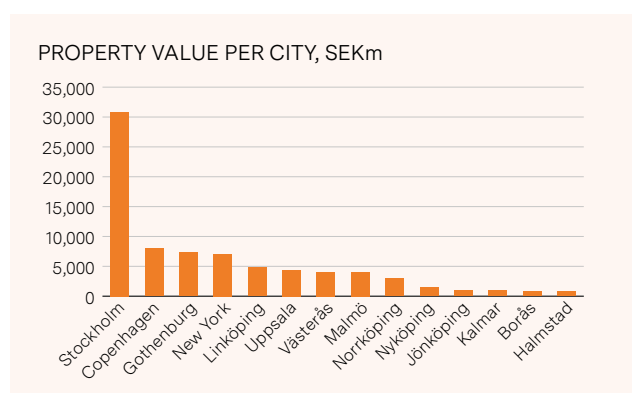


INVESTMENT PROPERTIES, AREA, AND AVERAGE RENT BY TYPE OF PREMISES

	Offices		Industrial/warehouse		Retail		Education/ health care/other ¹		Sum	
	Total area, 000 sq.m.	Average rent ² , SEK/sq.m.	Total area, 000 sq.m.	Average rent ² , SEKsq.m.	Total area, 000 sq.m.	Average rent ² , SEKsq.m.	Total area, 000 sq.m.	Average rent ² , SEKsq.m.	Total area, 000 sq.m.	Average rent ² , SEKsq.m.
SUM	1,048	2,088	1,008	1,083	225	1,476	385	1,724	2,665	1,604

1) Consists of education, health care, physical exercise, residential, and other areas such as laboratories, convention centers, postal and technical space.

2) Estimated using the aggregate contract value for office premises, warehouse/logistics, retail and other types of premises, and the area let.



OCCUPANCY RATE

The economic occupancy rate, i.e. the contract value in relation to the rental value, amounted to 89 per cent (89) at the end of 2022. For the investment portfolio, the economic occupancy rate was 91 per cent and for the development portfolio 70 per cent. The aggregate area-based occupancy rate was 83 per cent (83). For the investment portfolio, the areabased occupancy rate was 86 per cent and for the development portfolio 43 per cent.

ÖREBRO ENTRÉ, STAGE 1

New tenant in completed project



“We welcome Scandic Hotels as our new tenants!”

Mirjam Gustafsson, project manager

In 2022, Scandic Hotels opened a newly constructed hotel called Örebro Central.

The hotel has 9 floors, an area of 5,800 sq.m. and 160 rooms. The remaining area in the building, totalling 8,600 sq.m., consists of offices. The lease agreement with Scandic Hotels has been signed for 20 years.

This is the first stage of Corem's Örebro Entré project. Ground was first broken in 2020, and the project has now become a new landmark in the city. The building costs of 14 floors, with a lovely roof terrace at the very top, offering mile-wide views of the city in every direction. Örebro Entré is located next to Örebro Central Station and the travel interchange, at the northern entrance to Örebro city

center. A new district of the city is emerging here.

The hotel has a personal touch and the lobby is designed to resemble a livingroom with green plants, soft arm-chairs and comfortable chairs, suitable for both work and leisure. This is a place where you can both relax with a bite or connect to a digital meeting. Innovative design solutions and sustainable materials such as wood, leather and stone are visible all over the interior. These durable, natural materials are suggestive of Örebro's proud craft tradition. PEAB has been the main contractor, and the modern building is designed by Archus Arkitekter.

– The collaboration between Corem, Scandic Hotels and other col-

laborators has worked very well throughout the entire process, says Mirjam Gustafsson, project manager at Corem. We have a broad consensus on sustainability and quality.

Örebro Entré is certified in accordance with Miljöbyggnad Silver.

The second stage relates to a planned refurbishment and extension of a former post sorting office, which will contain 10,200 sq.m., mainly office premises. The Swedish Transport Administration has signed a 6-year agreement for approximately 2,600 sqm here. They are planned to move in during the fourth quarter of 2023. The County Administrative Board has signed a 6-year agreement for approximately 3,900 sqm, with moving-in planned for the second quarter of 2024.

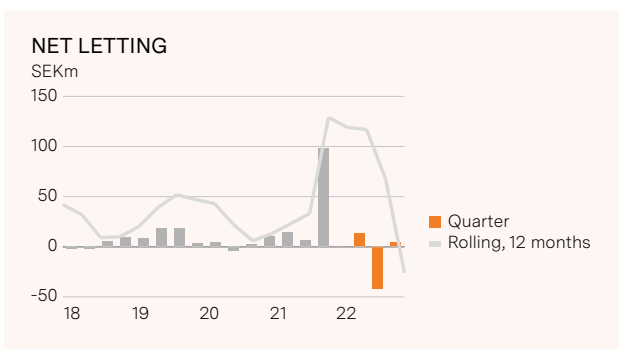


The property Mejramen 1, Mölndal.

Tenants

NET LETTING

During the year, net letting totalled SEK –26 million (129). In total, lettings and renegotiations totalled SEK 501 million. New customers accounted for 55 per cent while the remaining proportion was lettings to existing customers. Completed lettings only affect the contract value and rental income once the tenants have moved in. Major agreements that have been signed during the year, but that have not yet resulted in a tenant moving in, include a 12-year agreement with WonderView Studios in New York and a 6-year lease with the County Administrative Board in Örebro.



COREM'S TEN LARGEST TENANTS

Tenant	Contract value, SEK million	Proportion of total contract value, %	Average remaining contract period, yrs	No. of contracts	Area, 000 sq.m.
Ericsson	283	6.4	2.9	29	146
Tele2 Sverige	75	1.7	5.3	32	26
Kammeradvokaten	60	1.4	8.2	1	22
Silex Microsystems	57	1.3	9.0	1	10
A24 Films LLC	53	1.2	15.9	1	5
Aimo Park Sweden	51	1.2	1.9	12	0
WSP Sverige	49	1.1	2.5	10	18
Copenhagen Business School	39	0.9	5.9	1	19
Arbetsförmedlingen	39	0.9	1.5	21	15
PostNord Sverige	36	0.8	4.5	12	28
SUM	742	16.8	5.1	120	289



Employees at Corem, here in the property Mejramen 1 in Mölndal.

CONTRACT VALUE

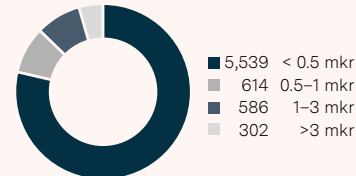
Corem strives to minimise tenant turnover, as this entails less income losses due to fewer vacancy periods, as well as lower costs for tenant adaptations. Changing needs on the part of the tenant can be predicted in advance by setting up structured meetings with customers.

In total, Corem had approximately 7,000 lease agreements (7,600) with around 4,000 tenants (4,300) at the end of the year. The average contract period was 3.9 years (3.7). In total, the contract value amounted to SEK 4,417 million (4,403). A considerable portion of the contract value in Sweden is indexed in relation to the October consumer price index (CPI), which amounted to 10.9 per cent in October 2022.

The 10 largest customers' share of Corem's contract value amounted at year-end to 17 per cent and the average contract time for these was 5.1 years.

LEASE CONTRACTS BY VALUE

Number

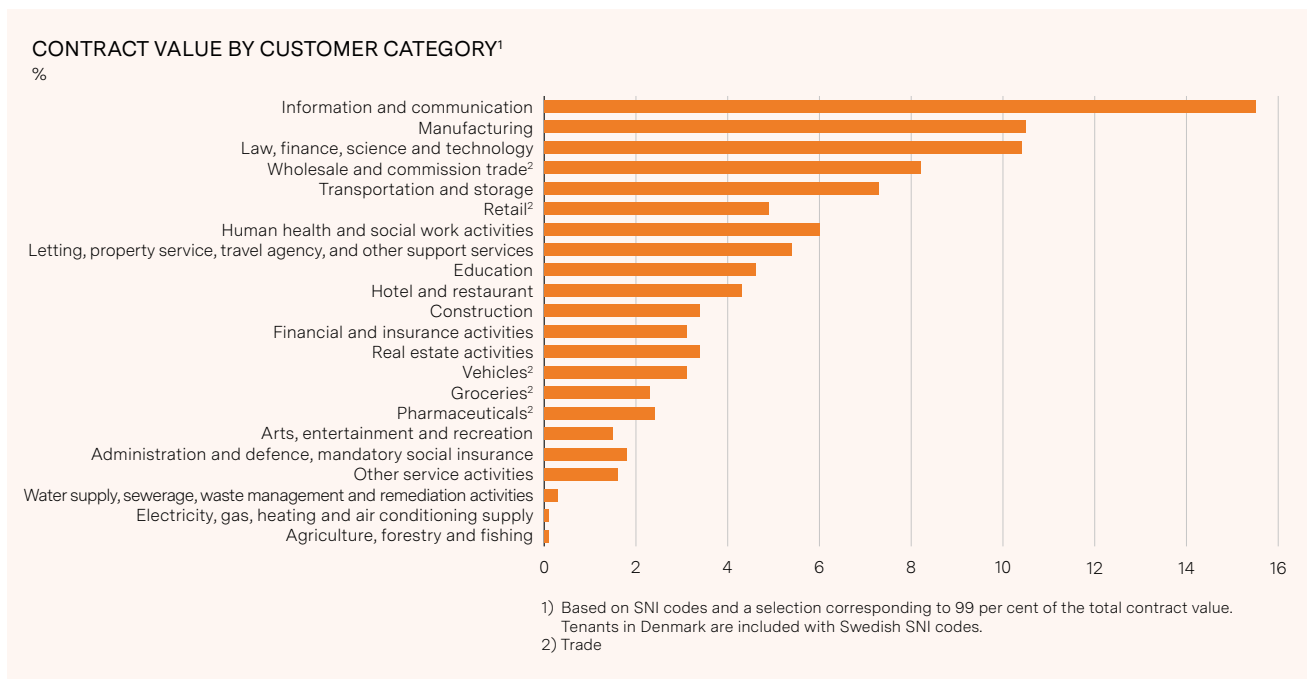


NKI – SATISFIED CUSTOMER INDEX

The latest NKI measurement took place in the autumn of 2021, as the measurement is carried out every other year, and produced an outcome of 71 (68) on a scale of 0 to 100. This is a good result even if there is some way to go to achieve Corem's goal of at least 75 per cent. Service and treatment, Customer care and handling of Service/complaints appear as the strongest areas, while areas with improvement potential are information on planned works and customer dialogue.



Time Building in Kista is close to the Kistamässan convention center, Victoria Tower and the newly developed Arne Beurlings Torg.



FirstOffice

FirstOffice is Corem's own business center concept. Through FirstOffice, Corem offers its customers flexible office solutions with short notice periods. This confers a competitive advantage as customers can quickly adapt to new conditions, requiring more or less office space, without having to end their rental relationship with Corem. The advantage for Corem is that it offers additional opportunities for long-term customer relationships.



FirstOffice Åby Arena, Gothenburg.

FLEXIBLE OFFICE SOLUTIONS FOR SMALL BUSINESSES

Corem's business center activities are operated under the FirstOffice brand. This consists of 57 business centers in ten cities in Sweden. FirstOffice offers flexible office solutions with associated service, smart technology and professional, fully equipped offices and meeting rooms. Everything that the office requires is handled by FirstOffice, giving companies the opportunity to grow in a well-functioning and inspiring environment.

With FirstOffice's office solutions and short periods of notice, the best conditions are created for customers to expand or downsize, and to be agile and quick in the face of changes. FirstOffice business centers are mainly located on the outskirts of a city, where people live and work, but city-center business centers are also offered in several cities. FirstOffice provides individual offices, coworking and BigOffice - turn-key offices for larger companies looking for flexibility.

GROWING DEMAND AND EXPANSION

During the year, six new modern facilities were opened in Malmö, Uppsala, Halmstad and Norrköping. As an additional service, all tenants have access to other business centers in the ten cities where FirstOffice operates. In many cases,

new facilities have had high occupancy from the get-go, as was the case with e.g. the new location in Halmstad, which opened fully let. The same has been the case for Global in Stockholm, Sävedalen in Gothenburg and Västra Hamnen in Malmö. The latter opened at the turn of the year and was rapidly filled with new tenants during the year.

The number of enquiries for flexible offices continued to increase in 2022. As a result, net letting increased during the year. A number of companies who have previously been located in traditional offices have sought business centers for a more flexible solution. The investment in BigOffice has been successful. The increased number of enquiries is partly due to the pandemic affecting market demand for flexible offices, but focused lettings efforts at higher rental levels, and effective marketing, have contributed positively to earnings.

CUSTOMER EXPERIENCES

During the year, FirstOffice carried out a customer survey and measured the Satisfied Customer Index (NKI). The outcome was an NKI of 75, on a scale from 0 to 100. The responsible site managers for the business centers received a very high rating of 85. FirstOffice will continue to have frequent and regular dialogue with the tenants and works continuously to develop both customer experiences and transactions.

Transactions

Following the significant growth of the previous year, Corem's transactions in 2022 were divestments aimed at streamlining the portfolio and strengthening the balance sheet. During the year, Corem handed over possession of a total of 59 properties with a total lettable area of 310,000 sq.m. This figure includes the sale of 25 properties to the newly formed and part-owned company Klöver.

PROPERTY TRANSACTIONS

2022 was a year of intensive transactions. Following on from 2021, in which numerous transactions were made resulting in the portfolio growing from 167 to 518 investment properties, the focus in 2022 was to divest properties so as to streamline the portfolio and strengthen Corem's long-term financial capacity.

In all, 59 properties were divested during the year. Of these, 25 properties were divested to the newly formed housing company Klöver, which is part owned by Corem. During the fourth quarter, an agreement was made for the divestment of a further 51 properties, with transfer of possession taking place during the first half of 2023.

One property was acquired during the year.

Divestments during the year

The property portfolio was streamlined in 2022, both in terms of the type of premises as well as their location.

In the first quarter, eleven properties were handed over for an underlying property value of SEK 977 million. In the main, these properties were retail properties in Borås, Norrköping and Västerås.

In the second quarter, Corem handed over possession of 25 properties with an underlying property value of SEK 5.4 billion to the newly formed Klöver. In the same quarter, three properties in Malmö, Västerås and Stockholm were also handed over with an underlying property value of SEK 189 million.

In the third quarter, three properties in Växjö and Jönköping were also handed over with an underlying property value of SEK 615 million.

During the fourth quarter, seven properties were handed over in Borås, Lerum and Gothenburg with an underlying property value of SEK 200 million. In November, one property in Stockholm was handed over with an underlying property value of SEK 125 million.

In November, a contract was signed on sale of a property in Malmö at an underlying property value of SEK 135 million, with possession being transferred in December.

In December, a contract was signed to divest four properties in Malmö, Burlöv, Nyköping and Kalmar with an under-

lying property value of SEK 125 million. Possession was transferred in December and in the first quarter of 2023, respectively.

In December, an agreement was also signed for the sale of three properties in Partille and Norrköping with an underlying property value of SEK 116 million. Possession was transferred in December and in the first quarter of 2023, respectively.

Agreements for divestments with transfer of possession in 2023

In December, an agreement was signed for the sale of a portfolio of 47 properties in Gothenburg, Jönköping, Malmö, Stockholm and Västerås with an underlying property value of SEK 5,350 million. This divestment allowed Corem's property portfolio to be concentrated to a higher degree to office properties. The portfolio will be handed over in two phases. In the first phase, seven properties were handed over in February 2023 and in the other, 40 properties were handed over in April 2023.

In December, a further agreement was signed for the sale of four properties in Nyköping with an underlying property value of SEK 168 million. Possession will be transferred during the first quarter of 2023.

KLÖVERN – AN ASSOCIATED COMPANY

In 2022, Corem formed the residential development company Klöver together with ALM Equity. The new company will develop area-efficient and climate-smart apartments to be managed in-house.

At the formation, Klöver took possession of a property portfolio with an underlying property value of around SEK 10 billion. Of these, around SEK 5.4 billion was acquired from Corem. Another owner, Broskeppet Bostad, has since joined the company.

Going forward, once a local plan for housing is obtained, Corem will also transfer possession of residential building rights in e.g. Stockholm and Uppsala to Klöver.

On 31 December 2022, Corem's ownership in the company amounted to 49 per cent. The holding is recorded as shares in an associated company.

PROPERTY TRANSACTIONS, TRANSFER OF POSSESSION 2022

Quarter	Property	City	Municipality	Property Category	Acquisition	Divestment
Q1	Part of Fyrislund 6:6	Uppsala	Uppsala	Land	–	0
Q1	Termiten 1	Borås	Borås	Retail	–	14,676
Q1	Järnet 5	Norrköping	Norrköping	Retail	–	14,975
Q1	Köpmannen 5	Västerås	Västerås	Retail	–	16,742
Q1	Bromsen 3 & 4 and Spindlarna 13 & 14	Borås	Borås	Retail	–	22,732
Q1	Nickeln 2	Hallstahammar	Hallstahammar	Industrial	–	1,761
Q1	Brandnävan 1 & 2, Svedjenävan 4	Malmö	Malmö	Offices, industrial and land	–	3,094
Q2	Grävstekeln 2	Malmö	Malmö	Offices	1,925	–
Q2	Löplinan 7	Malmö	Malmö	Offices, warehouses	–	2,489
Q2	Mörtö 6	Stockholm	Stockholm	Offices, warehouses	–	2,596
Q2	Inge 10	Västerås	Västerås	Housing, retail, hotel	–	5,855
Q2	Isafjord 1	Kista	Stockholm	Education/health care/other	–	0
Q2	Skaftå 1	Kista	Stockholm	Education/health care/other	–	0
Q2	Startboxen 3	Stockholm	Solna	Offices	–	19,033
Q2	Regattan 46	Västerås	Västerås	Warehouse/logistics	–	10,865
Q2	Kryssen 3, 4	Västerås	Västerås	Warehouse/logistics	–	18,510
Q2	Verkstaden 11	Västerås	Västerås	Warehouse/logistics	–	20,659
Q2	Spelhagen 1:7	Nyköping	Nyköping	Warehouse/logistics	–	6,003
Q2	Antennen 5–6	Linköping	Linköping	Warehouse/logistics	–	2,076
Q2	Antennen 9	Linköping	Linköping	Warehouse/logistics	–	5,260
Q2	Antennen 15–16, 23–24	Linköping	Linköping	Offices	–	11,501
Q2	Oboisten 2	Linköping	Linköping	Warehouse/logistics	–	9,634
Q2	Ackordet 10	Linköping	Linköping	Retail	–	4,372
Q2	Sicklaön 13:138	Stockholm	Nacka	Education/health care/other	–	0
Q2	Sicklaön 369:33	Stockholm	Nacka	Offices	–	6,655
Q2	Sicklaön 369:39	Stockholm	Nacka	Education/health care/other	–	0
Q2	Orminge 1:59	Stockholm	Nacka	Education/health care/other	–	1,026
Q2	Marievik 22	Stockholm	Stockholm	Offices	–	4,447
Q2	Marievik 29	Stockholm	Stockholm	Education/health care/other	–	0
Q2	Bävern 2	Stockholm	Tyresö	Education/health care/other	–	0
Q2	Slaktaren 12	Stockholm	Sundbyberg	Education/health care/other	–	2,690
Q3	Fläkten 11	Växjö	Växjö	Offices	–	8,200
Q3	Fläkten 14	Växjö	Växjö	Warehouse/logistics	–	5,300
Q3	Fabriken 1	Växjö	Växjö	Education	–	7,521
Q3	Ulvö 8	Jönköping	Jönköping	Warehouse/logistics	–	5,985
Q3	Hedenstorp 1:99	Jönköping	Jönköping	Warehouse/logistics	–	4,033
Q3	Hedenstorp 2:41	Jönköping	Jönköping	Warehouse/logistics	–	10,583
Q4	Fjädersn 3	Borås	Borås	Warehouse/logistics	–	914
Q4	Fjädersn 4	Borås	Borås	Warehouse/logistics	–	5,569
Q4	Pantängen 19	Borås	Borås	Retail	–	1,763
Q4	Rotorn 1	Borås	Borås	Warehouse/logistics	–	9,766
Q4	Öslanda 1:255	Gothenburg	Lerum	Other	–	4,801
Q4	Arendal 5:1	Gothenburg	Gothenburg	Offices	–	2,344
Q4	Tingstadsvassen 30:2	Gothenburg	Gothenburg	Warehouse/logistics	–	2,738
Q4	Konsumenten 3	Stockholm	Stockholm	Warehouse/logistics	–	10,158
Q4	Kajan 37	Malmö	Malmö	Warehouse/logistics	–	14,506
Q4	Brädgården 3	Nyköping	Nyköping	Land site	–	0
Q4	Sufflören 4	Malmö	Malmö	Offices	–	5,313
Q4	Sunnanå 12:26	Burlöv	Burlöv	Land	–	0
Q4	Partille 4:2	Gothenburg	Partille	Land	–	0
Q4	Partille 4:25	Gothenburg	Partille	Retail	–	2,843
TOTAL, SQ.M.					1,925	309,988

Project development

As an active urban developer, Corem is working to strengthen and develop entire neighbourhoods, not just separate properties. Investments are made with a view to creating sustainable urban environments and increasing property value by improved cash flows. Decisions for new investments are now taken in a context with higher construction costs, entailing higher capital costs for completion, meaning that project development has been reduced to focus on only the most profitable projects.

Investments often take place in connection with new lettings with a view to increasing the rental value by customizing and modernizing premises. Project activities makes it possible to meet tenants' changed requirements as well as to develop and create added value within the property portfolio. In all, SEK 2,903 million (1,771) was invested. The estimated total expenditure for the 510 projects in process at the year-end amounted to SEK 6,877 million (6,367), with a remaining investment of SEK 1,544 million (2,430). At the end of 2022, a total of twelve projects were ongoing with an

estimated investment of more than SEK 50 million each. Corem's business area for project development drives forward the development of both commercial and residential properties.

Project development is an important part of Corem's business model and occupies a central position in the company's role as a long-term urban developer. In total, Corem's project development contributed, including the development of building rights, combined increases in the value of properties of SEK 162 million in 2022.

COREM'S LARGEST CONSTRUCTION-STARTED COMMERCIAL PROJECTS IN PROCESS 31 DECEMBER 2022

City	Property	Description	Let area, sq.m.	Project area, sq.m.	Estimated investment, SEK million	Remaining investment, SEK million	Rental value, SEK million	Completion, year/quarter
New York ¹	1245 Broadway	New construction of office premises	8,005	17,115	1,676	441	211	23Q4
New York ^{1,2}	28&7	New construction of office premises	2,200	9,095	892	145	100	23Q4
Stockholm ²	Orgelpipan 4	Refurbishment of office premises	3,518	4,244	337	101	34	23Q4
Örebro	Olaus Petri 3:234	Refurbishment and extension for the Swedish Transport Administration and the County Administrative Board. Phase 2	6,508	10,200	187	113	17	24Q2
Uppsala	Fyrislund 6:6	New construction of offices and labs	0	3,097	158	45	11	23Q3
Västerås	Loke 24	Refurbishment of a property, and tenant adaptation for health center	4,419	6,799	157	40	11	23Q3
Stockholm	Nattskiftet 12&14	New construction of parking garage and refurbishment of offices	7,425	8,168	151	36	6	23Q4
Stockholm	Sicklaön 356:1	Refurbishment for Bilja	10,942	10,942	148	92	11	24Q1
Västerås	Mats 5	Refurbishment of property	3,529	3,985	131	74	8	23Q3
Norrköping	Stålet 3	New construction for Bravida	3,295	3,295	84	3	5	23Q1
Västerås	Gustavsvik	Refurbishment offices/gym. Technical upgrades in the property.	5,358	5,358	70	15	7	23Q2
Borås	Skruben 3	New construction for Dagab and logistics facilities	2,531	3,936	68	13	5	23Q1
TOTAL			57,730	86,234	4,059	1,117	426	

1) Estimated and remaining investments for projects in New York are based on the SEK/USD exchange rate on 31 Dec 2022.

2) Includes leases signed after the end of the period up to and including 21 February 2023.

Ongoing commercial projects, Sweden



Stockholm, Klarabergsgatan

Orgelpipan 4 is located on Klarabergsgatan between Stockholm central station and Sergels torg.

The building has a cultural-historical value, and the exterior has been carefully renovated to preserve the typical architectural features of the time. Existing stairwells have been

preserved, while the premises comprising around 4,200 sq.m. and the technical installations have been modernized. The project is expected to be completed in the fourth quarter of 2023 and the building will be sustainability-certified in accordance with BREEAM, at the Very Good level.



Uppsala, Research Hub, Uppsala Business Park

In Uppsala Business Park, a cutting-edge lab building has been constructed. As part of its concept, the premises in the building offer a high degree of flexibility, and are intended for small- and medium-sized research companies whose needs may be anything from individual rooms up to 3,000 sq.m. premises.

The construction is sectioned according to the tenant's needs for premises, and is expected to be complete at the end of 2023. The building will be certified according to Miljöbyggnad Silver.



Örebro, Örebro Entré

At the northern entrance to Örebro city center and directly adjacent to the central station, Corem is building the Örebro Entré urban development project, which covers a total area of approximately 19,000 square meters. The first phase of the project, the construction of a new 14-story building, has been completed, and in 2022 Scandic Hotels opened a hotel called Örebro Central.

The second phase is a refurbishment and extension of a former post sorting office, which will contain 10,300 sq.m. of offices and other premises. The Swedish Transport Administration has signed a 6-year lease agreement for 2,625 sq.m. with a planned moving-in date in the fourth quarter of 2023. The County Administrative Board has signed a 6-year lease for 3,900 sq.m. and is planned to move in during the second quarter of 2024.

The buildings are certified according to Miljöbyggnad Silver.

Ongoing commercial projects, Sweden



Norrköping, Stålet 3

In the Ingelsta trading area on the outskirts of Norrköping, Corem has built a brand new building for the tenant Bravida. The building comprises three stories with offices, warehouses and cold storage. The property is provided with geothermal energy, and the tenant will additionally install solar panels. The total lettable area is approximately 3,300 sq.m. The tenant has signed a 10-year lease and moved into the premises during the first quarter of 2023.



Stockholm, Märsta 21:46-48

In Arlandastad, a new warehouse building comprising around 3,600 sq.m. has been constructed for the National Swedish Museums of Military History, a public authority with the mission of improving knowledge about Swedish military defence and its role in societal development throughout history. The tenant has signed a 15-year lease and moved in during the first quarter of 2023. The building is certified according to Green Building.



Västerås, the Punkt mall

Corem's largest energy project to date is ongoing in the property Mats 5, more popularly known as the mall Punkt. The mall is a classic landmark in central Västerås. All of the equipment and installations in the property will be replaced with smart and energy-efficient components. The refurbishment is expected to result in energy savings of 63 per cent.

The facade facing the train station will be refurbished. Interior upgrades include replaced escalators, among many other investments. Tenant adaptations are underway for, among others, Coop, Systembolaget, Hemtext and Apoteket, who have all signed leases and plan to move in during 2023.

Commercial projects, New York



New York, 1245 Broadway

1245 Broadway is Corem's largest ongoing project and is located along Broadway, at the intersection with 31st Street. The project is carried out in collaboration with the locally based property developer GDSNY. A 23-story building will be constructed with tall, floor-to-ceiling windows and a lettable area of around 16,700 sq.m. The use of natural light, modern fittings and minimalist shapes will create a clear feeling of Nordic design. The building will be certified according to LEED Gold. The exterior the building is now complete, and tenant adaptations are underway. Thus far, five lease agreements for nine floors have been signed. The first tenant moved in during the summer of 2022. The economic occupancy rates, given signed lease agreements, amounted on 31 December 2022 to 44 per cent.



New York, 28&7

28&7 is Corem's second-largest ongoing project: the construction of a 12-story office building at 322-326 7th Avenue, at the intersection with 28th Street in Manhattan.

The project is located near Penn Station and large tenants in the area include e.g. Facebook and Amazon. The total lettable area will amount to around 9,000 sq.m. and the building will be certified using LEED Gold. The exterior the building is now complete, and tenant adaptations are underway. Lettings work is ongoing. The first signed lease is for ca. 600 sq.m. of lettable area on the top floor.



New York, ParkView (118 10th Avenue)

The planned project Park View is located in the Meatpacking District in Manhattan. The project is situated between 17th and 18th Street, close to the High Line. There are a large number of tech undertakings represented such as Google, Apple and Samsung and the rental levels are among the highest in Manhattan. Here, Corem is working on a project together with GDSNY for a 10-floor LEED Gold-certified office building of over 13,000 sq.m. The facade will give the building a special character with the aid of vaulted glazed sections facing the High Line. Corem is awaiting construction start.



New York, 417 Park Avenue

Corem's property on Park Avenue constitutes the company's fourth project in Manhattan, located at 417 Park Avenue. The total building right encompasses 35,000 sq.m. Currently, plans and assessments are being prepared for the future development of a modern office building on the site.

Urban development



Uppsala Business Park

Uppsala Business Park (UBP) today hosts a diversity of companies and activities, which is a crucial part of the park's ecosystem. Over 80 companies are active at the location, and several successful life science business have been founded, developed and grown strong here.

Uppsala Business Park is a large-scale urban development project for innovation and growth, aiming to attract companies and talents from the region as well as nationally and internationally. The new neighbourhood covers an area with a diameter of about a kilometer, and will contain offices, laboratories, production premises, different types of services, retail, restaurants, educational facilities, hotels as well as a large exercise facility. When fully completed, this new part of the city will provide opportunities for up to 15,000 jobs and 1,500 students.

One construction project has already been completed: the Research Hub, a new cutting-edge laboratory building. The concept offers considerable flexibility, both in terms of the size and function of the premises inside, and can be quickly adapted for specific requirements to allow tenants to grow and focus on their core business.

Several unique concepts are being developed to meet demand on the market and to complement the existing portfolio as well as the service available at Uppsala Business Park, such as reception, a conference center, restaurants and UBP Community.



Kista

Together with several other commercial real estate companies in Kista, Corem has formed the jointly owned corporation Kista Limitless.

The company's goal is to create the conditions for a positive change in Kista. An action plan with a common vision has been developed in close dialogue with the City of Stockholm, Region Stockholm, the Royal Institute of Technology (KTH), Stockholm University, Ericsson, Kista Science City among others. The plan extends up to 2036 and will add around 8,000 new homes, 8,000 new jobs, a rich offering on the street level, and refurbished infrastructure. The intention is that Kista will become a vibrant, mixed-use city. It will be a place where people live, work, and enjoy the pulse of city as well as green areas.

The joint initiatives are communicated using The Kloud, www.thekloud.se. The Kista urban development project is one of the largest in the Nordics. Over the next few years, it will become gradually more evident that a vibrant and safe mixed-use city is emerging here.



Söderstaden

Söderstaden is one of Stockholm's largest and most interesting development areas. The aim is to create the strongest employment hub in southern Stockholm along with an integrated, accessible and urban neighbourhood, vibrant with life and movement. This will be an internationally attractive part of the city, offering companies, residents and visitors a dynamic mix of world-class experiences. The area will be an attractive destination with a focus on gastronomy, arts, entertainment and sports. The area has considerable opportunities and the potential not just to stay a part of the city, but rather the southern heart of Stockholm.

Söderstaden comprises the Globen area, the Slakthus area, and Gullmarsplan. All of these areas will undergo substantial and exciting changes with the common vision of developing a vibrant, mixed-use district with an urban pulse by 2035. The district will break down the barriers and form a link between Södermalm, Hammarby Sjöstad, Johanneshov and Årsta.

In collaboration with the City of Stockholm, Corem is working to create a dynamic urban integration between the small-scale Slakthus area, the large-scale Events Area, and the powerful travel interchange at Gullmarsplan. A key element is the development of Globen Shopping with an active city street along Arenavägen, a pedestrian area along Arenatorget and a new metro exit that further improves accessibility to Söderstaden. In the Slakthus area, Corem is working on local plans for the development of housing and offices. In total, an estimated 11,000 sq.m. or 120 homes could be built on the site once the local plan attains legal force.

Västerås

Corem is engaged in urban development in the areas City and Mälarporten, with a vision for a modern inner city in motion. The plans comprise new flows and avenues as well as commercial premises, housing, retail and new services. Owing to its development of the three city-center malls Punkt, Gallerian and Centra, as well as the Mälarporten area near the station, Corem has a strong presence in the hub made up by the heart of the city and the new travel interchange with public transport, trains, bus transport, and cycling lanes.

The development of Mälarporten aims at reducing the barrier and strengthen the connection between the city center and Lake Mälaren. On Corem's property Sigurd 3, plans are being drawn up for nearby building rights for commercial premises and housing, as well as parts of the city's new travel interchange. The local plan is expected to attain legal force in 2023.

Properties and building rights on Kopparlunden and Öster Mälarstrand, both planned and assessed, form part of the transaction for the formation of the housing company Klöver.

BUILDING RIGHTS

Over time, there have been greater opportunities for development on the company's own land, taking the form of building rights in the existing property portfolio. Corem continually develops its building rights portfolio by actively engaging with local planning. This is carried out by refining existing building rights and generating new rights. As a result, Corem holds building rights with local zoning plans and/or additional assessed building rights in all of the prioritised locations in Sweden. Assessed building rights refers to such building rights that may reasonably be produced at a given property, based on information stated in overview plans and adjacent local plans, considering the nature and location of the property. There are about 10 larger local plan initiatives within the portfolio. This work is conducted in close collaboration with municipal authorities.

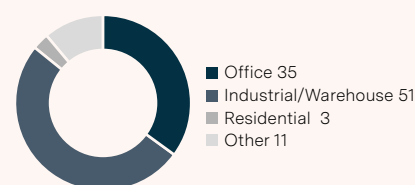
Building rights with local plans and assessed building rights, both commercial and residential, amounted on 31 December 2022 to a total of 1,427,000 sq.m. of GA. Of these, 389,000 sq.m. GA related to building rights with local zoning plans.

RESIDENTIAL PROJECTS

Corem may develop occasional residential development projects of its own, even after the divestment of properties to Klövern (see page 46, under the heading Property transactions), an associated company targeted at rental housing under own management. However, this will be to a limited extent and mainly associated with urban development projects, such as in Västerås and Söderstaden where housing is a part of the overall urban development.

At the end of the year, Corem had one ongoing residential project, K1 Nacka, comprising 60 apartments. The project is divided into multiple sale phases. 49 of the 54 apartments that have been offered to the market have now been sold. The remaining 6 of the 60 apartments, in the final phase, are not yet up for sale. Moving-in is planned to take place during the fourth quarter of 2023.

BUILDING RIGHTS WITH ZONING PLANS, SQ.M., %



BUILDING RIGHTS 31 DECEMBER 2022

	Total building rights, 000 sq.m. GA ¹	Building rights with zoning plans, 000 sq.m. GA ¹	Assessed building rights, 000 sq.m. GA ¹	Housing share of total building rights, 000 sq.m. GA ¹	Fair value, total building rights, SEKm	Fair value, total building rights, SEK/GA ¹
Stockholm North	194	89	105	91	213	1,101
Stockholm South	42	15	27	0	106	2,547
Uppsala	454	43	411	40	545	1,200
Västerås	154	11	143	69	238	1,552
Region Stockholm	843	157	686	200	1,103	1,308
Linköping	167	58	109	37	62	369
Norrköping	49	27	22	0	25	507
Nyköping	51	29	22	42	34	654
Kalmar	31	0	31	20	0	0
Jönköping/Borås	4	4	0	0	10	2,612
Region East	301	117	184	99	130	432
Gothenburg	99	27	73	5	95	958
Malmö	7	4	4	0	4	507
Halmstad	12	12	0	0	0	0
Malmö Logistics	4	4	0	0	4	1,000
Gothenburg Logistics	36	11	25	25	21	578
Region West	158	57	101	30	123	779
Sthlm North Logistics	51	51	0	0	90	1,778
Sthlm Center Logistics	17	2	15	15	26	1,497
Sthlm South Logistics	56	6	51	30	57	1,013
Sthlm Logistics	124	58	66	45	173	1,393
TOTAL	1,427	389	1,037	373	1,530	1,072

1) GA, gross area, refers to area of measurable sections of one or more floors limited by the external surface of the building elements enclosing them.

Ongoing residential projects

COREMS ONGOING HOUSING PROJECT 31 DECEMBER 2022

City, Location	Project name	No. of housing units	Housing units sold	Proportion of units sold, %	GA, sq.m.	Area, sq.m.	Start of sale, yr	Completion, yr
Stockholm, Nacka	Nacka Strand, K1	60	49	82	5,000	3,700	2021	2023
TOTAL		60	49	82	5,000	3,700		



K1 Nacka Strand, Stockholm

During the latter part of 2020, Corem started construction of housing in Nacka Strand. Nacka Municipality is growing, and Nacka Strand offers a good range of services, workplaces

and restaurants directly adjacent to the sea and nature. Transport, although already well-provisioned, will be further improved by the planned extension of the metro to Nacka.

Property valuation

On 31 December 2022, the market value of Corem's investment properties was SEK 78,387 million. During the year, changes in value of the investment properties amounted to SEK -2,934 million.

On 31 December 2022, the total market value of Corem's investment properties was SEK 78,387 million (83,084). Changes in value of Corem's investment properties amounted during the year to SEK -2,934 million (3,432), the unrealized change in value was SEK -2,565 million and the realized change in value SEK -369 million. The unrealized value changes are primarily attributable to changes in the required yields, new letting and renegotiations. The average required yield was 5.2 per cent (5.1) at year-end.

PROPERTY AND TRANSACTION MARKET IN SWEDEN

2022 did not measure up to the record levels recorded in 2021, but it was nevertheless a historically strong year. The transaction volume for the full year amounted to SEK 220 billion, which is a considerable decrease from the nearly SEK 400 billion recorded in 2021. For offices, the share of total transaction volumes fell from 21 per cent in 2021 to 13 per cent in 2022. Offices in or near industrial and commercial

areas were less affected by the pandemic than traditional city-center offices. In 2021, rent levels rose while yield requirements sank. In 2022, rental levels continued to rise while yield requirements instead increased. The forecast for 2023 is that both rents and yield requirements will continue to grow.

Warehouse, logistics and industrial properties have continued to develop very strongly over the last few years. In spite of the prevailing geopolitical and macroeconomic circumstances, the segment performed well in 2022. The first three quarters accounted for record large transaction volumes of around SEK 36 billion. The segment accounted for 21 per cent of the total transaction volume during the full year. This corresponds to an increase of 15 per cent compared to 2021.

VALUATION OF PROPERTIES

Corem values all properties every quarter, of which 20 to 30 per cent are normally valued externally. Every property in the



The property Malten 1 in Sundbyberg, Stockholm.



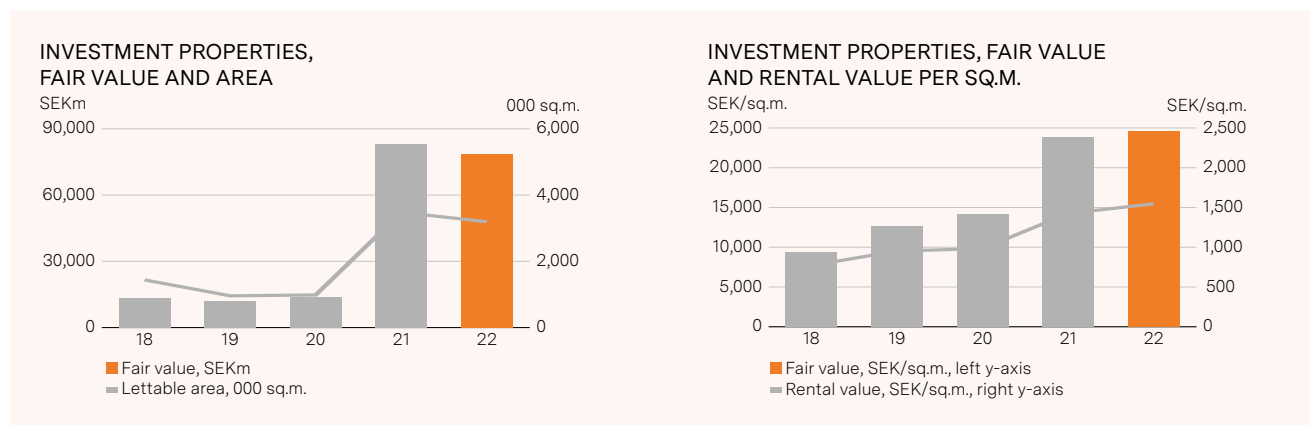
The property Hilton 3 in Solna.

portfolio is valued externally once a year. External valuations have been performed by Colliers, Cushman & Wakefield, Newmark, Newsec and Savills. Corem obtains continuous market information from external valuation agencies as support for the internal valuation process.

The value assessments are yield-based using a cash flow analysis, estimating the ability of any given property to generate a return. The method entails that the property's value is based on the present value of forecast cash flows as well as its residual value. A ten-year calculation period is typically ap-

plied. The parameters that affect the value, and that are used in the valuation, reflect the valuation agency's interpretation of how investors and other players on the market may reason and respond.

The weighted average cost of capital used in the valuations was, at the end of the calculation period, 5.2 per cent on 31 December 2022, in comparison to 5.1 per cent at the beginning of the year. For a further description of the valuations and the valuation method, please refer to note 11.



SUMMARY

Valuation date	31 december 2022
Fair value	SEK 78,387 million
Calculation period	Typically 10 years
Required yield	Between 3.2–10 per cent
Calculation/discount rate	Between 5.3–12.7 per cent
Long-term vacancy rate	Normally between 5 to 10 per cent
Inflation assumption 2023 (2024)	4 per cent (2 per cent)

PROPERTIES: FAIR VALUE, SEKM

Group	2022	2021
Sum, beginning of year	83,084	14,002
Business combination, Klövern (name changed to Corem Kelly)	–	61,557
Acquisition	80	292
Investments in new construction, extensions, refurbishment	2,903	1,771
Divestment	–2,329	–296
Divestment to associated company Klövern AB	–4,374	–
Reclassification of properties as current assets	–	1,930
Value changes, unrealized	–2,565	3,421
Currency translation	1,588	407
TOTAL	78,387	83,084

SENSITIVITY ANALYSIS, PROPERTY VALUATION

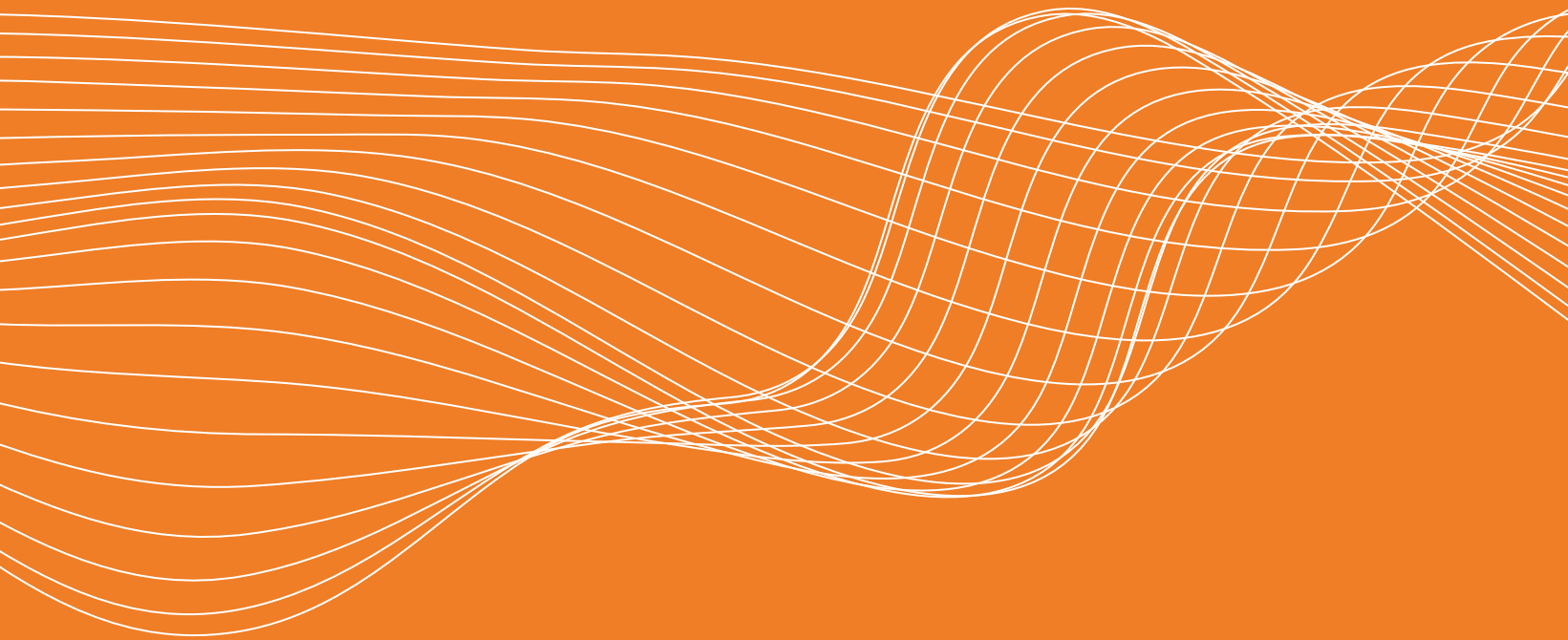
	Change +/-	Effect on earnings property valuations, SEKm	Effect on earnings property valuations, %
Required yield	0.5 percentage points	–6,800/+8,262	–8.7/+10.5
Rental income	50 SEK/sq.m.	+/-3,101	+/-4.0
Operating costs	25 SEK/sq.m.	–/+ 1,551	–/+2.0
Vacancy rate	1.0 percentage points	–/+ 959	–/+1.2

PROPERTY PORTFOLIO AND VALUATION OF FAIR VALUE

Segment	Fair value, SEK million	No. of properties	Rental value, SEKm ¹⁾	Economic occupancy rate, %	Lettable area, 000 sq.m.	Discount rate, %	Required yield, %	Required yield, average %
Region Stockholm	30,686	111	2,062	86	1,021	5.4–11.2	3.2–9.0	5.1
Region Stockholm Logistics	8,591	90	628	96	462	6.3–8.8	4.0–6.6	5.2
Region East	11,931	118	929	91	767	5.7–10.0	3.5–7.8	5.8
Region West	12,150	125	948	89	780	6.2–12.7	3.7–10.0	5.7
International - Copenhagen	7,942	10	301	95	158	5.3–8.5	3.3–6.5	3.9
International – New York ¹⁾	7,087	4	72	100	7	6.3–6.8	4.8–5.3	4.9
Sum	78,387	458	4,940	89	3,195	5.3–12.7	3.2–10.0	5.2
<i>of which</i>								
Investment portfolio	66,732	419	4,595	91	2,985	5.3–10.0	3.3–7.8	5.2
Development portfolio	11,655	39	345	70	210	5.4–12.7	3.2–10.0	5
TOTAL	78,387	458	4,940	89	3,195	5.3–12.7	3.2–10.0	5.2

1) Rental value, Economic occupancy rate and Lettable area refer to active lease agreements.

Sustainability



Toward a sustainable future, together

Sustainability revolves around having a long-term perspective on all of the parts of the business. It means that financially sustainable business must be combined with high levels of business ethics, social responsibility, respect for the environment and the climate transition.

Corem's vision is to manage and develop properties for the future. This means creating attractive and sustainable environments for the companies, individuals and society of the future. For Corem, this is just as much about staying close to the customer, contributing to their activities with commitment and a professional approach, and to act to shape a sustainable construction and property industry, as it is about contributing to halting climate change. Corem does this by continuously working on the areas that offer the greatest opportunities to make an impact.

In 2022, Corem took the next step toward a climate transition, reducing energy consumption and increasing re-use, as well as ensuring a sustainable supply chain. With a focus on sustainability in property management and portfolio development, Corem can create the conditions to allow people and companies to grow sustainably.

SUSTAINABILITY – AN INTEGRAL PART OF THE BUSINESS

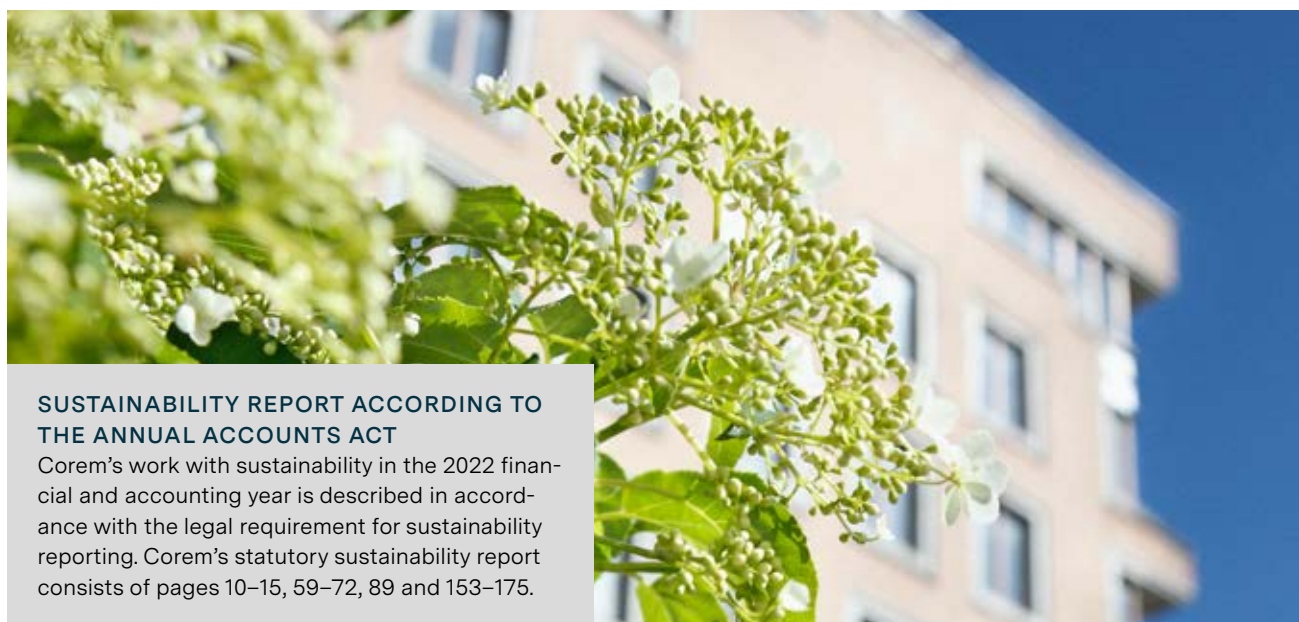
In spite of the year 2022 being substantially marked by troubles in the wider world, developments in the sustainability area took great strides forward.

EU's framework for sustainable finances is driving developments at a rapid pace, fostering a more sustainable business environment. The green taxonomy, and increasingly substantial requirements relating to sustainability reporting, ensures that the climate transition and social responsibility becomes an ever-more critical aspect of the business.

Corem has a positive view of these new requirements, which lay the foundation for increased transparency and comparability in the sustainability area, which in turn improves the general level of knowledge and incentivizes a continued positive development for Corem and for the industry as a whole.

SUSTAINABILITY REPORT ACCORDING TO THE ANNUAL ACCOUNTS ACT

Corem's work with sustainability in the 2022 financial and accounting year is described in accordance with the legal requirement for sustainability reporting. Corem's statutory sustainability report consists of pages 10–15, 59–72, 89 and 153–175.



Sustainable events in 2022

Corem shall contribute to sustainable development in those areas where it might have the greatest impact. Progress is made in collaboration with customers and business partners.

A CLIMATE-NEUTRAL AND CLIMATE- ADAPTED COREM

Corem's long-term sustainability goals is to be climate neutral in the entire value chain by 2035. In 2022, new steps were taken and a roadmap toward creating a climate neutral and climate-adapted Corem was adopted.

CIRCULARITY AND RE-USE ARE MADE INTEGRAL TO THE BUSINESS

For some time, Corem has been working toward making circular working methods self-evident in the construction and real estate business. By participating in the CCBuild network, organized by the Swedish Environmental Research Institute, and its reference projects, Corem drives the development forward to inspire more people to contribute to a circular economy. As part of this context, Corem defined its own re-use methodology during the year. There have been individual pilot trials for re-use previously, and this enabled its implementation to a greater extent in the ordinary business.

ENERGY SAVINGS IN A HIGHER GEAR

The question of energy has always been central to Corem's property management. This issue became yet more relevant this year due to increased energy costs. Goal-oriented efforts to optimize energy use has reduced the energy consumption of the business unit considerably.



To contribute to reduced energy consumption and a greater energy awareness in the community, Corem launched the campaign #HusförHus together with five other real estate companies during the autumn of 2022. The purpose of the campaign was to spread knowledge and inspire more players to take big and small steps to save energy.



JOINT INITIATIVE FOR SUSTAINABLE SUPPLY CHAINS

Corem is one of the founding partners of FIHL, the Real Estate Industry's Initiative for Sustainable Supply Chains, which was ready to launch in 2022.

This collaboration was initiated in 2020 for the purpose of developing coordinated supplier monitoring with shared methods to ensure effective monitoring of sustainability aspects in the real estate supply chain.

FOCUS ON BIODIVERSITY

In 2022, several pilot projects were carried out that were focused on biodiversity and ecosystem services. These projects have laid the foundation for new working methods, enabling a greater focus on biodiversity in property management.



“Corem wants to inspire more people to take the next step in their sustainability efforts. By collaborating with others, we can move the industry forward as a whole.”

*Teresa Mattisson,
Head of Sustainability and Chairman of FIHL*

The road toward a climate-neutral and climate-adapted Corem

Corem is working actively to minimize the company's climate impact and handling the risks and opportunities that result from a changing climate.

Corem takes responsibility for the climate impact of its business, and contribute in various ways to the Paris agreement's goals to limit global warming to 1.5 degrees C. For that reason, Corem's long-term sustainability goals is to be climate neutral in the entire value chain by 2035. This is an ambitious goal that requires a strategic approach that permeates all parts of the business. A necessary precondition to carry out these systematic efforts is the roadmap toward a climate-neutral and climate-adapted Corem, which was developed and adopted in 2022.

In connection with the development of the roadmap, decisions were made to introduce interim targets in line with the long-term goal of climate neutrality. Overall, Corem's property management, considering property energy use, cars and refrigerants, shall be climate-neutral by 2025, and by 2030 Corem's total emissions shall be halved in comparison to the base year, 2021.

CLIMATE-NEUTRAL GOAL

The roadmap to make Corem climate-neutral and climate-adapted is based on targets, strategies and activities that will be integrated into Corem's business plan and core business. Several parts comprise active efforts to reduce climate impacts, which have already been carried out for several years.

Part of this is Corem's continuous efforts to improve energy efficiency and the transition to a fossil-free business. In addition to energy measures, the transition to climate-neutral project development is a crucial part of these efforts, as a considerable part of Corem's total climate impact, and that of the industry as a whole, stems from construction and project development. Corem's goal is to reduce emissions from construction projects by 20 per cent by 2025, compared to the base year, 2021. To this end, Corem took several steps during the year to increase re-use and circular materials flows. In combination with innovation and requiring the supply chain to reduce their climate impacts, these are crucial parts of reaching the long-term goal of climate neutrality.



Ecosystem services are both about adapting to a changing climate and to create attractive outdoor environments and areas.

A FEW WORDS ABOUT COREM'S JOURNEY TO CLIMATE NEUTRALITY

Anna Lidhagen-Ohlsén

PROPERTY MANAGER

Hi Anna. Corem has developed a roadmap toward a climate-neutral and climate-adapted Corem. Why is this so important?

If sustainability is not an integrated part of the strategy, it is also not possible to have the long-term perspective that is required in order to remain a relevant player on the market today. From a financial perspective, it is absolutely necessary to take responsibility for and reduce one's climate impact, but also to ensure that the business is adapted to climate change. This is true as regards physical risks, such as extreme weather, as well as

legislative changes brought on by the climate transition.

Making Corem climate neutral is a journey that we, and the industry around us, must embark on. The construction and real estate sector account for such a considerable climate impact that there is a real opportunity to make a difference here. Corem will be part of this journey, and I am very proud of how our staff have committed to this goal.

“The entire industry has to embark on a journey.”



COREM AND CUSTOMERS IN COLLABORATION

A proactive attitude, long-term efforts and close contact with the customers are fundamental elements in Corem's strategy, to be able to meet changing needs and develop together with the customers. Offering sustainable and energy-efficient premises is a given, while it is also of considerable importance to Corem's efforts toward climate neutrality. The key elements are environmental certification of buildings and facilitating tenants' transitions through sustainable services, such as green leases, the possibility of climate-smart travel and waste management.



Sedum roof and solar panels in Norrköping.

BIODIVERSITY AND ECOSYSTEM SERVICES

Another part of the work towards a climate-neutral and climate-adapted Corem is to promote biodiversity and ecosystem services at or near the properties. This contributes to creating attractive local environments for Corem's tenants and others who spend time in or around the properties. To promote biodiversity, Corem has developed a guide for ecosystem services in management and sustainability certification. The guide is based on the reference projects that were carried out during the year.



Reference project in Solna Gate focusing on biodiversity.

A sustainable office with re-use in focus

Corem continues to drive development forward by placing a focus on circularity in project development and property management. Re-use is now moving from being a reference project to being a core part of Corem's business.

An important part of the efforts to reduce the climate impact of Corem and the real estate business as a whole concerns switching to more resource-efficient and circular materials flows. This involves using and refurbishing existing buildings in a more efficient way, making use of materials and handling waste in a way that enables re-use and materials recycling, and using re-used, recycled and climate smart materials to a greater extent when refurbishing or constructing buildings.

RE-USE AT COREM

As early as 2019, Corem initiated a re-use project at Kista Gate, where the company's own and largest offices were refurbished with the point of departure being 100 per cent re-use. The project became a meaningful reference project that, through Corem's participation in CCBUILD, the Center for Circular Building, which is a multi-industry network with

a digital marketplace, has been discussed widely and inspired many to re-use more.

The re-use methodology developed during the project has now been integrated and developed internally. Among other things, the guidelines produced by the project have been used to an ever-greater extent to adapt Corem's own offices. In 2022, the refurbishment of Corem's office in Uppsala generated climate savings of 16.4 tons of carbon-dioxide equivalents, by sourcing over 80 per cent of the furnishings, kitchenette fittings and equipment from re-use. The next project to be entirely adapted using the re-use methodology will be Corem's new office at Globen in Stockholm. What started as a re-use project has thus evolved into a hub and knowledge center for sharing experience, meetings and a creative environment.

A FEW WORDS ABOUT COREM'S RE-USE IN LINKÖPING

Dan Werner

OPERATIONS MANAGER, LINKÖPING

Hi Dan. You have been involved in the development of Corem's first re-use hub. What have been your experiences so far?

It is clear that re-use is interesting to, and appreciated by, customers and other players in the area as well as staff. This is a motivating factor and it is instructive to participate in the development of something of such import for the entire industry's future development. It is also a lot of fun to explore what we can achieve when

we work together to generate benefits for the business as well as for the climate. For example, we see that there are great opportunities to save both time and money when we can re-use things on site; that way, we can save time on delivery and money on the costs for a new product.

"It has sparked both curiosity and appreciation."





The re-use office at Kista Gate consists to 90 per cent of re-used materials.

CLIMATE-SMART TENANT ADAPTATION

Many customers want to contribute to sustainable development, in the same way that Corem wants. For Corem, it is important to support the tenants' ambitions to develop their businesses. Since refurbishment and tenant adaptation account for a large part of the climate impact of any office, it is of primary importance to be able to offer climate-smart office environments. This means taking advantage of the best aspect of any premises and applying Corem's re-use methods to as great an extent as possible.

In 2022, several tenant adaptations were carried out with a focus on re-use, and both Corem and the tenant were very happy with the outcome. In 2023, the goal is to carry out another ten tenant adaptations based on Corem's re-use methodology, and that 100 per cent of Corem's vacant premises shall be inventoried for re-use potential.

LOCAL RE-USE INITIATIVES

Re-use is not a new idea. Nevertheless, scaling up circular materials flows from individual pilot projects to every-day operations will be a major transition for the industry. The collaboration between various local players is often very important.

Many of Corem's business units are working with their own re-use hubs or collaborating with local re-use players. Corem's first hub was formed in Linköping, where the initiative enabled greater re-use in both property operations and tenant adaptations. CCBUILD is now used by many of Corem's business units to provide a structure for their work with re-use. A business-wide project is ongoing to drive the strategic work onwards.



The recycling office in Kista Gate consists of 90 per cent recycled materials.



Corem's first recycling hub in Linköping.

Reducing energy consumption together

Energy use has been a central part of Corem's long-term property management and sustainability efforts for a long time. As a result, Corem was well equipped to manage the energy situation that characterized 2022 and could take new steps toward long-term goals.

For Corem, energy issues have always been high up on the agenda. This has meant that Corem's energy performance has been among the best in the business for several years. The efforts to improve energy efficiency and transition to a fossil-free business has been fundamental for Corem's journey toward climate neutrality. Being able to offer tenants modern, attractive and climate-smart premises is also important.

Corem's energy use per square meter has been reduced by just over 20 per cent over the last five years, from 99.9 kWh/sq.m. in 2018 to 77.7 kWh/sq.m. in 2022. The long-term ambition is to limit average energy consumption to 65 kWh/sq.m. by 2030. In addition, at that point, all energy used in Corem's business shall be fossil-free.

ENERGY SAVINGS IN A HIGHER GEAR

Energy prices rose sharply in 2022. Corem acted early on to reduce energy consumption and offered its tenants support in their efforts to save energy.

To limit the negative consequences of high energy prices, Corem launched the campaign #HusförHus together with five other real estate companies in the autumn of 2022. The purpose of the campaign was to incite more players to act to reduce energy consumption, by sharing tips and knowledge, and to promote collaboration between customers, partners and industry colleagues.



The property Borgafjord 4, Stockholm, is certified according to BREEAM In-Use level Very Good 2022.

A FEW WORDS ABOUT COREM'S ENERGY EFFORTS

Klas Ekelöw & Gustav Botvid

TECHNICAL SPECIALIST
REGION EAST

PROPERTY ENGINEER
MALMÖ

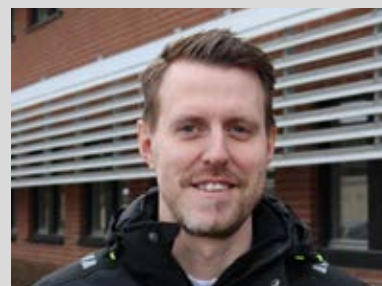
“Everyone benefits when knowledge is shared.”

Hi Klas and Gustav. You have held energy workshops with both employees and tenants. Why is that?

Klas: We are working very actively with energy consumption, on the basis of our conviction that we will achieve better results if everyone is on board. When it comes to energy optimization, this is even more important as it is a continuously ongoing project. Internal trainings and workshops have been part of our energy strategy, as everyone benefits when knowledge is shared. Since then, high energy prices have meant that even more people have realized the importance of saving electricity. For that reason, we have also held very popular breakfast seminars for our tenants to discuss energy use.

Gustav: There is a lot of potential in learning from one another and sharing good case studies. This is how we can benefit maximally from all the talent that we have within Corem. If we optimize operations as far as possible, we also know that we benefit as much as possible from the investments we make in our energy projects.

This year, it has been really positive to see such active collaboration between all the departments and with our tenants, which have also yielded results. There is a considerable awareness about energy consumption today, which I think is good for the long-term development.



COLLABORATION AND SKILLS DEVELOPMENT

The foundation of Corem's efficiency measures is the knowledge and commitment of its staff. In 2022, the target to reduce average energy consumption to 80 kWh/sq.m. was exceeded. The final figure, at 77.7 kWh/sq.m., indicates the importance of long-term efforts and continual investment to improve energy efficiency and optimize operations.

Corem's model, with a central technical organization and local operational staff, creates the conditions for strategic work while it also allows for efficient day-to-day operations. In 2022, a major focus was placed on skills development and ensuring that knowledge, resources and shared working methods across the entire company.

INNOVATION AND RENEWABLE ENERGY

Reaching Corem's long-term goals will require not only continuous optimization of operations, but also investments in innovative technology. One example of this is the continued use and development of AI technology, which is already being used in several Corem properties today.

In 2022, four solar panel installations were brought online, increasing Corem's solar electricity production by more than 60 per cent, to a total of 2,036 MWh. Investments in new solar panel installations will continue to be an important part of Corem's ambition of contributing to the climate transition. For more information about Corem's energy measures, goals and governance, refer to sustainability note 4 on page 161.

77.7

Energy consumption
average, kWh/sq.m.

2,036

Solar electricity produced, MWh



For a sustainable real estate industry

In a turbulent world, Corem has a stable footing thanks to a professional approach, transparency and good collaborations. Together with its customers and business partners, Corem contributes to a positive development and works toward a sustainable construction and real estate industry.

Since Corem was founded, a long-term approach has been an integral part of the business. This means that every part of the business shall create value, and not just for today but in the long term. A sustainability strategy that is integrated in every part of the business contributes to earnings, and at the same time ensures that the activities are carried out in a responsible and long-term manner.

For Corem, this means combining a financially sustainable business with a high level of business ethics, social responsibility and respect for the environment. As the EU's green taxonomy and CSRD is implemented, this is becoming increasingly crucial for the future-proofing of Corem's business activities.

In 2022, Corem clarified its routines, and how its activities will be conducted in the future, relating to sustainability in the supply chain in accordance with the new EU directive Corporate Sustainability Due Diligence. Working with policies, requirements and quality routines is a precondition for meeting long-term sustainability targets and is one of

Corem's largest contributions toward a sustainable construction and real estate industry.

ANTI-CORRUPTION AND BUSINESS ETHICS

It is fundamental to Corem that its business is carried out on commercial terms and without corruption. This also applies to striving for transparency and openness in business relationships and communications. Corem's efforts in this area comprise independent action, collaboration with stakeholders and taking responsibility for the services that are purchased.

The efforts to ensure good business ethics and prevent corruption is founded on Corem's sustainability policy and code of conduct. These summarize how the business should be run and how staff should act relating to business ethics, working environment as well as environmental and social responsibility, among other things. In addition to the code of conduct, there are ethical guidelines and all staff are required to participate in a training in business ethics.



Representatives from the companies that jointly founded FIHL - the Real Estate Industry's Initiative for Sustainable Supply Chains.

A FEW WORDS ABOUT SUSTAINABLE SUPPLY CHAINS

Teresa Mattisson

HEAD OF SUSTAINABILITY

Hi Teresa. You have taken part in forming FIHL, the Real Estate Industry's Initiative for Sustainable Supply Chains. What is the background behind this initiative, and what happens next?

The background to this initiative was that there are many companies that share long-term ambitions for zero tolerance against fraud, crime or transgressions relating to working environment and environmental concerns in our industry. We realized there was much to gain by joining forces and developing a unified approach for more effective supplier monitoring.

The purpose of this initiative is to move the industry in the right direction. In that context, collaboration is a

success factor - collaboration between real estate companies as well as with our suppliers. This involves training, making coordinated demands on suppliers and pushing the envelope together.

It is now possible for more companies to join FIHL, which we naturally encourage as one of the founding companies. We are convinced that sustainable supply chains in the industry will benefit every company involved.

*“Collaboration
is a success
factor”*



THE REAL ESTATE INDUSTRY'S INITIATIVE FOR SUSTAINABLE SUPPLY CHAINS

For Corem and many other real estate companies, there are many sustainability-related risks that fall outside of their core businesses. Taking social and environmental responsibility in the business relationship with suppliers therefore becomes an ever more important part of ensuring a sustainable business.

Together with five other major real estate companies, Corem has developed a coordinated method of supplier monitoring, called FIHL (The Real Estate Industry's Initiative for Sustainable Supply Chains), which was ready for launch

in 2022. The initiative is based on creating a unified approach for monitoring sustainability aspects effectively when working with suppliers to the real estate industry. The collaboration shall strengthen the industry's sustainability efforts and create synergies between the sustainability efforts of different players. This initiative enables more companies to work together, making it easier for the commissioning companies but also for the suppliers, as the set of requirements imposed by real estate companies can be harmonized. For more information about Corem's work, goals and governance for a sustainable supply chain, refer to sustainability note 3 on page 158.



Business acumen and commitment

A sustainable business is built by the people within it. Committed and business-driven employees is Corem's greatest asset in these efforts.

Together with its staff, Corem wants to foster a positive corporate culture to be proud of. This strengthens Corem's business activities and its brand. The staff's knowledge, sense of responsibility and commitment contribute to a stronger Corem.

COMMITTED STAFF

For Corem, it is a natural part of its business to work to ensure a safe and sound working environment, and one in which every employee is given an opportunity to have a healthy every-day working life.

A healthy working environment creates the conditions for rewarding and effective collaboration, increased commitment and ambassadorship. To measure and follow up on factors that affect the working environment, and to quickly identify deficiencies that may lead to poor well-being.

Corem has introduced an index to describe the organizational and social working environment into its employee survey. The survey carried out in the autumn of 2022 indicated that Corem is slightly better than the external benchmark, when comparing to 250 other organizations and companies. For more information about Corem's work on the working environment, refer to sustainability note 7 on page 168.

Part of Corem's work for healthy and committed staff is to create good conditions in every-day life. In addition to health and well-being grants and periodic keep-fit hours during working hours, Corem also often supports external activities that promote health and well-being. In 2022, Corem participated in the race Spring för Livet, which combined health and commitment within the industry with a fundraiser for UNICEF's work in Malawi.



Staff commitment contributes to a stronger Corem.



Corem creates the conditions for health and well-being in everyday life.



In 2022, employees in the property management and lettings teams were offered to participate in a development program in business skills and leadership.

SATISFIED CUSTOMERS AND BUSINESS ACUMEN

Corem wants to create attractive and sustainable environments for the companies, individuals and community of the future. Among other things, this is accomplished by staying close to the customer in every-day activities. The proactive engagement of our staff, their business acumen and close contact with customers create the preconditions necessary to meet changing needs.

Corem is working continuously to offer an improved customer experience. Particularly strong focus was placed on this in 2022, as over 70 people from Corem's property management and lettings teams were given the opportunity to participate in a twelve-month development program in business skills and leadership. The purpose of the program was to establish unified and proactive ways of working, and to contribute to greater customer satisfaction. In the long run, this creates an even stronger Corem.

A FEW WORDS ABOUT COREM'S INVESTMENT IN BUSINESS SKILLS

Tariq Boholm

BUSINESS UNIT MANAGER, VÄSTERÅS

Hi Tariq. You participated in Corem's business skills initiative this year. What will you be taking with you from this?

For us at Corem, it is always important to be close to our customers. We want to lay the foundations that enable people and companies to grow sustainably. That is why we are always pushing ourselves to be even better. This year's investment in business skills is an excellent example of this. In addition to professional skills de-

velopment, the investment has also generated many positive effects internally, which has positive external ramifications as well. Meeting and developing in our professional roles together strengthens our internal communications. There is much to learn from one another, which in turn creates a stronger Corem.

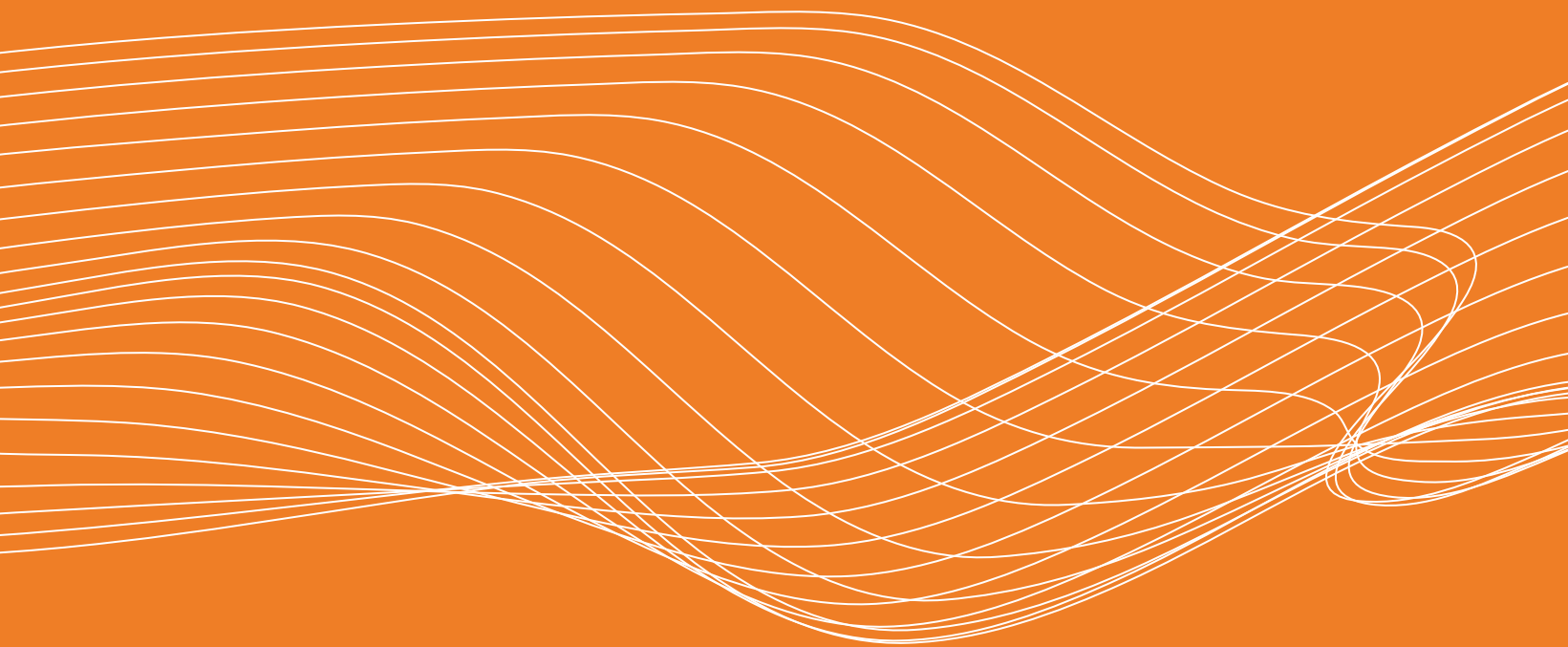
“We have to stay close to our customers”





Corem's re-use office at Kista Gate has been an appreciated case study internally as well as externally. The next step for Corem and the industry as a whole is to transition from pilot projects to establishing these new circular methods in every-day operations.

Finance



Financing

The year was characterized by geopolitical movements, high inflation and rapidly rising interest rates. Corem regularly reviews and adjusts its capital and interest maturity structure given the prevailing market conditions, and maintains a continual and close dialogue with its creditors. Corem is still aiming to supplement the existing investment grade rating from Scope with another rating from one of the three large rating agencies. On the balance sheet date, Corem's debt portfolio amounted to SEK 47,644 million and the average interest rate was 3.6 per cent.

The Riksbank changed the key policy rate on several occasions in 2022, from 0 per cent at the beginning of the year to 2.50 per cent at the end. The uncertain macroeconomic outlook and shifting inflation expectations over time make it difficult to assess future interest rate developments.

COREM'S FINANCIAL FUNCTION

Corem operates in a capital-intensive industry. To be able to continue to develop and expand the property portfolio and the business, access to capital in the short and long term, and at a balance of cost and risk, is essential. A well-diversified capital structure, multiple sources of financing and a risk-balanced fixation of interest and capital tie-up ensures a financially sound and successful future development of Corem, and additionally enables long-term return on equity in accordance with the stated targets.

The financial function is an integrated part of the company's core business. The mandate of the function is to manage the existing debt, handle new financing for investments and

acquisitions, improve the efficiency of the company's cash management and mitigate financial risks. Liquidity forecasts are drawn up continuously to enable efficient financial management and to ensure that Corem can meet its payment obligations at all times. Financial issues, either to make a decision or collect information, are a standing point on the Board's agenda. In order to spread risk, Corem is continuously analyzing and evaluating possibilities to broaden the financial base and the number of different sources of finance.

These efforts are regulated and governed by the financial policy, which is established by the Board at least once annually. Financial matters of strategic importance are handled by Corem's Board of Directors.

CREDIT RATING

In July 2021, Corem received an investment grade rating, BBB- with a stable outlook from Scope Ratings, which has been positive from a financing point of view. This rating was confirmed in June 2022. Corem is still aiming to supplement the existing investment grade rating from Scope with another rating from one of the three large rating agencies.

RAISING CAPITAL

A real estate company is capital intensive to operate. The assets, which primarily comprise the value of the properties, are financed with equity and debt.

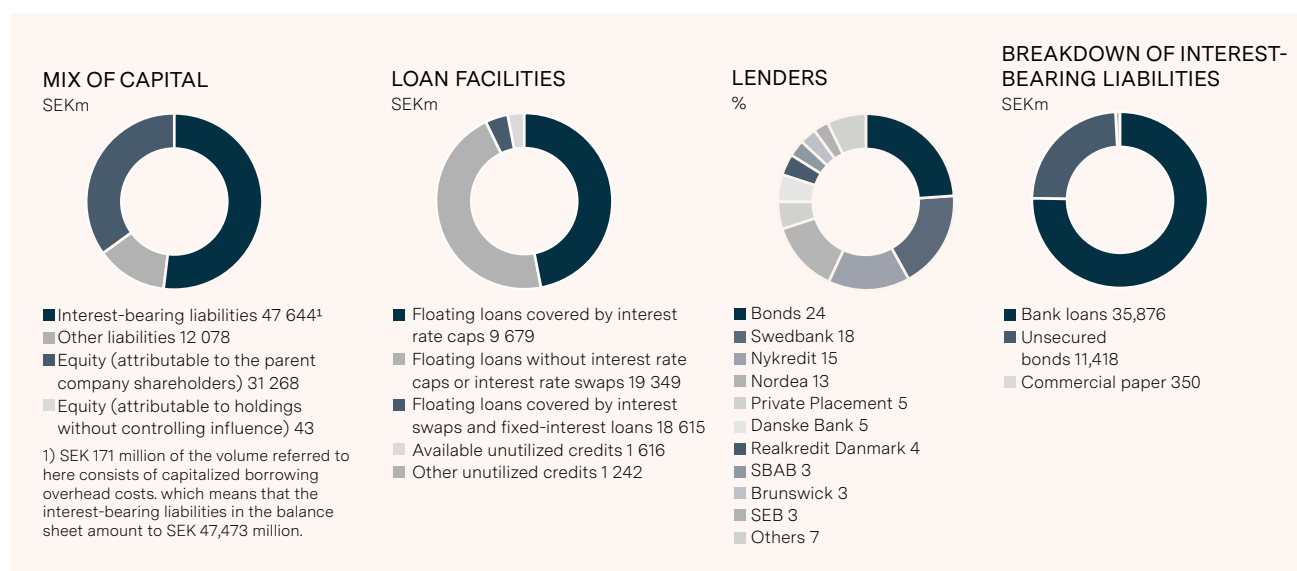
The distribution between these two components depends on various factors, such as the comparative cost of the different forms of financing, the focus of the property portfolio and the risk aversion of shareholders and creditors. For a company such as Corem, equity is typically the most expensive form of financing.

At the turn of the year, Corem's assets amounted to SEK 90,862 million (92,236), of which investment properties comprised SEK 78,387 (83,084) million or 86 per cent (90).

FIXED INTEREST AND CAPITAL TIE-UP

Maturity, yr	Fixed interest	Capital tie-up			
	Loan volume, SEK million	Contract volume, SEK million	Utilized, bonds, SEK million	Of which, out-standing bonds, SEK million	Unutilized SEK million
Variable ¹	29,028	–	–	–	–
2023	105	19,107	16,880	2,934	2,227
2024	5,630	11,491	11,491	5,784	–
2025	4,490	10,667	10,167	2,700	500
2026	–	1,570	1,420	–	150
2027	–	341	341	–	–
Later	8,390	7,344	7,344	–	–
SUM	47,644	50,521	47,644	11,418	2,877

1) Of the volumes reported here, SEK 9,679 million is covered by interest rate caps.



Equity

On 31 December 2022, Corem's equity attributable to the Parent Company's shareholders amounted to SEK 31,268 million (33,342). The equity ratio was 34 per cent (36). Adjusting equity for the value of derivatives, repurchased shares, goodwill and deferred tax liabilities exceeding 5 per cent of the difference between the tax value and the fair value of the properties, and placing that in relation to the reported assets adjusted for goodwill and rights of use assets, the equity ratio, then referred to as the adjusted equity ratio, was 39 per cent (43).

Corem's goal is that the average return on equity shall in the long term be at least 10 per cent. During the past five years, the average return on equity has been 17 per cent. As the profit after tax is affected not just by the earnings of the business but also by changes in value of properties, currencies and derivatives, the return on equity varies from year to year.

Corem is listed on Nasdaq Stockholm and belongs to the Large Cap segment. More information about Corem's shares is provided on pages 80-83.

Liabilities

At the year-end, the total liabilities in the balance sheet amounted to SEK 59,551 million (58,298). Interest-bearing liabilities comprised SEK 47,644 million. Accrued borrowing overheads amounted to SEK 171 million, meaning that the interest-bearing liabilities in the balance sheet amounted to SEK 47,473 million (46,564).

Of the interest-bearing liabilities, 87 per cent were denominated in SEK, 8 per cent in the Danish krona (DKK) and 5 per cent in US dollar (USD). The interest-bearing net debt, i.e., interest-bearing liabilities with a deduction for interest-bearing assets, current and long-term shareholding, and liquid funds, amounted to SEK 45,439 million (43,818). The

interest-bearing net debt is used to illustrate the company's financial risk.

As interest-bearing liabilities are normally a cheaper form of financing than equity, there is an incentive to have a relatively high proportion of interest-bearing liabilities within the confines of the given risk mandate. Interest-bearing liabilities amounted at year-end to 52 per cent (51) of the total financing. The loan-to-value ratio, measured as interest-bearing liabilities less the market value of listed shareholdings and liquid funds in relation to the fair value of the properties, amounted to 57 per cent (53). The loan-to-value ratio on properties, i.e., interest-bearing liabilities with collateral in properties in relation to the fair value of the properties at the end of the period, amounted to 45 per cent (38). Interest-bearing liabilities that are not secured by collateral in property primarily comprises unsecured bonds and commercial paper.

Virtually all debts run with variable Stibor interest as a basis, which usually provides an opportunity to change the capital structure without having to pay interest compensation. For the purpose of limiting the interest rate risk, Corem has secured fixed interest on 59 per cent (72) of the interest-bearing liabilities, SEK 17,790 million (8,890), Normal fixed-interest loans total 2 per cent (2) or SEK 825 million (1,011). Floating loans account for 61 per cent (79) or SEK 29,028 million (36,837), SEK 9,679 million (23,539) of which are covered by interest rate caps.

During the year, SEK 14,077 million has been raised in new loans and SEK -13,825 million amortized.

Other liabilities consist mainly of deferred tax liability, accounts payable, liabilities for leasing liabilities, prepaid income, derivatives and accrued expenses. At year-end, other liabilities amounted to SEK 12,078 million (11,734) and constituted 13 per cent (13) of Corem's total financing.

The deferred tax liability amounted to SEK 7,562 million (8,127) and includes differences between the properties' and the derivatives' fair value and tax value. The tax liability is realized when and if the derivatives are sold and the properties are divested as separate properties. There will be no tax effect if companies, with properties as assets, are sold.

In Corem's case, virtually all properties are sold as business entities. Given currently applicable tax regulations, it is highly probable that only a minor portion of the total deferred tax liability will be paid. The difference between the tax value and the fair value of the investment properties amounted at year-end to SEK 40,681 million (45,825).

CHANGE IN INTEREST-BEARING LIABILITIES SEKM

SEKm	
Interest-bearing liabilities on 31 December 2021	46,738
Refinancing loans in banks and credit institutions	2,136
Newly raised loans in banks and credit institutions	14,077
Commercial paper (net)	-1,972
Bond loans (net)	-140
Amortization	-13,825
Exchange rate fluctuations	630
Interest-bearing liabilities on 31 December 2022	47,644
Accrued borrowing costs	-171
Reported interest-bearing liabilities, 31 December 2022	47,473

INTEREST-BEARING NET DEBT

SEKm	2022 31 Dec	2021 31 Dec
Interest-bearing liabilities	47,473	46,564
Adjustment, accrued borrowing overheads	171	174
Interest-bearing assets	-122	-86
Shareholdings	-1,104	-2,263
Liquid funds	-979	-571
Interest-bearing net debt	45,439	43,818

BANKS

At the year-end, bank credits amounted to SEK 33,371 million, corresponding to 70 per cent of the interest-bearing liabilities. The loan portfolio is distributed to a number of credit institutions, the largest being Swedbank, Nykredit, Nordea, Realkredit, SBAB, Brunswick and Danske Bank. Liabilities to banks are mainly secured by security in the form of mortgages and pledging of shares.

In addition to existing bank loans, Corem had unused credit facilities and overdraft facilities of SEK 2,877 million (4,719), of which SEK 1,616 million (4,477) was available for immediate use with existing securities. The unused loan facilities are distributed among five lenders and will fall due for renegotiation in 2023-2026.

THE CAPITAL MARKET AND ALTERNATIVE FORMS OF FINANCE

To optimize the company's capital structure, it is necessary to continue to look for alternative sources of finance, such as bonds and commercial paper. The advantage of these forms of finance is that they simplify and enable projects and acquisitions.

Green framework and bonds

There are two green bond frameworks in the group which are used as governing frameworks when issuing green bonds. The first framework, which is in the parent company Corem, was established in 2020 and has been evaluated by Cicero with the assessment Medium Green. The second green framework, which is in the subsidiary Corem Kelly AB, also has the assessment Medium Green from Cicero. Outstanding bonds issued in line with the two frameworks amounted to SEK 9,184 million at year-end.

During 2022, real estate bonds were issued to a value of around SEK 55 billion in the Swedish market. The majority of the volume of bonds issued by real estate companies in 2022 were unsecured bonds. Secured bonds were issued to a value of only SEK 1.7 billion.

In total, Corem issued bonds to a value of SEK 2,350 million in 2022. The issues took place in collaboration with Nordea and Swedbank.

In 2020, the subsidiary Corem Kelly AB instituted an unsecured Medium-Term Note program (MTN) with a framework amounting to SEK 10 billion, within which SEK 5,550 million have been issued. In addition to bonds issued under the MTN program, there were outstanding unsecured bonds of an additional SEK 5,868 million.

A large number of institutions invest in Corem's different bonds. A considerable part has also been invested via the banks' various Private Banking activities. Among the investors are banks, pension funds, trade unions, real estate companies, private companies and individual investors.

Of the bonds issued by Corem as at 31 December 2022, all were listed on the corporate bond list at Nasdaq Stockholm. Trading in the respective bond loans does not however take place at the stock exchange but via Swedish banks and brokers. Some of these market participants voluntarily publish indicative prices for the respective bond loans.

All of Corem's outstanding bonds have a coupon that is based on a set margin over the 3-month Stibor.

Commercial paper

In 2021, Corem established a program for commercial paper with a framework amount of SEK 5,000 million. On the balance sheet date, the outstanding volume was SEK 350 million. This program replaced Corem Kelly's previous program for commercial paper. Corem's commercial paper program is arranged by Swedbank and the issuing institutes are Swedbank, Danske Bank and Nordea.

A commercial paper program works in the same way as bonds with the difference that the period to maturity is limited to a maximum of 364 days. The short maturity period means that the proportion of early maturing credit in the loan portfolio rises, which is compensated for by unutilized credit frameworks and overdraft facilities.

Institutional financing

Nordic institutional investors have made it possible to raise bilateral financing of USD 240 million via unlisted secured bonds. The instruments run with a set margin above a floating interest rate of 3 months Libor. Institutional financing is based on long-term relations and is therefore reported as traditional bank loans.

Hybrid bonds

On 31 December 2022, the total volume of outstanding hybrid bonds was SEK 1,300 million. The hybrid bond loan has a perpetual maturity and is reported as equity in the balance sheet. Corem is able to redeem the hybrid loans prematurely on 21 June 2023 and on every subsequent interest payment day. The instrument runs with a margin of 600 basis points over three months Stibor until the first redemption date. If the hybrid bond is not redeemed in June 2023, a step-up occurs where the margin is raised to 8 per cent.

COVENANTS AND RISK-TAKING

Corem's financial risk taking and position are shown, among other things, by the key figures equity ratio, interest cover-

age ratio and loan-to-value ratio. There are sometimes set limit values, known as covenants, in credit and bond agreements with banks and credit institutions specifically for these three key figures.

The covenants in Corem's loan contracts are considered to be at the market level and in accordance with usual practice on the Swedish loan market. The majority of the loan contracts have financial covenants for the equity ratio and the interest coverage ratio. The requirements are usually for an equity ratio of 20-25 per cent and an interest coverage ratio of 1.25-1.50.

As at 31 December 2022, Corem met the banks' requirements and is expected to continue to do so in 2023.

Property mortgages of SEK 38,188 million (38,946) have been provided as collateral for the majority of the interest-bearing liabilities. In addition, Corem has provided securities in the form of shares in subsidiaries, internal promissory notes, pledges in listed shareholdings and undertakings to maintain its covenants. Corem makes the assessment that this is in accordance with usual market practice. Of Corem's loans, 80 per cent have mortgages in properties and/or shares in subsidiaries as collateral and 2 per cent of the loans have listed shares as collateral.

AVERAGE INTEREST RATE

At year-end, Corem's average interest rate was 3.6 per cent (2.4). Excluding the effect for derivatives in the form of interest rate swaps and interest rate caps, as well as costs for credit facilities and overdraft facilities, Corem's average borrowing rate was 4.4 per cent (2.1).

BOND OVERVIEW*

Type	Date of issue	Maturity	Outstanding volume, SEK million	Spread over 3-month Stibor on issue, %
Unsecured	Feb 2020	Feb 2023	484	2.50
Unsecured	Jun 2019	Jun 2023	700	4.25
Unsecured MTN 203	Mar 2021	Sep 2023	850	2.40
Green Unsecured	May 2021	Nov 2023	900	2.50
Green Unsecured MTN 201	Oct 2020	Apr 2024	2,000	3.25
Green Unsecured	Oct 2020	Apr 2024	1,434	3.50
Green Unsecured	Jan 2022	Oct 2024	2,350	2.75
Green Unsecured MTN 202	Feb 2021	Feb 2025	2,500	3.25
Unsecured MTN 204	Mar 2021	Sep 2025	200	3.50

* Refers to bonds issued by Corem Property Group and Corem Kelly (name changed from Klövern in 2022).



Warehouse property Måseskär 5, Malmö.

FIXED INTEREST AND CAPITAL TIE-UP

The average period of fixed interest at the year-end, taking derivatives into account, was 1.9 years (2.6). At year-end, the average capital tie-up period amounted to 3.3 years (3.8). For most of the maturing contract volume, the counterparty is any of the Nordic banks with which Corem has long-term relationships.

DERIVATIVES

Corem uses derivatives to reduce the interest rate risk and achieve desirable fixed interest terms. At year-end, derivatives comprised a total of SEK 27,469 million (32,429), corresponding to 58 per cent (69) of the interest-bearing liabilities. Together with fixed rate loans of SEK 825 million, this means that the share of fixed-interest credit volume amounted to 59 per cent. Corem normally uses a combination of two types of derivatives: interest rate swaps and interest rate caps.

An interest rate swap is an agreement between two parties to swap interest payments with one another. In all of its swap agreements, Corem has elected to swap floating interest for fixed interest. The floating Stibor rate is obtained for swaps, primarily with three months' maturity, and fixed interest is paid varying between -0.4 to 3.7 per cent depending on the maturity. At the end of 2022, the combined volume of interest rate swaps amounted to SEK 17,790 million (8,890).

No premium has been paid for the interest rate swaps. The counterparties for swaps are Danish Bank, Nordea and Swedbank.

Holdings of interest rate caps amounted at year-end to SEK 9,679 million (23,539). Interest rate caps protect against rising floating interest rates by providing interest income when the pre-selected floating market rate in the form of Stibor with a certain maturity passes the strike level. For interest rate caps, a premium is paid to the bank that is expensed during the term of the cap and raises Corem's average borrowing rate. The counterparties for the interest rate caps are Danske Bank, Nordea and Swedbank.

Valuation of derivatives

The value of the interest rate caps and swaps changes when market interest rates change and when the period to maturity decreases. On maturity, the value is always zero. During 2022, the change in value of the derivatives amounted to SEK 1,375 million (256), of which SEK 0 million (0) was realized. The value of derivatives at year-end was SEK 1,290 million (-86).

All changes in value regarding derivatives have been reported in the income statement. Hedge accounting has not been applied.



Corem's properties on Arenavägen in the Globen area, Söderstaden, in Stockholm.

Shares

Corem is listed on Nasdaq Stockholm and belongs to the Large Cap segment. On 31 December 2022, the total market value of Corem's ordinary shares and preference shares amounted to SEK 13,481 million. The number of shareholders was 47,935.

SHARES AND SHARE CAPITAL

Corem Property Group is listed on Nasdaq Stockholm with four classes of shares: Class A ordinary shares, Class B ordinary shares, Class D ordinary shares and preference shares.

On 31 December 2022, the total number of registered shares amounted to 1,137,283,281, of which 93,730,797 were Class A ordinary shares, 1,023,591,380 Class B ordinary shares, 7,545,809 Class D ordinary shares and 12,415,295 preference shares. Each ordinary share of class A entitles the holder to one vote, while an ordinary share of Class B, an ordinary share of class D and a preference share entitles the holder to a tenth of a vote each.

On 31 December 2022, the share capital amounted to SEK 2,3 billion. The total market capitalization at that time amounted to SEK 13.5 billion.

CONVERSION OF CLASS A ORDINARY SHARES

There is a conversion clause in Corem's articles of association (5.7) according to which Class A ordinary shares shall be converted into Class B ordinary shares at the shareholder's request.

In February 2022, shareholders requested the conversion of a total of 111,812 Class A ordinary shares, which were converted into Class B ordinary shares in March 2022. No request for conversion of shares was received during August 2022.

DIVIDEND

Corem's dividend policy is that dividend to holders of Class A and Class B ordinary shares shall in the long term amount to at least 35 per cent of the profit from property management after deduction for dividend for Class D ordinary shares and preference shares. The Board of Directors are proposing to the Annual General Meeting of shareholders

a dividend, for the financial year 2022, of SEK 0.40 per Class A and Class B ordinary share, SEK 20.00 per Class D ordinary share and SEK 20.00 per preference share.

The proposed dividend corresponds to a dividend yield of 3.8 per cent for Class A ordinary shares and 4.8 per cent for class B ordinary shares. The dividend yield amounts to 11.7 per cent for Class D ordinary shares and 9.5 per cent for preference shares based on the closing prices on 31 December 2022.

SHAREHOLDERS

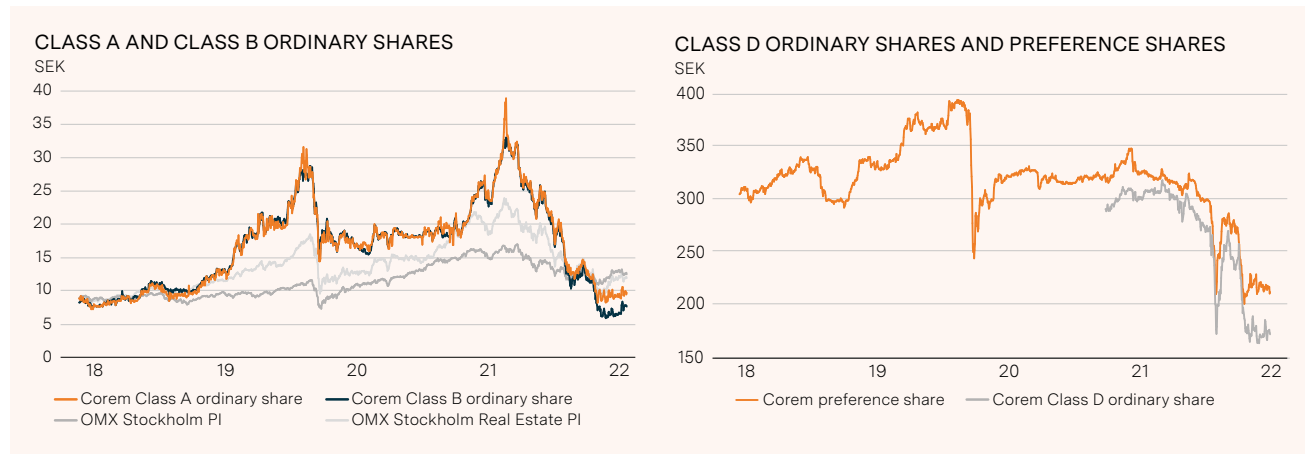
On 31 December 2022, the number of shareholders in Corem amounted to 47,935 (46,706). The 15 largest shareholders together represented 73 per cent of the total number of registered shares, while foreign owners accounted for 25 per cent.

REPURCHASE AND TRANSFER OF SHARES

Corem's Board has been authorized by the Annual General Meeting to repurchase own shares up to at most 10 per cent of the total number of registered shares. The purpose is, inter alia, to be able to continuously adapt the company's capital requirements and thus contribute to increased shareholder value.

In 2022, Corem repurchased 6,060,450 Class B ordinary shares and 42,000 Class D ordinary shares. On 31 December 2022, Corem held 2,913,825 repurchased Class A ordinary shares, 35,691,000 repurchased Class B ordinary shares, and 42,000 repurchased ordinary shares of Class D, corresponding to 3.40 per cent of the total number of registered shares. The shares are repurchased at an average price of SEK 8.80 per Class A ordinary share, SEK 19.06 per Class B ordinary share, and SEK 297.85 per Class D ordinary share.





KEY FIGURES, SHARES

	2022	2021	2020	2019	2018
Profit from property management per Class A and B ordinary share, SEK	1.10	1.16	1.01	0.90	0.84
Earnings per Class A and B ordinary share, SEK	-2.25	5.52	-0.52	8.35	3.05
Net asset value (NAV) per Class A and B ordinary share, SEK	26.42	29.60	22.22	22.74	14.27
Equity per Class A and B ordinary, SEK	22.17	23.94	18.56	19.95	12.07
Equity per Class D ordinary share, SEK	289.59	289.59	-	-	-
Equity per preference share, SEK	312.72	312.72	251.67	251.67	251.67
Share price at end of period, Class A ordinary share, SEK	10.45	32.60	18.80	27.00	10.00
Share price at end of period, Class B ordinary share, SEK	8.39	32.65	18.80	27.00	10.70
Share price at end of period, Class D ordinary share, SEK	170.60	316.00	-	-	-
Preference share price at end of period, SEK	211.50	324.00	320.00	392.00	294.00
Market capitalization, SEKbn	13.5	42.9	8.2	11.6	5.1
Registered Class A and B ordinary shares at end of period, thousands	1,117,322	1,117,322	375,739	375,739	375,739
Outstanding Class A and B ordinary shares at end of period, thousands	1,078,717	1,084,778	343,195	364,270	364,270
Average no. of outstanding Class A and B ordinary shares, thousands	1,081,271	740,815	343,429	364,270	364,728
Registered Class D ordinary shares at end of period, thousands	7,546	7,546	-	-	-
Outstanding Class D ordinary shares at end of period, thousands	7,504	7,546	-	-	-
Average no. of outstanding class D ordinary shares, thousands	7,512	4,046	-	-	-
Registered preference shares at end of period, thousands	12,415	12,415	3,600	3,600	3,600
Outstanding preference shares at end of period, thousands	12,415	12,415	3,600	3,600	3,600
Average no. of outstanding preference shares, thousands	12,415	8,306	3,600	3,600	3,600
Dividend per class A and B ordinary share, SEK	0.40 ¹	0.40	0.65	0.60	0.45
Dividend per Class D ordinary share, SEK	20.00 ¹	20.00	20.00	-	-
Dividend per preference share, SEK	20.00 ¹	20.00	20.00	20.00	20.00
Dividend for Class A and B ordinary shares in relation to profit from property management after deduction for dividend for Class D ordinary shares and preference shares, %	34 ¹	56	64	58	45
Dividend yield, Class A ordinary share, %	3.8 ¹	1.2	3.5	2.2	4.5
Dividend yield, Class B ordinary share, %	4.8 ¹	1.2	3.5	2.2	4.2
Dividend yield, Class B ordinary share, %	11.7 ¹	6.3	-	-	-
Dividend yield, preference share, %	9.5 ¹	6.2	6.3	5.1	6.8

1) Proposed dividend.

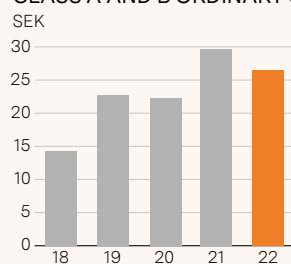
SHARE FACTS, 31 DECEMBER 2022

Market capitalization	SEK 13.5bn
Market place	Nasdaq Stockholm, Large Cap
LEI no.	213800CHXQQD7TSS1T59
No. of shareholders	47,935
Class A ordinary share	
No. of shares	93,730,797
Closing price	SEK 10.45
ISIN	SE0010714279
Class B ordinary share	
No. of shares	1,023,591,380
Closing price	SEK 8.39
ISIN	SE0010714287
Class D ordinary share	
No. of shares	7,545,809
Closing price	SEK 170.6
ISIN	SE0015961594
Preference shares	
No. of shares	12,415,295
Closing price	SEK 211.5
ISIN	SE0010714311

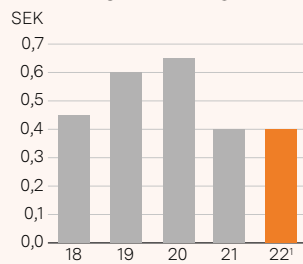


The property Malten 1 in Sollentuna, Stockholm.

NET ASSET VALUE (NAV) PER CLASS A AND B ORDINARY SHARE

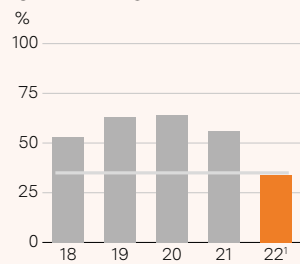


DIVIDEND PER CLASS A AND B ORDINARY SHARE



1) Proposed dividend.

DIVIDEND, CLASS A AND B ORDINARY SHARE



■ Dividend for Class A and B ordinary shares in relation to profit from property management after deduction for dividend attributable to Class D ordinary shares and preference shares, %
■ Goal

1) Based on proposed dividend.

COREM'S LARGEST SHAREHOLDERS ON 31 DECEMBER 2022

Shareholder	Class A ordinary share, thousands	Class B ordinary share, thousands	Class D ordinary share, thousands	Preference share, thousands	Share of capital, %	Share of votes, % ¹
Rutger Arnhult via companies	35,709	381,359	3,242	–	36.96	38.71
Gårdarke	39,490	106,463	57	26	12.84	26.17
Handelsbanken funds	–	57,688	70	–	5.08	3.01
Länsförsäkringar fund management	–	47,801	21	–	4.20	2.50
State Street Bank & Trust Co	–	47,646	21	67	4.20	2.49
JP Morgan Chase Bank N.A.	–	26,452	–	237	2.35	1.39
Swedbank Robur funds	1,593	9,750	–	–	1.00	1.34
CBNY Norges Bank	153	19,197	84	101	1.72	1.09
Prior & Nilsson	–	15,283	–	–	1.34	0.80
Fredrik Rapp privately and via companies	750	7,500	–	–	0.73	0.78
Försäkringsaktiebolaget, Avanza Pension	223	10,386	319	827	1.03	0.72
Livförsäkringsbolaget Skandia, Ömsesidigt	627	6,858	–	0	0.66	0.68
Patrik Tillman privately and via companies	571	5,714	77	–	0.56	0.60
SEB Life International	1,100	–	–	–	0.10	0.57
Invus Investment AB	410	5,091	–	–	0.48	0.48
Other shareholders	10,191	240,714	3,613	11,157	23.36	18.65
TOTAL NUMBER OF OUTSTANDING SHARES, THOUSANDS	90,817	987,900	7,504	12,415	96.60	100.00
Repurchased shares ¹	2,914	35,691	42	–	3.40	
TOTAL NUMBER OF SHARES, THOUSANDS	93,731	1,023,591	7,546	12,415	100.00	100.00

Due to routines at Ålandsbanken, Banque Internationale a Luxembourg and Union Bancaire Privée, the banks have registered in Euroclear's shareholder's register as owners to some of their clients' Corem shares. Corem assesses that the table above provides a correct picture of the company's 15 largest owners.

1) Repurchased shares do not have voting rights and do not receive dividend.

INVESTOR RELATIONS

Corem's IR operations shall promote good relationships with the capital market through clear disclosures, responsiveness and high availability, thereby creating confidence in the company and contributing to cost-effective financing in the form of the company receiving a fair valuation of the market. The IR activities and the associated disclosures shall be compliant with applicable legislation, the EU Market Abuse Regulation, the regulations of Nasdaq, the Swedish Financial Supervisory Authority's guidelines for listed companies, the Swedish Code of Corporate Governance, and Corem's information policy.

Press releases, interim reports, and annual and sustainability reports are published and made available for download on Corem's website. The website also provides an option to subscribe to press releases and reports.



Risks and opportunities

Corem's overall objective is to provide a high and stable return on equity over time and to ensure long-term value creation for shareholders. All business involves a certain amount of risk-taking, as risks may affect the company's business, financial position and earnings. At the same time, good management can also lead to opportunities. The purpose of the risk management process is to create a proactive management that balances risks and opportunities.

The risks relating to Corem's business, their probability of occurrence and management, are identified using a structured process at least annually by the group management. The company has guidelines, processes and procedures that aim to minimize risks while allowing the company to carry out its business at a healthy pace. The risks identified include the types market risks, business risks, financial risks and sustainability risks. The assessed probability of these risks, and their ongoing monitoring and management, are presented below.



P = Probability, where green is low, yellow is medium and red is high.

C = Consequences, where green is limited, yellow is moderate and red is significant.

MARKET RISKS

Risk area	P C	Description	Management
BUSINESS CYCLE AND MACROECONOMIC FACTORS	■ ■	A general economic downturn can lead to reduced demand for premises, increased costs and lower rent levels in all of the company's markets. It also has an impact on the financial market, the availability of capital and the stock market. Changes in the market conditions that are limited by locale or segment are assessed to have low impact.	➤ A property portfolio with breadth in terms of type of premises, geography and tenants contribute to the diversification of risk. Properties with locations and characteristics that make them attractive to most customer segments further reduce the risk in case the market changes. Local presence provides in-depth knowledge of the market conditions in the locations where Corem operates. Local in-house management is prioritized in order to maintain close contact with and knowledge of the market and tenants' situation. The close contact ensures that any customers likely to have payment difficulties are identified early on.
GEOPOLITICAL INSTABILITY	■ ■	Geopolitical instability can have a significant impact on financial markets. In addition to uncertainty, it can increase prices, complicate deliveries of or cause a shortage of inputs to the business.	➤ Among other things, the risk is managed by promoting good financial stability in the company, good relationships with suppliers and well-balanced agreement terms. Using multiple different sources of capital, maintaining good relationships with banks and financing institutions, and limiting the loan-to-value ratio reduces the risks of the financial market.
PANDEMICS OR OTHER SPECIAL CIRCUMSTANCES	■ ■	Pandemics or other special circumstances can arise rapidly and have an impact on all markets in which Corem operates. This may be due to uncertainty or more direct factors. Pandemics can affect tenants and their ability to pay, the financial market, the availability of capital as well as the stock market and thereby the shareholdings.	➤ An in-house management organization which is close to the tenants is an important parameter to minimize the risks during the pandemic. The close contact ensures that any customers likely to have payment difficulties are identified early on. Having good relationships with banks and financing institutes, and maintaining access to multiple sources of capital, reduces the risks relating to the financial markets. A good financial position enables the company to weather any decline in share prices relating to its shareholdings.



The property Inom Vallgraven 15:2 in Gothenburg.

BUSINESS RISKS

Risk area	P C	Description	Management
CHANGES IN VALUE TO PROPERTIES	 	Corem recognizes its property portfolio at fair which entails a direct impact to its income statement and financial position. The value of the properties is affected by how well the company manages to refine and develop the properties, by its management and lettings operations in the form of agreement and tenant structure, and by external factors such as the business cycle and the local balance between supply and demand. The required yield is governed to a large degree by the risk-free return and the property's location and unique risk profile.	➤ All properties are valued once every quarter. External valuation of all properties is carried out annually – normally, 20–30 per cent of the properties will subject to external valuation during any given quarter. For its internal valuations, the company has valuation competence in the form of authorized valuers. By being active in the transactions market, Corem has good local knowledge and market knowledge in each of the markets where it operates. This is supplemented by continuous analyses of the portfolio's composition in terms of property type and geography. There are continually projects to refine and improve the operations of properties.

SENSITIVITY ANALYSIS – EFFECT ON FAIR VALUE OF PROPERTIES

		Net operating		
		–5%	+/-0	+ 5%
	+0,5	–13%	–9%	–4%
Required yield %	+/-0	–5%	0	+5%
	–0.5	+5%	+11%	+16%

SENSITIVITY ANALYSIS – EFFECT OF VALUE CHANGES OF PROPERTIES

	–10%	–5%	0%	5%	10%
Earnings impact before tax, SEK million	–7,839	–3,919	0	3,919	7,839
Equity ratio, %	30	32	34	36	38
Loan-to-value ratio, %	63	60	57	54	52

RENTAL INCOME AND OCCUPANCY RATE	 	Corem's earnings are affected by lettings, the economic occupancy rate and any loss of rental income. Corem is dependent on tenants paying their agreed rents on time. There is a risk that tenants cancel their payments or are otherwise unable to meet their obligations.	➤ A diversified contract base, with many tenants in various different industries, as well as lease agreements with varying terms, reduces the risk of major impacts from external market conditions. Proactive dialogue with tenants, combined with properties located in clusters so as to create the opportunity to offer alternative solutions for premises, provide additional tools to meet tenants' changing needs and circumstances.
OPERATING AND MAINTENANCE COSTS, TECHNICAL STANDARD OF PROPERTIES	 	Larger items of property management expenditure include tariff-based charges for electricity, water and heating particularly, as well as the costs of property tax and ongoing property maintenance. Cost increases may affect Corem's earnings negatively to the extent that they are not compensated by provisions in the lease agreements. Abnormal weather conditions may also affect the overall result. Properties are associated with technical risks, such as the risk of design defects, damage or pollution, which may entail increased costs and therefore negatively affect the company's earnings.	➤ Through its own, active management, Corem has in-depth knowledge of its properties. Continuous maintenance work is carried out to maintain and improve the condition of the properties, reducing the risk of sudden extensive repair needs. Great emphasis is placed on energy-saving measures, so that tariff-based costs can be effectively managed and minimized, which is also in accordance with the company's sustainability approach. Corem's central technical function provides support for the property management teams, both in terms of providing support for evaluations, optimization and energy savings issues, and may additionally contribute to lower costs by centrally procuring tariff-based services. All of Corem properties are fully insured.

BUSINESS RISKS, cont.

Risk area	P C	Description	Management
PROJECTS	 	Risks are associated with every stage in development and new construction projects and these risks increase with the complexity of the project. This applies both to the overall implementation of the project and supplier risks (including inflation and delays), workplace accidents, and the risks of letting of the properties not proceeding as expected.	➤ Risk management takes place, inter alia, by Corem having its own project development organization with a high level of expertise and experience, combined with systematic project management and monitoring. In the US market, risk management is ensured by external project management by Corem's partner. Moreover, there are clear internal regulatory frameworks and processes for quality assurance, a well-developed code of conduct for suppliers and a systematic focus on the working environment. These are intended to minimize development risks, supplier risk and the risk of workplace accidents. In order to minimize financial risk, major refurbishment projects are normally only started when there is a tenant.
TRANSACTIONS	 	Property transactions are a natural and important part of Corem's operations, both when acquiring and when divesting. When acquisitions are made, there is a risk that their technical standard will be lower than foreseen, that there are hidden environmental risks or that the occupancy rate of properties will not develop as expected. In the case of company acquisitions, there is also a risk from the acquired company's legal commitments, as well as a tax risk.	➤ Good contact with the market and extensive market knowledge are prioritized in to order to find good acquisition and divestment opportunities. Transaction risks are managed by having broad and specialized knowledge of the property business and carrying out the customary financial and technical due diligence on each acquisition.
FINANCIAL RISKS			
Risk area	P C	Description	Management
FINANCING, REFINANCING AND LIQUIDITY	 	Financing risk is the risk of not being able to borrow when needed, or being able to borrow only on unfavorable terms. If there is turbulence on the credit market, credit conditions, and access to credit, can quickly change. Liquidity risk refers to the risk of not being able to meet payment commitments. If Corem is unable to extend or take out new loans, or if the terms are unfavorable, its ability to meet existing commitments and to be forward-looking in its business activities is limited.	➤ Corem has a financial policy decided on by the Board of Directors that includes, among other things, target values for capital tie-up periods and loan maturities. Being active in the credit market, and having multiple sources of capital and several creditors, reduces the risk of being unable to access necessary financing. With increasing volatility on the bond market, this exposure is reduced going forward. Having access to unused credit lines further limits this risk. Liquidity forecasts for the short and long term are prepared on an ongoing basis and reported to the Board of Directors. The purpose of the liquidity forecasts is to verify the capital requirement and to be able to work with a forward-focused perspective.
INTEREST	 	Interest expenses are Corem's largest item of expenditure and are therefore of essential importance to the company's earnings and cash flow. Conditions in the fixed-income market, and interest rate levels in turn, can quickly change, which can affect Corem's financing cost. The Riksbank's monetary policy, international and national economic growth forecasts, and unexpected events can all have an effect on market interest rates.	➤ Corem has a financial policy that includes interest rate risk management objectives decided on by the Board of Directors. The risk of sharply rising interest rates having an effect on existing loan agreements is managed through derivatives. The company has several different sources of capital and several different counterparties to reduce interest rate risk for new loans. The company is actively working to reduce its financing expenses and reduce the risk of rising interest rates.
CURRENCY	 	Corem's ownership of properties in Denmark and the United States entails a currency risk. Changes in the exchange rate may entail both positive as well as negative effects for Corem's earning capacity and financial position.	➤ Corem reduces the currency risks in international property holdings by partly financing the properties in the local currency.

FINANCIAL RISKS, CONT.

Risk area	P C	Description	Management
FINANCIAL UNDERTAKINGS AND GUARANTEES	 	Financing takes place mainly by bank and bond loans where credit agreements include provisions on financial key figures, such as the equity ratio and the interest coverage ratio. Part of the Group's credit agreements furthermore include provisions on change of control. If the Group breaches the financial covenants or if there is a change in the controlling influence over the company, this may lead to the loan falling due for payment, which may lead to a demand for immediate repayment or that the creditor makes claims on pledged assets.	➤ Corem has a financial policy that regulates financial risk. Covenants are followed up quarterly to ensure that none have been breached or are approaching breakpoints. Corem considers that the company's covenants are in accordance with market practice.

OPERATIONAL RISKS

Risk area	P C	Description	Management
POLITICAL DECISIONS; LAWS AND REGULATIONS	 	Corem's business is affected by political decisions, laws and regulations. Changes can mean altered operating conditions for the business and have effects such as increased costs, an increased need for organizational resources, reduced income or an impact on financing or future investment opportunities.	➤ It is important that political decisions and proposed changes to regulations and laws are picked up on early through external monitoring. To support internal specialist functions, external expertise is brought in for monitoring in each relevant area, in order to have good monitoring within all regulatory frameworks.
TAXES	 	The conditions that Corem's business operates in are affected by changes in corporate and property taxes, and other state levies. The possibility of future changes to the tax system or other regulatory changes that have an impact on property ownership cannot be ruled out. A change in tax legislation or practice implying, for example, changes in tax depreciation possibilities, the use of tax loss carryforwards or the right to deduct interest expenses, may alter Corem's future tax position and thereby also affect its earnings.	➤ Corem continuously monitors political decisions in the form of changes to the corporate tax rate, property tax, or tax legislation or its interpretation, and tries to adapt accordingly in order to create an efficient tax position. Corem calls on external tax expertise from several different firms. In most of Corem's leases, the tenant is responsible for property tax.
ENVIRONMENT	 	According to the Swedish Environmental Code, property owners may be required to pay for the remediation of pollution or environmental damage. This may be the case if the tenant who operated an activity that contributed to the pollution is unable to carry out or pay for the remediation.	➤ When making acquisitions, Corem conducts the customary environmental surveys to identify possible environmental risks. Where ambiguities remain, Corem limits its exposure by requesting market guarantees from counterparties. Corem continuously maps the presence of possible environmental pollution in the property portfolio. There are currently no identified environmental claims against Corem.
STAFF	 	Committed staff with the right expertise are crucial for Corem to be able to compete successfully in the real estate industry. There is always a risk that skilled staff may leave the company and that Corem will not succeed in attracting new expertise.	➤ Corem has established procedures that ensure long-term provision of expertise, including succession planning for key employees, good management and an openness to internal recruitment when new posts are to be filled. The company works actively to offer relevant development opportunities and to take care of the brand as an attractive employer. This includes, among other things, Corem being a sustainable company in every dimension.
CRISES OR OTHER SPECIAL CIRCUMSTANCES	 	Crisis or other special circumstances can arise rapidly and have an impact on the company or the markets in which Corem operates.	➤ Corem's crisis management process forms the basis for managing any crises that may arise, together with ensuring that there is complete insurance coverage. Corem's crisis management process is central as well as local, in order to effectively manage various events. Internal policies, routines and regulations are intended to reduce the risk of events arising that relate to Corem's own operations.

OPERATIONAL RISKS, cont.

Risk area	P C	Description	Management
BUSINESS ETHICS, REPUTATION AND BRAND	 	The existence of unsound business practices, or activities counter to Corem's values, risk damaging Corem's reputation and brand. This risk exists in every part of the business, and is largely linked to the actions of individual employees.	 To limit the risk, there is a code of conduct and internal policies and guidelines that cover the relevant areas. Bribery and corruption are prohibited and is the subject of annual monitoring. New employees are trained in company policies and a common code of conduct. Ongoing work to create a common corporate culture is another important factor in minimizing risk. Having a high standard of business ethics is important for Corem's employees.
SUPPLIERS	 	Corem's business includes a large number of supplier agreements. It is difficult to closely monitor long supply lines, which means that there may be a risk of unsound business practices or activities that are counter to Corem's values emerging within the business. In the event of such behavior, trust in Corem may be damaged, having an impact on Corem's future development.	 Corem's code of conduct shall also be attached to supplier agreements, in order to ensure that suppliers' working methods are in line with Corem's.
IT AND INFORMATION SECURITY	 	The company is dependent on IT systems to manage its properties and for its administration. Interruptions such as outages, virus attacks or other disruptions may occur and have a negative impact on the company's business, its employees or its tenants. Additional risks include the loss of confidential information or the risk that digitalization, the transformation of working methods or the development of the business's systems cannot be achieved at the pace required to meet the demands of its customers and other stakeholders.	 The company is actively working on IT security, work which includes back-up procedures, cloud services and service providers. All of its computer equipment is modern and has up-to-date virus protection, firewalls, and so on, installed. The company has access to internal and external IT expertise. Procedures are available covering information retention, password changes, etc. The information needs of stakeholders, such as the information needs of clients and the reporting requirements of other external stakeholders, are analyzed in connection with work on the business plan.

SENSITIVITY ANALYSIS – EFFECT ON PRE-TAX PROFIT

	Change +/-	Annual effect on earnings, SEKm
Economic occupancy rate	1 percentage point	+/-49
Rental income ¹⁾	1 per cent	+/-44
Corem's average interest rate	1 percentage point	-/+476

¹⁾ Based on contract value.

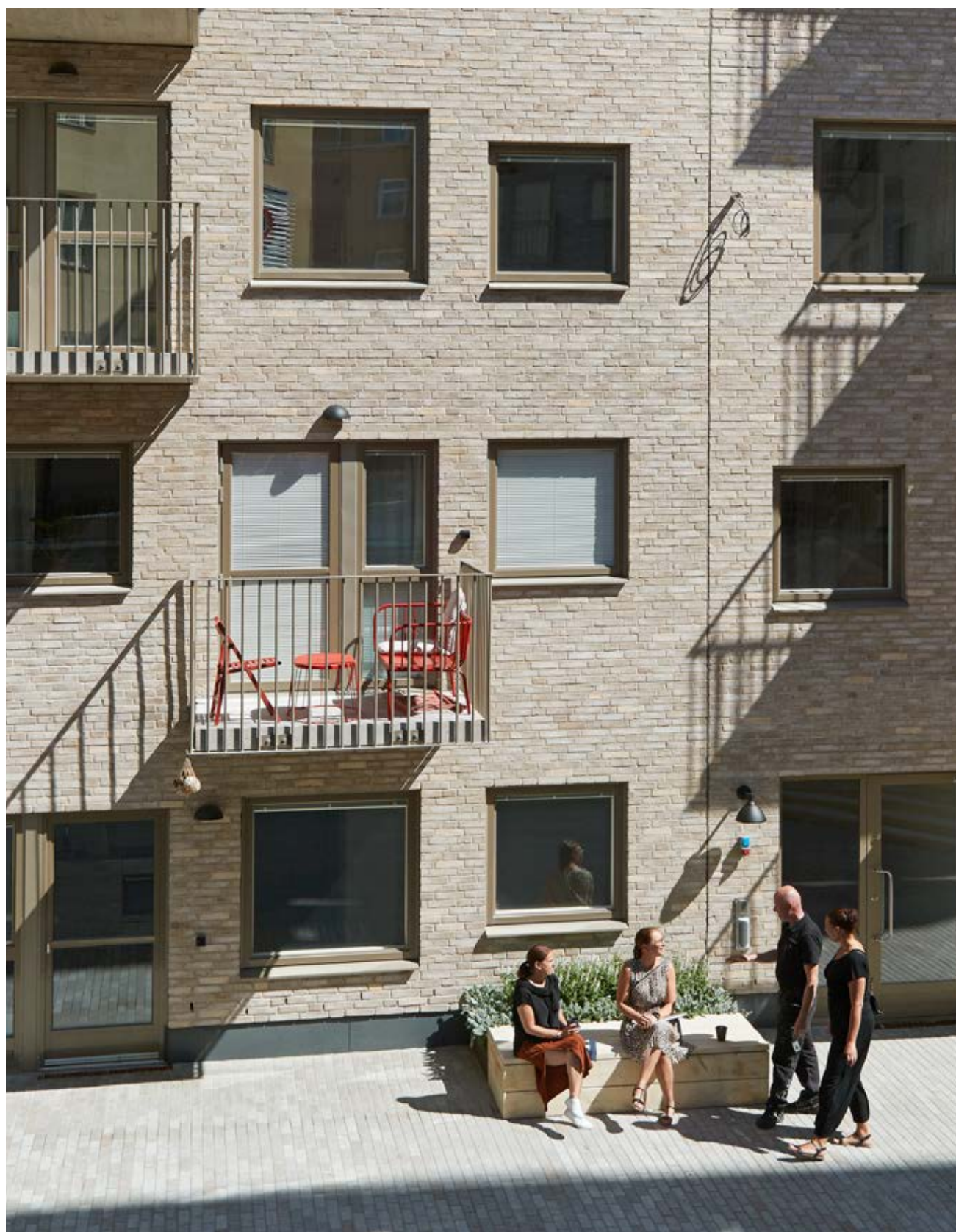
The sensitivity analysis is based on the Group's income statement for 2022 and the balance sheet as at 31 December 2022. The sensitivity analysis shows the effects on the Group's pre-tax profit after full implementation of each of the variables in the following table. Interest-bearing liabilities and lease contracts run over a number of years which entail that changes do not have their full impact during a single year but only in a longer perspective.



Copenhagen Business School in Copenhagen.

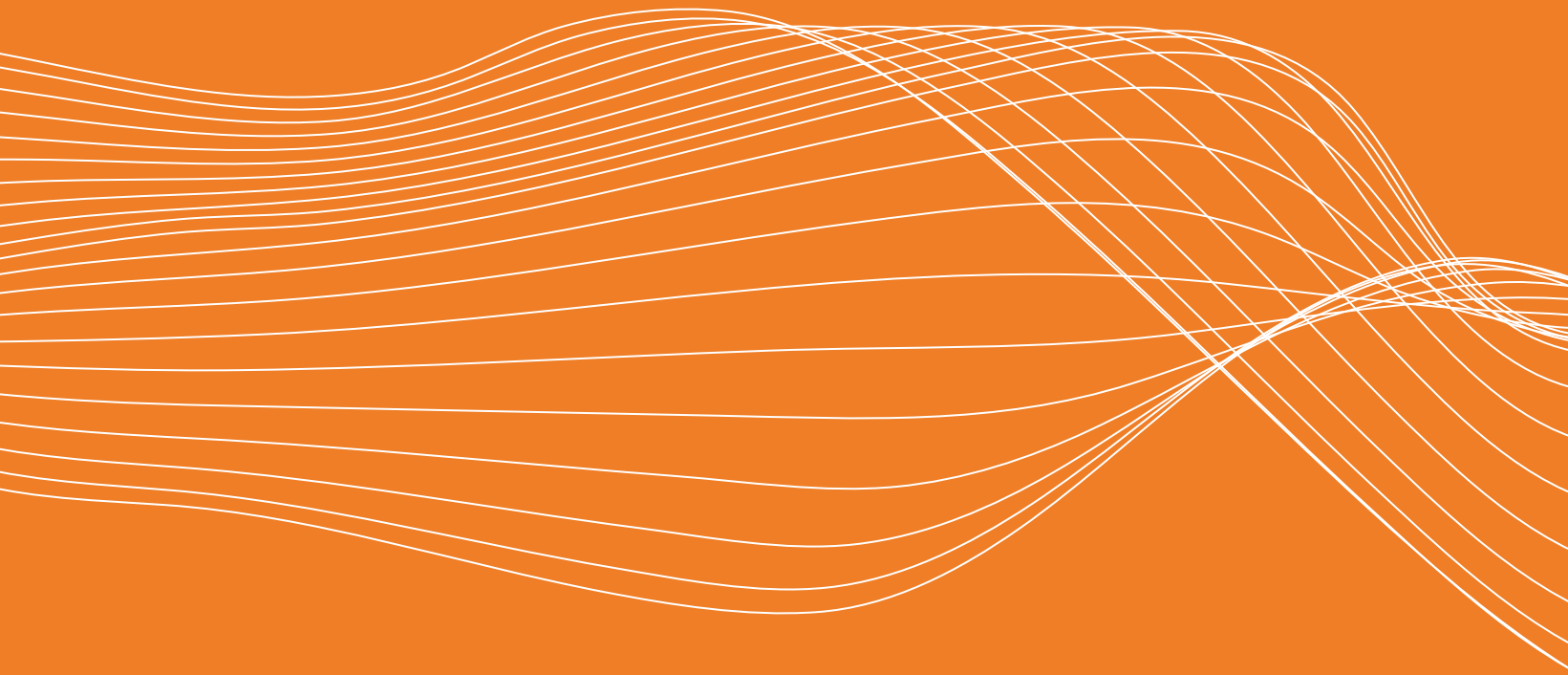
SUSTAINABILITY RISKS

Risk area	P C	Description	Management
CLIMATE CHANGE		Properties are affected by climate change through rising temperatures, extreme weather conditions and floods. Future investments must therefore take into account possible consequences of climate change. A changing climate requires pro-active efforts to minimize unforeseen costs and investments that may ensue from a changed climate.	 • Long-term climate goals and plans of action. • Making a risk inventory of the portfolio with climate scenarios and measures to be taken. • Risk analyses in connection with new construction and acquisitions. • Follow-up and transparent reporting of environmental data.
NEGATIVE IMPACT ON THE ENVIRONMENT		A negative impact on the environment arises due to increased energy consumption, use of hazardous materials and chemicals, and increased consumption. Properties with a considerable impact on the environment will be increasingly less in demand by customers and may become more difficult to refinance. Long-term risks are declining income, increased operating costs, more expensive financing costs and falling property values. The assessment is that active and ambitious environmental work leads directly to reduced operating costs and also creates prerequisites for favorable financing.	 • To ensure future outcomes, environment- and climate-related work is fully integrated into operations and the business strategy. • Sustainability and environmental goals. • Long-term energy strategy. • Environmental requirements when procuring contracts, material • Code of conduct for suppliers with environmental requirements. • Environmental certification of buildings. • Invest in own production of renewable energy.
CORRUPTION AND BREACHES OF HUMAN RIGHTS		Corem is one of Sweden's largest real estate companies with a large external interest and a large number of partners and customers. The risk of breaches of human rights, corruption or other unethical conduct internally, among staff, or externally, among suppliers and partners, may lead to a reduction in trust for Corem and thus financial damage and a damaged brand.	 • In order to counteract these risks, high demands are made on employees and suppliers to comply with the code of conduct. • Steering documents with a clear division of responsibility and authority. • A code of conduct for employees and suppliers. • Training with competence-raising activities that involve all staff. • Overview and audits of suppliers. • Whistleblower function.
PHYSICAL AND PSYCHO-SOCIAL WORKING ENVIRONMENT		Committed staff with the right expertise are crucial for being able to compete successfully in the long term. Building sites and solo administrative work are in particular associated with working environment risks. There is a risk that staff's commitment and performance will be affected if the company does not ensure that the working environment is sound and healthy.	 • Working methods and processes that ensure the provision of expertise • and development of the staff • Policies, guidelines and procedures for quality assurance and systematic work with the working environment. • An organization with an occupational safety committee and an occupational safety official. • A safety culture and values that create a secure workplace. • Health promotion measures. • Whistleblower function. • When contractors are brought on, requirements are to be placed on the working environment and risk management in dialogue with contractors.



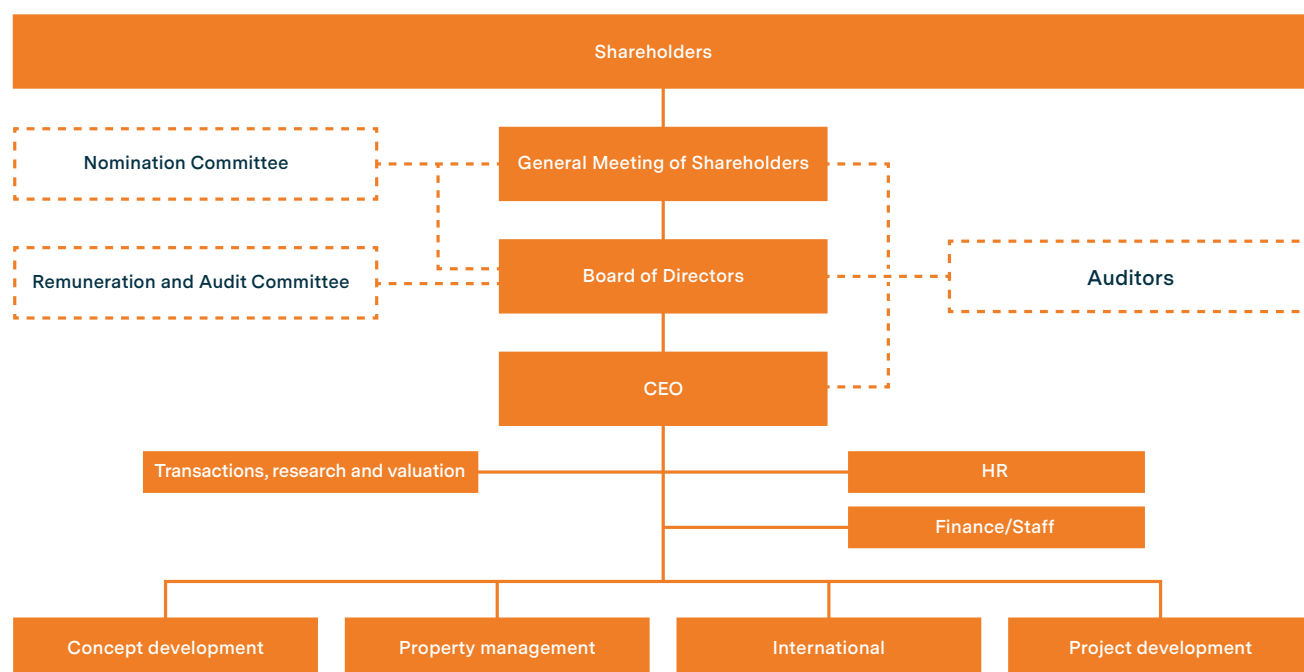
Kopparhusen in Norrköping.

Corporate governance



Corporate Governance report

Corem Property Group AB (publ) (“Corem”) is a Swedish public property company listed on Nasdaq Stockholm Large Cap. The company is governed by its shareholders, through the General Meeting and the Board. They ensure that the CEO and the operational management work to create value and that the business’s risks are managed.



The corporate governance report has been issued as a special report in addition to the annual report, in accordance with the Swedish Annual Accounts Act (1995:1554 Chapter 6, Section 6) and the Swedish Code of Corporate Governance. The report has been audited by Corem’s auditor in accordance with the Swedish Annual Accounts Act and a special report from the auditor is attached to this document. The external corporate governance framework is the Swedish Companies Act, the articles of association, Nasdaq’s issuer rules and the Swedish Code of Corporate Governance (“the Code”). Internal rules are also issued by the Board of Directors, the most important of which are the Board’s rules of procedure, the instructions for the CEO and the policies that provide a framework for day-to-day operations, including risk management and the code of conduct.

The Code, which is managed by the Swedish Corporate Governance Board, www.bolagsstyrning.se, is based on self-regulation and the principle of “comply or explain”. The aim is to create good conditions for active and responsible ownership. Corem complied with the Code in 2022 and considers that there are no deviations to report.

SHAREHOLDERS AND SHARES

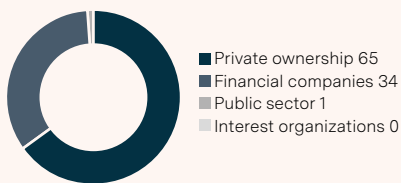
Corem is listed on Nasdaq Stockholm Large Cap with four classes of shares: Class A ordinary shares, Class B ordinary shares, Class D ordinary shares and preference shares. Class A ordinary shares have one vote per share, while Class B and D ordinary shares and preference shares each have a tenth of a vote.



Corem's office in Gothenburg, previously nominated to the competition Sveriges Snyggaste Kontor (Sweden's Finest Office).

OWNER CATEGORIES

share of capital, %



Articles of association

The Articles of Association chiefly stipulate the following. The company's name is Corem Property Group AB. The company is a Swedish public (publ) company whose registered office is in Stockholm. Its headquarters are in Stockholm. Corem's business consists of acquiring, directly or indirectly through subsidiaries, owning, managing and developing properties, and to conduct related activities.

Shares may be issued as Class A ordinary shares, Class B ordinary shares, Class D ordinary shares and preference shares. There is a conversion clause whereby Class A ordinary shares may be converted into Class B ordinary shares during two periods each year. The company's financial year is the same as the calendar year. Changes to Corem's articles of association are made in accordance with the Swedish Companies Act. The articles of association, which contain information about, inter alia, the share capital, the redemption of preference shares, dividends, the number of directors and auditors, and the rules governing the convening and agenda of Annual General Meetings, can be found in their entirety on the company's website at www.corem.se.

OWNERS

Corem had 47,935 shareholders (46,706) at year-end. The four largest shareholders were Rutger Arnhult, through companies, with 36.96 per cent (33.38) of the capital and 38.71 per

cent (36.03) of the outstanding votes, Gårdarike AB with 12.84 per cent (13.87) of the capital and 26.17 per cent (26.68) of the outstanding votes, Handelsbanken funds with 5.08 per cent (6.79) of the capital and 3.01 per cent (4.02) of the outstanding votes, and Länsförsäkringar fund management with 4.20 per cent (6.10) of the capital and 2.50 per cent (3.61) of the outstanding votes.

SHARES

In February and August each year, holders of ordinary shares of class A have the right to request that the share be converted into ordinary shares of class B. In February 2022, shareholders requested the conversion of a total of 111,812 Class A ordinary shares, which were converted into Class B ordinary shares in March 2022. No request for conversion of shares was received in August 2022.

On 31 December 2022, there were a total of 1,137,283,281 shares in Corem, of which 93,730,797 were ordinary shares of class A, 1,023,591,380 Class B ordinary shares, 7,545,809 Class D ordinary shares and 12,415,295 preference shares. All the shares have a quota value of SEK 2.00. The closing price on the balance sheet date was SEK 10.45 (32.60) per Class A ordinary share, SEK 8.39 (32.65) per Class B ordinary share, SEK 170.60 (316.00) per Class D ordinary share and SEK 211.50 (324.00) per preference share, resulting in a total market capitalization of SEK 13.5 billion (42.9).

During the year, Corem repurchased 6,060,450 Class B ordinary shares and 42,000 Class D ordinary shares. On 31 December 2022, Corem held a total of 2,913,825 Class A ordinary shares,

35,691,000 Class B ordinary shares and 42,000 repurchased Class D ordinary shares. The shares are repurchased at an average price of SEK 8.80 per Class A ordinary share, SEK 19.06 per Class B ordinary share, and SEK 297.85 per Class D ordinary share.

There are no warrants or equivalent securities outstanding that may result in additional shares in the company. See



Interior from Kista Gate, Stockholm.

pages 80–83, and Corem’s website, www.corem.se, for more information about share classes, shareholders and development of shares over time.

GENERAL MEETING OF SHAREHOLDERS

Annual General Meeting

Corem’s 2022 Annual General Meeting took place on 27 April 2022 in Stockholm. In accordance with the temporary legal rules introduced due to the ongoing pandemic, the meeting took place in a hybrid mode with a combination of postal voting and physical attendance. Participants represented 68.6 per cent (85.6) of the outstanding votes. Patrik Essehorn was elected Chairman of the Meeting.

At the meeting, the Chairman of the Board Patrik Essehorn and the board members Christina Tillman, Fredrik Rapp, Katarina Klingspor and Magnus Uggle were re-elected. Christian Roos was elected for the first time. The company’s auditor, Ernst & Young AB, was re-elected, with Katrine Söderberg was announced as its principal auditor.

Resolutions passed at the Annual General Meeting

The minutes of the AGM can be found on Corem’s website, www.corem.se. In addition to the mandatory items set out in the articles of association, the Meeting decided on the following:

- A dividend of SEK 0.40 per Class A and Class B ordinary share and a dividend of SEK 20.00 per Class D ordinary share or preference share.
- The number of Board members shall amount to six.
- The determining of the fees to the Board and the auditor.

- The adoption of the remuneration report.
- Renewed authorisation of the Board of Directors to decide on new issue of shares.
- Renewed authorization of the Board of Directors to acquire and transfer the company’s own shares.
- Amendment to the articles of association.

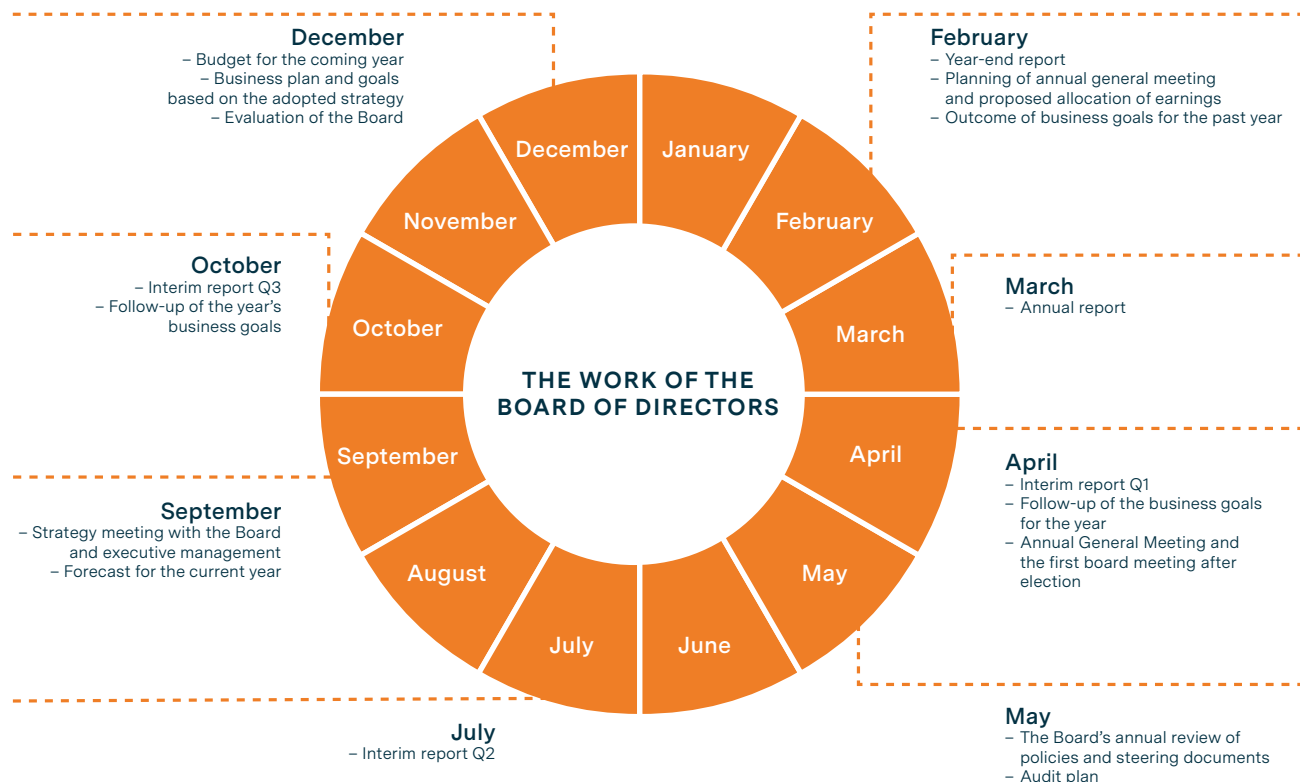
NOMINATION COMMITTEE

The 2022 Annual General Meeting resolved that the Nomination Committee shall be expanded by one member to consist of five members, one of whom shall be the Chairman of the Board. The Chairman of the Board shall contact each of the company’s four to the vote largest shareholders as of the last trading day in the month of August, the year before the AGM. If a shareholder does not wish to appoint a member of the Nomination Committee when asked, the next largest shareholder will be asked until the Nomination Committee has four members. The Nomination Committee appoints the Chairman, who cannot be a member of the company’s Board of Directors.

The Nomination Committee’s tasks

The Nomination Committee shall submit proposals to the Annual General Meeting relating to:

- The Meeting’s Chairman
- The Chairman of the Board
- The Board’s composition, including the election of directors, the number of directors, and fees
- Remuneration for committee work



At each board meeting, the market situation/environment, transactions and projects, financial position, company culture and organization as well as updates of strategic initiatives are also discussed.

- The procedure for the replacing of a member of the Nomination Committee before the end of their term, and:
- Take note of the Audit Committee's recommendations on the choice of auditor and its fee, and then submit proposals to the AGM for the election of an auditor.
- Propose rules for the composition of the Nomination Committee to the Meeting.

The Nomination Committee must also take account in its work the issues that are raised by the Code. The Nomination Committee must also take account in its work of the need for diversity and a gender balance in the Board's composition in accordance with the Code's recommendations and Corem's sustainability policy and its section on diversity within the Board of Directors.

Nomination Committee ahead of the 2023 AGM

The Nomination Committee ahead of the 2023 Annual General Meeting consists of Rutger Arnhult (appointed by the M2 Asset Management group), Lars Höckenström (Gårdarika AB), Frank Larsson (Handelsbanken Fonder AB), Johannes Wingborg (Länsförsäkringar fondförvaltning AB) and the Chairman of the Board, Patrik Essehorn.

The members of the Nomination Committee have considered the matter and concluded that there are no conflicts of interest in accepting their appointment to Corem's Nomina-

tion Committee. The composition of the Nomination Committee was announced on Corem's website on 20 October 2022.

The Nomination Committee accounts for 70.4 per cent of the outstanding votes at 31 December 2022. The members of the Nomination Committee do not receive any remuneration. Rutger Arnhult is the Chairman of the Nomination Committee.

The Nomination Committee's work consisted of taking part in the assessment of the Board carried out and analysing the experience and expertise required to ensure that the Board operates effectively based on the company's strategy, position and the world situation. The Nomination Committee had four minuted meetings and were in contact by telephone and e-mail ahead of the 2023 AGM. The guidelines of the largest shareholders for the selection of appointees are that the individuals put forward should have knowledge and experience that are relevant to Corem and the company's future development. The Nomination Committee has further taken into account the need for diversity and a gender balance in the Board's composition. At the end of 2022, two of the Board's members were women and four were men. The rules applicable to independent directors under the Code were complied with. The Nomination Committee also took note of and considered the Audit Committee's recommendation for the election of an auditor.

AUDITORS

The auditors are required to audit the company's annual report and accounts, and its management by the Board of Directors and the Chief Executive Officer. After the end of each financial year, the auditors are required to submit an audit report to the AGM. The auditors are appointed by the AGM, usually for a one-year term.

At the 2022 Annual General Meeting, it was decided that the company should continue to have one auditor. The registered audit firm Ernst & Young AB was re-elected as the company's auditors, and Katrine Söderberg was announced as its principal auditor. The auditor attended three meetings of Corem's Board of Directors during the period between the 2022 and 2023 AGMs.

See Note 5 for additional information on compensation to auditors.

BOARD OF DIRECTORS

Composition of the board

Corem's Board consists of six members elected at the 2022 Annual General Meeting. Corem's Board of Directors shall consist of at least five and no more than eight members, without alternates, according to the articles of association.

Each director's term continues until the end of the next AGM. The Board is composed as follows: Patrik Essehorn (Chairman), Katarina Klingspor, Fredrik Rapp, Christian Roos, Christina Tillman and Magnus Ugglä. See page 102 for more information about the members of the Board.

Diversity policy for the composition of the Board

Corem's Board of Directors must have overall expertise that is appropriate to the company's business and be able to identify and understand the risks posed by the business. The goal is for the Board to consist of members of varying ages, genders and geographical origins, with varying educational and professional backgrounds, who collectively contribute to the Board's independence and questioning attitude. This policy works in favour of diversity and the creation of a good, open work environment.

Independence of the Board

In accordance with Nasdaq Stockholm's rules and the Code, the majority of the directors elected at the AGM must be independent of the company and the company's management, and at least two must also be independent of the company's largest shareholders. Directors who are independent of the company and its main shareholders do not have extensive business relationships with the company and individually represent less than 10 per cent of Corem's shares or votes, whichever is higher.

According to the Board's assessment of the directors' dependency, which the Nomination Committee agrees with, Corem meets these requirements. The respective directors' assessed dependency in relation to the company and its shareholders is presented in the table below entitled "Composition of the Board". In total, the directors' holdings at 31 December 2022 amounted to 15,044,891 shares, of which 1,332,940 Class A ordinary shares, 13,630,348 Class B ordinary shares, 81,303 Class D ordinary shares and 300 preference shares. The holdings amount to 1.32 per cent (1.35) of the company's share capital and 1.37 per cent (1.30) of its votes, calculated based on the total number of shares.

The work of the Board of Directors

The Board is appointed by the General Meeting and manages Corem on behalf of its shareholders by determining the business plan, setting goals and strategies, evaluating the operational management, and establishing procedures and systems for following up on the goals set. This means, among other things, that the Board of Directors continuously assesses the company's financial position and that this is being monitored in a satisfactory way. Corem's sustainability goals are integrated with other business and operational goals, which means that they form part of the annual work on business planning, risk analysis and strategy. Under the Swedish Companies Act, the Board of Directors is responsible for the company's organisation and the management of the company's affairs. The Board must also appoint the Chief Executive Officer, verify that the CEO is meeting his/

COMPOSITION OF THE BOARD

Position	Elected	Position	Year born	Nationality	Independent in relation to the company and the company's management	Independent in relation to the company's largest shareholders	Total number of meetings	Attendance
Patrik Essehorn	2008	Chairman of the Board	1967	Swedish	No	No	38	38
Katarina Klingspor	2020	Board member	1963	Swedish	Yes	Yes	38	37
Fredrik Rapp	2018	Board member	1972	Swedish	Yes	Yes	38	38
Christina Tillman	2010	Board member	1968	Swedish	Yes	No	38	37
Magnus Ugglä	2020	Board member	1952	Swedish	Yes	Yes	38	37
Christian Roos ¹⁾	2022	Board member	1972	Swedish	Yes	Yes	27	26
Auditors								3

1) Boardmember since 27 April 2022.



Ericsson has its head office at the property Isafjord 4.

her commitments, and determine salary and other remuneration to the CEO and the other senior executives. Furthermore, the Board is responsible for ensuring that proper information is provided to Corem's stakeholders, that Corem complies with laws and regulations, and that the company produces and implements internal policies and guidelines.

Corem's Board of Directors has established rules of procedure for its work and instructions for the Chief Executive Officer that govern the Board's and the CEO's commitments and the division of labour between them. The instructions for the CEO set out, inter alia, the limitations on the agreements that the CEO may enter into.

Remuneration Committee and Audit Committee

As decided by Corem's Board of Directors, the Board itself performs the tasks that would otherwise be entrusted to a Remuneration Committee and an Audit Committee, respectively. One of the consequences of this decision is that the Board of Directors is tasked with analysing accounting issues that are important for Corem, ensuring the quality of the company's financial reporting, and following up on the results of the external auditors' audits. The Board of Directors continuously meets with the company's auditor to acquire information about the focus and scope of audits and to discuss the perception of the company's risks. The Board of Directors establishes guidelines for any services other than auditing that the company may procure from the company's auditor. The Board evaluates audit engagements and informs the company's Nomination Committee of the outcome of these evaluations, as well as helping the Nomination Committee to determine who to propose as auditors and the fee for audit engagements.

The Remuneration Committee's job is to prepare issues relating to the remuneration awarded to and other conditions of employment of the CEO and senior executives, to be decided on by the Board, and to evaluate the application of the guidelines decided upon by the Annual General Meeting.

The Chairman of the Board

The Chairman of the Board is appointed by the AGM and has special responsibility for ensuring that the Board's work is well organised and carried out effectively. In particular, the Chairman:

- Is in continuous contact with and acts as a discussion partner for and supports the CEO, whom the Chairman consults on strategic matters.
- Ensures that the Board receives satisfactory information and decision-making support for its work.
- Ensures that the members of the Board of Directors continuously receive, on the CEO's initiative, the information necessary to keep up to date with the company's position and development.
- Chairs Board meetings, consults the CEO about the agenda and makes sure that meetings are convened.
- Organizes and leads the Board's work, and encourages open and constructive discussions between Board members, to create the best possible conditions for its work.
- Makes sure that matters are dealt with in accordance with the provisions of the Swedish Companies Act and the articles of association.
- Makes sure that Board members are aware of insider information legislation and the company's insider information policy.
- Is responsible for ensuring that new Board members undergo the requisite introductory training, and the other training that the Chairman and the director in question jointly consider appropriate.
- Is responsible for making sure that the Board's knowledge of Corem is continuously updated and expanded. Takes responsibility for contact with shareholders about ownership-related matters and communicates the shareholders' views to the Board.
- Follows up on the effective and proper enforcement of the Board's decisions.
- Is responsible for that the Board's work is evaluated annually.

The work of the Board of Directors during the year

The Board has held meetings during the year on 38 occasions (41), 1 of which was constitutive (1). The company's market position, property transactions and other major investments, strategic initiatives, economic monitoring and financial position are addressed at each Board meeting. Major events and issues affecting management and project organization, relating to letting conditions, and conditions on the credit and financial market are also reported on. Issues relating to the work environment and any incidents, and deviations from established policies, are dealt with on an ongoing basis. The company's performance is compared quarterly against the business objectives set. At every Board meeting, a session is held that is not attended by the company's management.

The annual financial statements and issues to be dealt with prior to the AGM, including the proposed allocation of profits, are examined in February, while the interim financial statements are examined in April, July and October.

The issues discussed during the year include the formation of the new housing company, property transactions carried out and agreed upon during the year, analysis of current and forecasted financing conditions, on-going and planned property development projects, organizational issues and required inputs, financial placements in listed real estate companies, and follow-up of the business objectives set.

The Board's work is continuously evaluated and an annual systematic, structured evaluation is carried out in writing and has been produced and presented to the Nomination Committee. The outcome for 2022 concludes that the Board has a workable decision-making process and a good and constructive climate. Subsequent discussions between Board members serve as a basis for the ongoing development of the Board's working methods.

The Board's responsibility for the financial reporting

The Board ensures the quality of the company's financial reporting by giving instructions to the CEO, and instructions for financial reporting to the Board of Directors, through the information policy, and by addressing the Audit Committee's report in the form of established protocols, observations, recommendations and proposals for decisions and measures to be taken. The Board further ensures the quality of the company's financial reporting by subjecting its interim reports, year-end reports and annual reports to in-depth examination. The meeting of the financial goals set by the Board is continuously monitored in connection with the production of the budget and the quarterly reports. The Board of Directors has tasked the company's executive management with ensuring the quality of press releases with financial content and of the presentation materials used in meetings with the media, shareholders and financial institutions.

EXECUTIVE MANAGEMENT

The Chief Executive Officer manages the business in line with the Swedish Companies Act, other laws and regulations, rules applicable to public companies, including the Code, the articles of association, and the framework laid down by the Board, including the instructions for the CEO.

The CEO, in consultation with the Chairman of the Board, provides the information and documents required as the basis for the Board's work and for it to make well-founded decisions, present items of business and justify proposed decisions, and report to the Board on the company's development.

The CEO heads the work of the executive management and makes decisions in consultation with the other senior executives. As at 31 December 2022, the executive management of the group consisted of six employees, including the CEO:

- CEO, Eva Landén
- Head of Business Development, Håkan Engstam
- CFO, Anna-Karin Hag
- Acting Head of Finance, Anders Karlsson
- Head of Transactions, Peeter Kinnunen
- Property Manager, Anna Lidhagen Ohlsén

Corem holds an executive management meeting every two weeks. Meetings follow a pre-determined agenda of items to be addressed at each executive management meeting and cover both strategic and operational matters, such as transaction-related, letting, organizational and sustainability issues, and financing and economic monitoring. As a support for the decision-making of the executive management, there are committees consisting of specialists from different parts of the company, such as the investment committee and the sustainability committee. See page 103 for more information about the executive management.

THE GROUP

Organization

On 31 December 2022, Corem had a total of 333 employees within the group. 46 cent of the employees were women.

Legal structure

On 31 December 2022, the Group consisted of 403 limited companies, limited partnerships and partnerships (431) where Corem Property Group AB (publ) is the parent company. All properties are owned through subsidiaries.

REMUNERATION

Remuneration of senior executives

The Board is responsible for the company having a formalized and transparent procedure for establishing principles, remuneration and other terms of employment for senior executives. The following principles for the remuneration of Corem's senior executives were determined at the 2020 Annual General Meeting, for application until the longest

the 2024 AGM. The Board and the CEO have complied with the set guidelines for remuneration during the 2022 financial year. The guidelines have not significantly changed since last year.

Corem's principles for the remuneration of senior executives are based on the company offering conditions in line with the market that allow it to recruit, develop and retain senior executives. Corem continuously gathers and evaluates information about market remuneration levels for relevant industries and markets.

The compensation structure consists of fixed and variable pay, a pension and other components of remuneration that together constitute the individual's total compensation. Remuneration is also determined by the person's responsibilities and powers. Satisfactory work is remunerated with a fixed salary. Variable pay is based on measurable business generation-related criteria, which are established annually by the Remuneration Committee. The Board shall, in accordance with Chapter 8, section 53, of the Swedish Companies Act have the right to depart from these criteria if there are reasons for so doing in the individual case. The remuneration and benefits awarded to other senior executives belonging to the executive management are decided on by the Board of Directors, in accordance with principles established at Corem's AGM.

The remuneration, benefits and other employment conditions granted to Corem's CEO and executive management are set out in the table below and in Note 4.

The remuneration of the Board

Board fees are awarded as decided at the Annual General Meeting. For 2022, the fee for the Chairman of the Board amounted to SEK 550,000 (320,000) and SEK 300,000 (180,000) for the other Board members. There are no agreements between the members of Corem's Board and Corem, or any of Corem's subsidiaries, according to which the Chairman of the Board or other directors receive benefits after their terms of office. The directors have not been awarded consultancy fees. During the year, Corem purchased legal services from the law firm Walthon Advokater AB, in which the Chairman of the Board, Patrik Essehorn, is a partner.

The remuneration of the Chief Executive Officer

In 2022, the Chief Executive Officer, received fixed and variable pay. The maximum annual bonus may be up to six ordinary monthly salaries. The Chief Executive Officer is entitled to a company car, medical insurance, and participation in Corem's profit-sharing scheme. The CEO has a pension agreement with a retirement age of 65. The CEO is entitled to pension benefits equivalent to those that would have been paid under the ITP pension plan had Corem participated in it. The reciprocal notice period for the CEO is nine months, with severance pay of 15 months' salary.

The remuneration of other senior executives

The remuneration of the other senior executives is based on the principle of fixed and variable pay. The maximum annual bonus may be up to three or six months of the senior executive's basic salary. All are entitled to a company car, medical insurance and participation in the profit-sharing scheme. The other senior executives are entitled to pension benefits equivalent to those that would have been paid under the ITP pension plan had Corem participated in it. Three of these senior executives have a reciprocal notice period of six months; one has a reciprocal notice period of three months; and one has a notice period of twelve months on the part of the company and six months on the part of the employee. There is no compensation in the form of share-related remuneration programmes, options or other financial instruments. Remuneration complies with the principles decided upon at the AGM in 2022.

The profit-sharing foundation

With a view to strengthening all employees' personal participation in the company's activities and development of its earnings, Corem has, in accordance with the decision of the AGM in 2011, a profit-sharing foundation. Allocation can be made with at most one price base amount per employee and may not exceed 1 per cent of the proposed dividend to the ordinary shareholders. The amount allocated in 2022 was SEK 0 (7,360,000).

INTERNAL CONTROL

The Board of Directors' Report on Internal Control

Corem is continually exposed to risks that may affect its business and its ability to achieve the goals set. Proactivity, sound internal governance and controls are required to minimise the impact of risks. The Board's responsibility for internal control is governed by the Swedish Companies Act and the Code. The following description has been prepared in accordance with the Code and constitutes the Board's report on internal control over financial reporting.

Corem has defined internal control as a process that is shaped by the Board of Directors, the Audit Committee, the Remuneration Committee, the CEO, the executive management and other employees. The process is designed to provide reasonable assurance that Corem's objectives in terms of efficient and effective operations, reliable reporting and compliance with the applicable laws and regulations are being met.

The Board of Directors ensures that the company has good internal control and continuously stays informed about and evaluates the functioning of the internal control system.

The control environment

The internal control process is based on the control environment and control measures, which create discipline and structure for the process's other components, namely risk assessment, control activities, information and communica-

tion and monitoring. The control environment ensures efficiency within the company and serves as the basis for internal control. The formal decision-making procedure rests on the division of responsibility between the Board of Directors and the CEO and includes the rules of procedure and the instructions for the CEO.

Significant processes other than financial reporting, such as accounting instructions and project and rental administration, are evaluated and developed on an ongoing basis according to changes in laws, recommendations, risks and procedures.

Policy documents

Policies are continually revised and are defined by the Board once a year. The company's Board of Directors adopted the following policies during the year: the Finance Policy, the Dividend Policy, the Related

Party Policy, the Non-Audit Service Approval Policy, the Crisis Management Policy, the Work Environment Policy, the Personal Data Processing Policy, the Information Policy, the Insider Information Policy and the Sustainability Policy including the Code of Conduct, which summarizes the company's values and how its activities are to be carried out.

Certification instructions, a financial manual with descriptions of procedures and similar information, and internal

guidelines decided on at CEO level are all important instruments for ensuring good internal controls. The Board of Directors is in continuous dialogue with the company's auditors and management to obtain assurance that the internal control system is working.

Risk assessment

Risk management is built into the company's processes and various methods are used to identify, assess and limit risk, and to ensure that the risks that Corem is exposed to are managed proactively and in accordance with the policies and guidelines defined. The risks relating to Corem's business are identified using a structured process, either annually or as needed, by the group management. The risks are evaluated as to the assessed probability and consequence as well as how it should be managed, and are then presented to and discussed by Corem's Board of Directors. The risks identified include market risks, financial risks, business risks and sustainability risks. See the Risks and opportunities section on pages 84–89 for detailed information about Corem's risk assessment, exposure and management procedures. Climate-related risks are also described in the TCFD report on pages 16061.

In accordance with its investment strategy, Corem intends to continue its development in the long term through

POLICY	PURPOSE
Finance policy	Sets out overall financial goals and guidelines for the conduct of financial activities, ensuring stable finances over the long term and good returns to shareholders. The policy also includes the division of responsibilities.
Dividend policy	Defines the percentage of the year's profit from property management that will be distributed to the company's Class A and Class B shareholders after deduction of dividend to Class D and preference shareholders.
Related party policy	Related companies are companies to which there is an ownership link. The policy provides guidelines for the procurement and provision of services to and from related companies, to make sure that business with related companies is always conducted under market conditions.
Non-audit services approval policy	Contains guidelines on the procurement of so-called non-audit services to ensure that the independence, impartiality and autonomy of Corem's external auditors are maintained.
Crisis management policy	Contains guidelines on how the company should act and communicate in the event of a crisis.
Work environment policy	Describes the overall framework and methods for Corem's systematic approach to the work environment and responsibility for the latter.
Personal data processing policy	Describes how personal data should be managed and stored in accordance with the applicable laws and regulations. Information is also available on Corem's website, www.corem.se . The basic rule at Corem is that only personal data that is essential to fulfil the business's obligations or meet other regulatory requirements should be retained.
Information policy	Contains guidelines and communication channels for both external and internal communication. The policy ensures that prompt, accurate and relevant information about the company is provided to the company's stakeholders. Transparency and reliability should be the rule for Corem's information disclosures.
Insider information policy	Rules relating to confidentiality and securities trading for people with insider information. The policy ensures proper, ethical management of dealings with the equity and capital markets.
Sustainability policy	Describes how the business should be run with regard to social, ecological and economic sustainability, and gender equality and the prevention of corruption. The sustainability policy includes human resources policy, environmental policy and ethical rules. The business should be informed by accountability, good ethics and a high degree of professionalism in all of its partnerships. There should be no discrimination or victimisation and Corem should be a healthy, safe and attractive place to work. Corem should also have an active approach to the environment that minimises the negative environmental impact of its business.
IT policy	Clarifies and establishes the company's basic principles for the introduction and use of IT-related systems, services and processes.

the acquisition of properties and through investments in existing properties. The company invests in properties that meet the Group's requirements for good returns and balanced risk. Each investment is examined separately when each individual decision is made.

Once a year the Board of Directors reviews the company's internal control together with the company's auditors in accordance with the rules of procedure. The risks that are considered to exist are identified and measures are defined to reduce these risks. Both business and sustainability risks are identified on an ongoing basis through work on the company's business plan and measures are proposed and executed.

Disclosure of information

The company aims to provide effective and accurate information to all parts of the business, the market, and the relevant authorities, through its information and communication channels. Policies and guidelines are made available to the staff involved, while information about events, development and the state of affairs within the various parts of the business is transmitted to Corem's Board of Directors, Audit Committee, CEO and executive management so that they can make well-informed decisions.

External information disclosures include for example statutory reporting to the authorities and the reporting of financial information. The company shall provide prompt, accurate, relevant and reliable information to existing and potential shareholders and other stakeholders. The company issues interim reports each quarter, as well as year-end reports and annual reports for the full financial year. Corem uses the website www.corem.se to quickly provide information to the stock market. Significant events are announced on an ongoing basis through press releases. The company has an information policy, to make sure that external information disclosures are accurate and complete, which describes how information should be disclosed internally and externally.

Internal information is transmitted through regular meetings, company conferences, and via the company's intranet. The intranet's main purpose is to serve as a platform through which up-to-date and relevant information can be provided to employees.

Control activities

The internal control of financial reporting is intended to provide appropriate guarantees of the reliability of external financial reporting in the form of interim reports, annual reports and year-end reports, and to ensure that external financial reporting is prepared in accordance with all the laws, applicable accounting standards and other requirements that must be met by listed companies.

The risks identified in relation to financial reporting are managed through the company's control structures and result in a number of control activities. These control activities

are aimed at preventing, detecting and correcting errors and abnormalities. They include, for example, account reconciliations, the monitoring and reconciliation of Board decisions and policies defined by the Board, the approval and recognition of business transactions, delegation and authorization structures, company signatories, group-wide definitions, templates, reporting tools, and accounting and valuation principles. Earnings are continuously monitored at several levels within the group, both at property and group level.

Results are monitored and analysed by comparison with the budget, forecasts and the previous year. The property managers have a clear responsibility for the performance of the properties that they are responsible for. Their regular analyses of the financial reporting on properties, along with the analyses performed at group level, are an important part of the internal control system. The auditors report their audit observations and their assessment of the company's internal controls. The auditors report at least twice a year. The Board of Directors has overall responsibility for internal control over financial reporting.

The need for internal audit

Corem's Board has judged that a separate internal audit function is not required. Corem's monitoring and control methods are considered to be sufficient.

The company's organizational structure is decentralised and transparent. Its financial activities, business and rental administration, and external and internal information disclosures, are handled by headquarters. Corem's earnings and balance sheet undergo quarterly monitoring by the various regional functions, the company's management and the Board of Directors. The CFO has attended Board meetings during the year, as have other group officers who regularly participate in Board meetings and present specific issues to the Board.

Clear documentation through policies and instructions, together with repeated monitoring and regular discussions with the auditor, ensure the processes' compliance. Management and reporting are formally audited by the company's auditor and reported on to the Board.

Whistleblower function

Corem has a whistleblower function to ensure the correct application of the Code of Conduct. The whistleblower function is available to all employees, temporary staff and consultants. The function is administered by a third party to ensure correct and anonymous handling of any information received.

Board of directors



PATRIK ESSEHORN

*Board member since 2008 and
Chairman since 2010.*

Born 1967.

Education: LLB (Bachelor of Law degree).

Other appointments:

Chairman of the Board of Klöver AB.
Partner, board member and CEO of Walthon
Advokater AB. Board member of Patrik Esse-
horn Advokat AB. CEO and board member of
EssehornNorrman Advokat AB.

Dependent in relation to the company. Dependent
in relation to the company's larger shareholders.

Holdings in Core:*

Class A ordinary shares: 11,500, Class B ordinary
shares: 118,500.



KATARINA KLINGSPOR

Board member since 2020.

Born 1963.

Education: MBA and studies in economics
and law.

Other appointments:

Chairman of the Board of Directors of Premium
Svensk Lax AB (publ) and Svenska Viltmat-
akademien, as well as a Board member of Biby
Förvaltnings AB.

Independent in relation to the company and
its management. Independent in relation to the
company's larger shareholders.

Holdings in Core:*

Class B ordinary shares: 30,000, preference
shares: 150.



FREDRIK RAPP

Board member since 2018.

Born 1972.

Education: MSc in Economics and Business.

Other appointments:

CEO of Pomona-gruppen AB. Chairman of the
Board of Directors of Xano Industri AB, Argynnis
industrier AB and Svenska Handbollförbundet.
Board member of Itab Shop Concept AB, Ages
Industri AB, Pomonagruppen AB including sub-
sidiaries/associated companies and Segulah AB.

Independent in relation to the company and its
management. Independent in relation to the
company's larger shareholders.

Holdings in Core:*

Class A ordinary shares: 749,999, Class B
ordinary shares: 7,499,990.



CHRISTIAN ROOS

Board member since 2022.

Born 1972.

Education: MSc. in Economics.

Other appointments:

Brompton Point Partner AB.

Independent in relation to the company and the
company's management. Independent in relation
to the company's larger shareholders.

Holdings in Core:*

No holdings.



CHRISTINA TILLMAN

Board member since 2010.

Born 1968.

Education: MSc in Economics and Business.

Other appointments:

Chairman of the Board
of Directors of NF11 Holding AB. Board member
of Volati AB (publ), Grimaldi Industri AB,
Cycleurope AB, MBRS Group AB (publ) and
Footway Group AB (publ). Alternate on the
Board of Directors of Kattvik Financial Services
AB, Stocksund Financial Management AB and
Stocksund Financial Services AB. Acting CEO
of Hunter Sales I Stockholm AB.

Independent in relation to the company and
its management. Dependent in relation to the
company's larger shareholders.

Holdings in Core:*

Class A ordinary shares: 571,441, Class B
ordinary shares: 5,781,858, Class D ordinary
shares: 81,303, preference shares: 150.



MAGNUS UGGLÅ

Board member sedan 2020.

Born 1952.

Education: Civilingenjör, Civilekonom.

Other appointments:

Chairman of the Board of Junibacken. Board
member of Resolutionsdelegationen vid Riks-
gäldskontoret and a member of the Advisory
Board of Ashoka Sverige.

Independent in relation to the company and its
management. Independent in relation to the
company's larger shareholders.

Holdings in Core:*

Class B ordinary shares: 200,000.

*Shareholding as at 31 December 2022.

Executive management



EVA LANDÉN

CEO

Born 1965.

Employed since 2008.

Education: MSc in Economics and Business.

Professional experience:

CFO and Deputy CEO of Corem 2008–2011, CFO of Bonnier Cityfastigheter 2000–2008, authorized public accountant at PwC 1988–2000.

Other appointments:

Chairman of the Board of Specialfastigheter Sverige AB (publ). Board member of Klövern AB.

Holdings in Corem:*

Class A ordinary shares: 6,120, Class B ordinary shares: 73,070, Class D ordinary shares: 279.



HÅKAN ENGSTAM

Head of Business Development

Born 1963.

Employed since 2022.

Education: MSc in Civil Engineering.

Professional experience: CEO of Tilia Fastigheter AB 2019–2022, Head of Transactions and Deputy CEO of Corem 2007–2019, Project Manager at Lundberg & Partners (today Pangea) 2001–2007, Analyst and fund manager at Swedbank Robur Kapitalförvaltning 1998–2001, WASA Kapitalförvaltning 1991–1998.

Board appointments: No external appointments.

Holdings in Corem:*

Class A ordinary shares: 9,272, Class B ordinary shares: 79,327, preference shares: 650.



ANNA-KARIN HAG

CFO

Born 1973.

Employed since 2018.

Education: MSc. in Economics.

Professional experience:

CFO of Humlegården Fastigheter AB 2015–2017, CFO at John Mattson Fastighets AB 2011–2015, Group Controller at AP Fastigheter/Vasakronan 2004–2011, PwC Corporate Finance Real Estate 2000–2004.

Board appointments: No external appointments.

Holdings in Corem:*

Class A ordinary shares: 1,300, Class B ordinary shares: 8,300, Class D ordinary shares: 200.



ANDERS KARLSSON

Acting Head of Finance

Born 1978.

Employed since 2021.

Education: University studies in Industrial Economics.

Professional experience:

Finance Manager at Corem 2022, Deputy Head of Finance of Klövern AB 2020–2021, Financial Controller at Klövern AB 2006–2020.

Board appointments: No external appointments.

Holdings in Corem:*

No holdings.



PEETER KINNUNEN

Head of Transactions

Born 1973.

Employed since 2021.

Education: MSc in Civil Engineering.

Professional experience:

Head of Transactions at Klövern AB 2012–2021, COO Vanir Asset Management AB 2010–2012, Head of Transactions and Research at Kungsholmen AB 2007–2010.

Board appointments: No external appointments.

Holdings in Corem:*

Class A ordinary shares: 6,279, Class B ordinary shares: 221,594, Class D ordinary shares: 2,727.



ANNA LIDHAGEN OHLSEN

Property Manager

Born 1973.

Employed since 2016.

Education: MSc in Civil Engineering.

Professional experience:

Head of Property Management for the Stockholm Region at Corem 2013–2015 Market Area Manager Östra city at Hufvudstaden 2015–2016.

Board appointments: No external No external appointments.

Holdings in Corem:*

Class B ordinary shares: 15,514.

*Shareholding as at 31 December 2022.



1245 Broadway, New York.

Financial reports



Consolidated Statement of Income

SEKm	Notes	2022	2021
Income	2, 3	4,491	2,805
Property costs	3, 4, 6	-1,558	-911
Net operating income		2,933	1,894
Central administration	4, 5, 6	-187	-116
Acquisition costs	6	-	-21
Net financial items	7	-1,071	-579
Profit from property management		1,675	1,178
Income, residential development		-	107
Costs, residential development	4, 5	-	-133
Net financial items, residential development		-	-10
Income, residential development		-	-36
Share of profit in associated companies	12	-862	3
Changes in value, properties	11	-2,934	3,432
Changes in value, financial assets	13	-1,105	870
Change in value, derivatives	8	1,375	256
Impairment of goodwill	10	-635	-21
Profit before tax		-2,486	5,682
Tax	9	548	-1,187
NET PROFIT FOR THE YEAR		-1,938	4,495
Net profit attributable to:			
Parent Company shareholders		-1,948	4,408
Holding without controlling influence		10	87
		-1,938	4,495

Consolidated Report of Comprehensive Income

SEKm	Notes	2022	2021
Net profit for the year		-1,938	4,495
Other comprehensive income Translation			
Difference for international operations		942	295
Other comprehensive income after tax		942	295
NET COMPREHENSIVE INCOME FOR THE YEAR		-996	4,790
Net comprehensive income attributable to:			
Parent Company shareholders		-1,016	4,699
Holding without controlling influence		20	91
		-996	4,790
Share data per share (before and after dilution)			
Average number of outstanding Class A and B ordinary shares		1,081,271,443	740,815,337
Earnings per Class A and B ordinary share before and after dilution, SEK ¹⁾	21	-2.25	5.52
Dividend per Class A and B ordinary share, proposed for 2022 and approved for 2021, SEK		0.40	0.40
Dividend per Class D ordinary share and preference share, proposed for 2022 and approved for 2021, SEK		20.00	20.00

1) The metric earnings per share is calculated on the basis of the average number of shares taking into account the dividend rights of Class D ordinary share and preference shares. There is no dilution effect as there are no potential shares to be issued (for example via convertibles).

Consolidated Balance Sheet

SEKm	Notes	31.12.2022	31.12.2021
ASSETS			
Non-current assets			
Goodwill	10	2,374	3,059
Investment properties	11	78,387	83,084
Right-of-use assets	26	1,623	1,000
Machinery and equipment	14	82	68
Shares in associated companies	12	3,415	472
Financial assets at fair value	13,22	5	2,193
Derivatives	22,23	1,312	251
Other non-current assets	15	150	155
Total non-current assets		87,348	90,282
Current assets			
Properties classified as current assets	16	206	63
Current investments	13	1,099	–
Accounts receivable	17,22	103	66
Other receivables	18,22	513	697
Prepaid expenses and accrued income	19,22	614	557
Liquid funds	22	979	571
Total current assets		3,514	1,954
TOTAL ASSETS		90,862	92,236
SHAREHOLDERS' EQUITY AND LIABILITIES			
Equity			
Share capital	20	2,275	2,275
Other contributed capital		20,616	20,616
Translation reserves, etc.		1,226	284
Retained profits including net profit for the year		7,151	10,167
Equity attributable to Parent Company's shareholders		31,268	33,342
Holdings without controlling influence		43	596
Total shareholders' equity		31,311	33,938
Long-term liabilities			
Interest-bearing liabilities	22,23	32,745	32,016
Leasing liabilities	26	1,623	1,000
Deferred tax liability	9	7,562	8,127
Derivatives	22,23	22	337
Other liabilities	22	43	67
Total long-term liabilities		41,995	41,547
Short-term liabilities			
Interest-bearing liabilities	22,23	14,728	14,548
Accounts payable	22	328	425
Tax liability	22	6	14
Other liabilities	22,24	1,041	304
Accrued expenses and prepaid income	22,25	1,453	1,460
Total short-term liabilities		17,556	16,751
Total liabilities		59,551	58,298
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES		90,862	92,236

See Note 27 for information about the Group's pledged assets and contingencies.

Consolidated Statement of Cash Flow

SEKm	Notes	2022	2021
Operating activities			
Net operating income		2,933	1,894
Central administration and acquisition costs		-187	-137
Income, residential development		-	-36
Depreciation etc.		26	0
Interest received, dividend, etc.		59	110
Interest paid. etc.		-1,057	-638
Interest expense leasing agreements attributable to site leasehold agreements		-63	-41
Income tax paid		-13	-3
Cash flow from operating activities before changes in working capital	31	1,698	1,149
Cash flow from changes in working capital			
Change in properties (current assets)		-143	-189
Change in current receivables		138	-16
Change in current liabilities		539	246
Cash flow from operating activities		2,232	1,190
Investment activities			
Investment activities Investments in new construction, extensions and refurbishments		-2,903	-1,771
Acquisition of investment properties		-80	-292
Divestment of investment properties		2,273	263
Acquisition of liquid funds, business combination	33	-	870
Acquisition of long-term shareholdings		-	-249
Divestment of shareholdings		22	-
Received liquid funds, partial divestment of group company		8	-
Acquisition of holding without controlling influence		-575	-
Change in other non-current assets		-39	225
Cash flow from investing activities		-1,294	-954
Financing activities			
	32		
Dividend paid to Parent Company's shareholders		-627	-468
Hybrid bonds, interest		-87	-39
Repurchase of own shares		-121	-
Issue costs		-	-23
Loans raised		14,077	6,834
Loans amortized		-13,825	-5,987
Cash flow from financing activities		-583	317
Cash flow for the year		355	553
Liquid funds at beginning of year		571	15
Exchange difference in liquid funds		53	3
Liquid funds at year-end		979	571

Change in Consolidated Shareholders' Equity

SEKm	Equity attributable to Parent Company's shareholders						Total equity
	Share capital	Other contributed capital	Translation reserves, etc.	Retained earnings including profit/ loss for the year	Total	Holding without controlling influence	
Opening equity, 1 January 2021	759	1 409	-7	5,116	7,277	-	7,277
Net comprehensive income, January-December 2021	-	-	291	4,408	4,699	91	4,790
Total changes in net assets, excluding transactions with the company's owners	-	-	291	4,408	4,699	91	4,790
Non-cash issue	1,516	19,207	-	-	20,723	-	20,723
Change in holdings without controlling influence	-	-	-	18	18	505	523
Issue costs, including tax effect	-	-	-	-18	-18	-	-18
Hybrid bonds	-	-	-	1,261	1,261	-	1,261
Dividend to Class A and B shareholders, SEK 0.65 per share	-	-	-	-223	-223	-	-223
Dividend to Class D shareholders, SEK 20.00 per share	-	-	-	-149	-149	-	-149
Dividend to preference shareholders, SEK 20.00 per share	-	-	-	-246	-246	-	-246
Total transactions with the company's owners	1,516	19,207	-	643	21,366	505	21,871
Closing equity, 31 December 2021	2,275	20,616	284	10,167	33,342	596	33,938
Opening shareholders' equity, 1 January 2022	2,275	20,616	284	10,167	33,342	596	33,938
Net comprehensive income, January-December 2022	-	-	942	-1,958	-1,016	20	-996
Total changes in net assets, excluding transactions with the company's owners	-	-	942	-1,958	-1,016	20	-996
Change in holdings without controlling influence	-	-	-	-16	-16	-573	-589
Hybrid bonds	-	-	-	-87	-87	-	-87
Repurchase of own shares	-	-	-	-121	-121	-	-121
Dividend to Class A and B shareholders, SEK 0.40 per share	-	-	-	-432	-432	-	-432
Dividend to Class D shareholders, SEK 20.00 per share	-	-	-	-150	-150	-	-150
Dividend to preference shareholders, SEK 20.00 per share	-	-	-	-252	-252	-	-252
Total transactions with the company's owners	-	-	-	-1,058	-1,058	-573	-1,631
Closing equity, 31 December 2022	2,275	20,616	1,226	7,151	31,268	43	31,311

Parent Company Income Statement

SEKm	Notes	2022	2021
Net sales	2	559	98
Cost of services sold		-372	-61
Gross profit		187	37
Central administration	4,5,6	-187	-43
Operating profit		0	-6
Earnings from shares in group companies	29	781	810
Earnings from shares in current assets	7	-426	106
Interest income and similar income statement items	7	200	69
Interest expense and similar income statement items	7	-466	-109
Net financial items		89	870
Group contributions, received		117	-
Profit before tax		206	870
Tax	9	-6	-9
NET PROFIT FOR THE YEAR		200	861

Parent Company Statement of Comprehensive Income

SEKm	Notes	2022	2021
Net profit for the year		200	861
Other comprehensive income		-	-
NET COMPREHENSIVE INCOME FOR THE YEAR		200	861

Parent Company Balance Sheet

SEKm	Notes	31.12.2022	31.12.2021
ASSETS			
Non-current assets			
Intangible non-current assets			
Other intangible non-current assets		4	3
Total intangible non-current assets		4	3
Tangible non-current assets			
Machinery and equipment	14	8	0
Total tangible non-current assets		8	0
Non-current financial assets			
Participation rights in Group companies	29	22,686	22,188
Other financial non-current assets	13	–	1,706
Receivables from Group companies	30	7,554	3,906
Deferred tax assets	9	–	6
Total financial non-current assets		30,240	27,806
Total non-current assets		30,252	27,809
Current assets			
Current receivables			
Short-term investments	13	1,190	–
Other receivables	18	5	5
Prepaid expenses and accrued income	19	42	4
Total current receivables		1,237	9
Cash and cash equivalents		54	28
Total current assets		1,291	37
TOTAL ASSETS		31,543	27,846
SHAREHOLDERS' EQUITY AND LIABILITIES			
Restricted equity			
Share capital	20	2,275	2,275
Total restricted equity		2,275	2,275
Non-restricted equity			
Share premium reserve		20,624	20,624
Amount brought forward		–134	–43
Net profit for the year		200	861
Total non-restricted equity		20,690	21,442
Total shareholders' equity		22,965	23,717
Long-term liabilities			
Interest-bearing liabilities	23	4,070	2,951
Total long-term liabilities		4,070	2,951
Short-term liabilities			
Interest-bearing liabilities	23	3,911	931
Accounts payable		21	4
Other liabilities	24	453	205
Accrued expenses and prepaid income	25	123	38
Total short-term liabilities		4,508	1,178
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES		31,543	27,846

For information about pledged assets and contingencies, see Note 27.

Parent Company Statement of Cash Flow

SEKm	Notes	2022	2021
Operating activities			
Profit before tax	31	206	870
Adjustment for non-cash items	31	703	17
Taxes paid		–	–
Cash flow from operating activities before changes in working capital		909	887
Cash flow from changes in working capital			
Change in operating receivables		–35	–5
Change in operating liabilities		94	10
Cash flow from operating activities		968	892
Investment activities			
Acquisition of other non-current assets		–6	0
Investments in subsidiaries		–505	–147
Acquisition of non-current financial assets		–	–249
Cash flow from investing activities		–511	–396
Financing activities	32		
Change in loans, Group companies		–3,648	–799
Dividend to Parent Company shareholders		–615	–454
Repurchase of own shares		–121	–
Current investments		22	–
Issue costs		–	–23
Loans raised		4,397	843
Loans amortized		–467	–56
Cash flow from financing activities		–431	–489
Cash flow for the year		26	7
Liquid funds at beginning of year		28	21
Liquid funds at year-end		54	28

Change in Parent Company Shareholders' Equity

SEKm	Share capital	Share premium reserve	Retained earnings including profit/loss for the year	Total equity
Opening equity, 1 January 2021	759	1,417	593	2,769
Non-cash issue	1,516	19,207	–	20,723
Issue costs including tax effect	–	–	–18	–18
Dividend to Class A and B shareholders	–	–	–223	–223
Dividend to Class D shareholders	–	–	–149	–149
Dividend to preference shareholders	–	–	–246	–246
Net profit for the year	–	–	861	861
Closing equity 31.12.2021	2,275	20,624	818	23,717
Repurchase of own shares	–	–	–121	–121
Dividend to Class A and B shareholders	–	–	–432	–432
Dividend to Class D shareholders	–	–	–150	–150
Dividend to preference shareholders	–	–	–248	–248
Net profit for the year	–	–	200	200
Closing equity, 31 December 2022	2,275	20,624	66	22,965

Notes

Amount in SEKm unless otherwise stated.

NOTE 1 ACCOUNTING POLICIES AND NOTES

Corem Property Group AB (publ), corporate identity number 5564639440, is a Swedish-registered public company with its registered office in Stockholm, which owns, develops and manages properties. The business concept is based on creating business and developing premises and urban environments in a sustainable way close to the customer. The Parent Company's shares were listed on Nasdaq Stockholm on 24 June 2009. The address of the head office is Riddargatan 13C, SE-114 51 Stockholm, Sweden. The consolidated accounts for 2022 are for the Parent Company, its subsidiaries and associated companies, jointly referred to as the Group. The annual report and the consolidated accounts were approved for publication by the Board of Directors on 30 March 2023. The consolidated income statement and balance sheet and the Parent Company income statement and balance sheet will be presented to the Annual General Meeting for adoption on 28 April 2023.

Compliance with standards and legislation

The consolidated accounts have been prepared in accordance with the Swedish Annual Accounts Act, International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and statements from the IFRS Interpretation Committee, as adopted by the EU, as well as the Swedish Financial Reporting Board's recommendation RFR 1, Supplementary Accounting Rules for Groups. The Parent Company applies the same accounting policies as the Group, except in the cases described under "Parent Company accounting policies". The differences arising between the Parent Company and the Group's accounting policies result from limitations on the ability to apply IFRS in the Parent Company under the Swedish Annual Accounts Act, and, in certain cases, from applicable tax rules. Rounding differences may occur in the annual accounts.

New amended or revised standards issued by the IASB and statement from IFRIC which entered into force in 2022

In 2022, the IASB has approved several so-called Agenda Decisions from IFRS IC. One of these agenda decisions refers to the clarification that balances that are blocked on a bank account, due to an agreement being entered into with a third party not use deposited funds other than for a specific purpose, are considered liquid funds. At the end of the financial year, SEK 668 million has been classified as liquid funds in accordance with the Agenda Decision. Corem makes the assessment that the other Agenda Decisions from the IFRS IC will not have material impacts on the Group's financial statements.

Standards, amendments and interpretations that have not yet entered into force and that have not been adopted early by the Group

Amendments to IAS 1 Disclosure of Significant Accounting Policies will apply for financial years beginning on or after 1 January 2023. These amendments will have an effect in the form of reduced disclosure requirements. Corem has not yet reviewed the effects of the amendment to IAS 1 or whether they will have any material impact on the financial reports.

None of the other new or amended standards approved by the EU or new interpretations from the IFRS Interpretations Committee are currently considered to affect Corem's earnings or financial position to any material extent.

Basis of preparation of the consolidated and Parent Company financial statements

The functional currency is Swedish kronor. This is the presentation currency of the Group and the reporting currency of the Parent Company. Unless otherwise stated, all amounts are rounded off to the nearest million. The Group's accounting policies have been applied consistently in reporting and consolidation of the Parent Company and subsidiaries. Assets and liabilities are valued at their historical acquisition values, with the exception of the valuation of investment properties, financial assets valued at fair value, and derivatives, which are valued at fair value. Deferred tax is valued at the nominal value. The most important accounting policies used in preparation of the Group's financial statements are summarized below.

IMPORTANT ESTIMATES AND JUDGMENTS

To be able to prepare the accounts in accordance with IFRS and generally accepted accounting practice, assessments and assumptions that affect the assets, liabilities, income and expenses reported in the accounts, as well as other information, are necessary. These assessments and assumptions are

based on historical experience, as well as other factors that are deemed reasonable in the prevailing circumstances. Actual outcomes may differ from these assessments if other assumptions are made or other conditions exist.

Investment properties

In the area of valuation of investment properties, assessments and assumptions may have a significant impact on the Group's earnings and financial position. Valuation requires assessment of and assumptions about future cash flows, as well as determination of the discount factor (required rate of return). To reflect the uncertainty that exists in the assumptions and assessments made, a range of uncertainty of +/- 5–10 per cent is generally indicated in property valuations. Information on this and the assumptions, and on the assessments made, is provided in Note 11.

Deferred tax

With due observance of the rules on accounting, deferred tax is reported nominally without discounting. The actual tax is significantly lower, partly due to the possibility of selling properties via companies, and thus in a tax-efficient way, and partly due to the time factor. Through the ability to apply depreciation and deductions for tax purposes in certain refurbishments of properties, which are capitalized in the accounts, and to use loss carry-forwards, more or less no tax expense arises. However, payment of income tax arises in a few subsidiaries, where there is no scope for making group contributions for tax purposes. Deferred tax is recognized according to the balance sheet method, based on temporary differences between recognized and taxable values of assets and liabilities and taking into account the tax rates and tax rules enacted or substantively enacted on the balance sheet date. Temporary differences that have arisen at initial recognition of assets and liabilities that are asset acquisitions and at the time of the transaction do not affect either recognized profit or taxable profit are not taken into account. Untaxed reserves are recognized in the Parent Company, including tax.

Deferred tax liabilities that arise after the date of acquisition are recognized at the applicable tax rate. Deferred tax assets that arise after the date of acquisition are reported to the extent that it is considered likely that they will be used. Other information regarding deferred tax is provided in Note 9.

Classification of acquisitions

Acquisitions of companies can be classified either as business combinations or asset acquisitions according to IFRS 3. Each individual transaction is assessed individually. In cases where the company acquisition mainly includes only property/properties and does not include important processes, the acquisition is classified as an asset acquisition.

On acquisition of businesses, an assessment is made of how the acquisition is to be recognized, based on the criteria inclusion of employees and complexity of internal processes. Furthermore, the number of activities and the existence of agreements with various degrees of complexity are taken into account. A voluntary concentration test can show that an acquisition is an asset acquisition. The concentration test entails that if substantially the whole fair value of the acquired gross assets can be attributed to an asset or a group of similar assets, for example, investment properties, the acquisition is an asset acquisition. However, the test does not provide an answer to whether an acquisition is a business combination but only shows that it could be an asset acquisition. Company acquisitions in the Group are usually classified as asset acquisitions as the primary purpose is normally to acquire the company's property.

Asset acquisitions

In acquisition of subsidiaries which are asset acquisitions, the acquisition cost is distributed over the individual assets and liabilities based on their fair value at the time of acquisition. Transaction costs are added to the acquisition value of the acquired net assets.

Properties and financial instruments are valued at fair value. Other items have not been revalued. In asset acquisitions, no deferred tax attributable to the temporary differences between the fair value and the tax value of properties is reported. Any discount for non-deductible acquisition value instead reduces the property's acquisition value.

Most acquisitions are classified as asset acquisitions. The exception to this is the acquisition of Corem Kelly AB (name changed from Klövern AB) in 2021. See below, under Business combinations, for further information.

Business combinations

In the case of business combinations, where transferred payment, any holding without controlling influence and fair value of the previously owned share (in

NOTE 1 CONTD.

acquisitions taking place in stages) exceeds the fair value of the acquired assets and liabilities taken over, which are reported separately, the difference is reported as goodwill. When the difference is negative, known as a low-price acquisition, this is reported directly in profit/loss for the year.

In the case where the acquisition does not refer to 100 per cent of the subsidiary, a holding without controlling influence is created. Corem reports the holding without controlling influence at fair value, which means that a holding without controlling influence has a share of goodwill.

In the case of acquisition in stages, goodwill is established on the date that the controlling influence arises. Previous holdings are valued at fair value and the change in value is reported in the income statement.

In the case of a business combination, full deferred tax is reported on the temporary differences between the fair value of the properties and their residual tax value.

Corem's acquisition of Corem Kelly AB (formerly Klövern AB) in 2021 has been classified as a business combination.

REPORTING OF PREFERENCE SHARES

The number of preference shares outstanding at year-end was 12,415,295. The preference shares outstanding are classified as equity in accordance with IAS 32. There is no contractual obligation to pay dividends or to repay contributed capital between Corem and the preference shareholders. Payment of dividends and/or repayment of contributed capital is ultimately for resolution by the Annual General Meeting.

REPORTING OF HYBRID BONDS

Bonds are classified as liabilities or equity based on where there is a contractual obligation to regulate the agreement by paying cash or another financial asset. This assessment applies both for the nominal amount and interest payments. On initial recognition, the assessment was made that the hybrid bond can be classified as equity and not as a liability. Interest on hybrid bonds is recognized directly in equity.

CLASSIFICATION ETC.

Non-current assets and long-term liabilities in the Parent Company and the Group consist solely of amounts that are expected to be recovered or paid more than 12 months after the end of the reporting period. Current assets and liabilities in the Parent Company and the Group consist solely of amounts that are expected to be recovered or paid within 12 months of the end of the reporting period.

PRINCIPLES OF CONSOLIDATION**Subsidiaries**

Subsidiaries are companies over which the Parent Company, Corem Property Group AB (publ), exercises a controlling influence. A controlling influence is when Corem is exposed to variable returns from its commitment and is able to influence such returns through its influence over the company. In determining whether a controlling influence exists, potential voting shares and other contractual conditions must be taken into account. Subsidiaries are consolidated according to the acquisition method. In this method, the acquisition of a subsidiary is treated as a transaction in which the Group indirectly acquires the subsidiary's assets and assumes its liabilities and contingent liabilities. The cost upon consolidation is determined using a purchase price allocation analysis at the acquisition. This analysis establishes the cost for the participations and the fair value of the identifiable assets acquired, liabilities assumed and any contingent liabilities. Financial statements of subsidiaries are incorporated into the consolidated accounts from the date of acquisition and up to the date when control ceases.

Transactions eliminated in consolidation

Intra-Group receivables and liabilities, income and expense, and unrealized gains or losses arising from intra-Group transactions are eliminated in their entirety in preparation of the consolidated financial statements.

Holdings recognized according to the equity method**Associated companies**

A company is recognized as an associated company if Corem exercises a significant influence on the operational and financial management of the company. An indication of controlling influence is that Corem holds no less than 20 per cent but no more than 50 per cent of the votes. In the consolidated accounts, associated companies are recognized in accordance with the equity method. In transactions between Group companies and associated companies, the part of unrealized gains and losses that represents the Group's share of the associated company is eliminated, except as regards unrealized losses that are due to impairment of an asset transferred.

The holdings in associated companies are tested at each balance sheet date to determine whether there is any indication of need for impairment of the investment. If this is the case, a calculation is made of the amount of impairment corresponding to the difference between the recovery value and the carrying amount. An impairment is reported in the item "Share of earnings in associated companies" in the income statement.

Foreign currencies

Transactions in foreign currency are translated, when they are included in the accounts, into the functional currency at the exchange rate on the transaction date. Monetary assets and liabilities in foreign currency are translated on each balance sheet date at the rate on the balance sheet date. Exchange rate differences that arise are included in the profit for the period. The Group's foreign balance sheets are translated from their functional currency to Swedish kronor at the exchange rate on the balance sheet date. Income and expense items are translated at the average exchange rate for the period. Any translation differences that arise are recognized in other comprehensive income in the Statement of comprehensive income and the accumulated differences are recognized in the translation reserve in equity. The accumulated translation difference is reversed and recognized under the heading of capital gains or losses in cases where the foreign operations are divested.

INCOME**Rental income**

Rental income from investment properties is reported in the income statement on a straight-line basis over the rental period. Leases are classified as operating leases on the basis that the property remains in Corem's possession even if the agreement can run for up to 20 years. In cases where leases allow, for a specific term, a reduced rent that corresponds to a higher rent at another time, the difference is recognized as accrued on a straight-line basis. Rent discounts provided and state support received as a result of the coronavirus crisis are recognized net and are charged to earnings in the period concerned. Remuneration for the commitments that Corem assumes via the leases, such as supplying for example heating, cooling, snow removal and waste collection for the premises, is an integral part of the rent, since the tenants have no say in choice of supplier, frequency or other influence on performance, and is therefore recognized under Leasing.

Revenue from property divestments

Revenue from property divestments is normally recognized on the date of transfer of possession. In the event that control of the asset has been transferred at an earlier time than the date of transfer of possession, the property divestment is recognized as revenue on that earlier date. In determining the timing for revenue recognition, what has been agreed between the parties regarding risks and benefits, involvement in day-to-day administration and transfer of legal ownership are taken into account. Also taken into account are circumstances that are outside the control of the seller and/or purchaser and that may affect the result of the transaction.

SEGMENT REPORTING

IFRS 8 requires disclosures to be provided from management's perspective. Management's perspective refers to reporting to the highest executive decision-maker (HED), which means that the reporting must be consistent with how it is presented internally. HED is a function that allocates resources and evaluates results. Corem has identified the CEO as HED. The Group is organized in, and managed primarily on the basis of geographical areas, see note 3. Rental income and property costs are directly attributable to properties in the respective segments. Other income and expense items have not been allocated to segments. In the same way, only investment properties are allocated to segments. The segments are reported using the same valuation principles as in the consolidated accounts. HED's central concept in management and reporting is net operating income. There are no regular sales between segments and the table in Note 3 therefore shows no intra-segment sales. Any other transactions are conducted on market terms.

RESIDENTIAL DEVELOPMENT

The Group's activities in residential development has been limited to individual projects in 2022, as most of these operations have been transferred in 2022 to the housing company, Klövern AB. Income and expenses for residential development is recognized as part of the net operating income. Earnings from completed projects for condominium associations are recognized according to the completion method. Accumulated value is reported as current assets until the disposal.

NOTE 1 CONTD.

OPERATING COSTS AND FINANCIAL INCOME AND EXPENSES

Property costs

Property costs include costs relating to the operation, servicing, letting, administration and maintenance of the property portfolio.

Central administration

Central administration costs consists of expenses for Group-wide functions and ownership of the Group's subsidiaries.

Financial income and expenses

Financial income and expense items consist of interest income from bank deposits and receivables, dividend income and interest expenses on loans. Financial expenses also include costs relating to interest rate derivatives. Any changes due to market valuation are not included in financial income or expenses but are recognized separately as items according to whether the change is realized or unrealized. Interest income and interest expenses relating to receivables and liabilities are calculated using the effective interest method.

Interest income is recognized in the period to which it relates. Dividend income is recognized when the dividend has been established and when the right to receive payment has been assessed as certain. Interest expenses include accrued amounts relating to issue costs and similar direct transaction costs for raising loans.

Reporting of borrowing costs

Borrowing costs that are directly attributable to the purchase, construction or production of major new builds, extensions or conversions are capitalized during the production period..

Employee benefits

Remuneration to employees such as salaries and social security costs, holidays and paid sick leave, etc. are expensed as the employees perform services for the company.

Defined-contribution pension plans

All liabilities regarding pensions have been classified as defined-contribution pension plans and are recognized as an expense via profit or loss when they arise, see also Note 4. A pension plan as specified in ITP is applied..

TAXES

Income taxes comprise current tax and deferred tax. Income taxes are reported in income except when the underlying transaction is recognized in other comprehensive income or directly in equity, whereupon the associated tax effect is recognized in other comprehensive income or equity, respectively. Current tax is tax to be paid or received for the current year upon application of the tax rates enacted, or substantively enacted, on the balance sheet date. Current tax also includes adjustments of current tax attributable to earlier periods. Deferred tax is calculated using the balance sheet method, based on the temporary differences between the carrying amounts and the taxable values of assets and liabilities. Temporary differences that have arisen at initial recognition of assets and liabilities that are asset acquisitions and at the time of the transaction do not affect either recognized profit or taxable profit are not taken into account. Measurement of deferred tax is based on the extent to which the carrying amounts of assets and liabilities are expected to be realized or settled. Deferred tax is calculated using the tax rates and regulations enacted or substantively enacted on the balance sheet date. Deferred tax assets relating to deductible temporary differences and tax loss carry-forwards are recognized only to the extent it is likely that they can be utilized. The value of deferred tax assets is reduced when it is no longer probable that they can be utilized.

FINANCIAL INSTRUMENTS

Financial instruments are any form of contract that creates a financial asset and a financial liability or an equity instrument in another entity. Financial instruments recognized under assets in the balance sheet include cash and cash equivalents, accounts receivable and other receivables, as well as shares. The liability side includes accounts payable, loan liabilities, interest rate derivatives and other liabilities. Recognition is determined by how the financial instruments are classified.

Recognition and derecognition

A financial asset or liability is reported in the balance sheet when the company becomes party to the contractual terms of the instrument. Rent receivables and accounts receivable are recognized in the balance sheet when an invoice has been sent and the company's right to payment is unconditional. A liability is reported when the counterparty has performed and there is a con-

tractual obligation to pay, even if an invoice has not yet been received. Accounts payable are reported when invoices are received.

A financial asset and a financial liability may be offset and the net amount recognized in the balance sheet when, and only when, the company has a legally enforceable right to offset the amounts and the company intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously. A financial asset is derecognized from the balance sheet when the rights in the agreement are realized, expire or the company loses control over them. The same applies to a part of a financial asset. A financial liability is derecognized when the obligation in the contract is fulfilled or otherwise extinguished. The same applies to a part of a financial liability. At each reporting date, the Company assesses whether there is objective evidence that a financial asset or group of financial assets is impaired.

Gains and losses from derecognition from the balance sheet and modification are recognized in profit or loss.

Classification and valuation

Debt instruments are classified on basis of the Group's business model for management of the asset and the nature of the asset's contractual cash flows..

The instruments are classified at:

- accrued acquisition value
- fair value via other comprehensive income, or
- fair value via profit.

Financial assets

The Group's financial assets are classified as financial assets recognized at accrued acquisition value with the exception of financial investments and derivatives. Financial assets classified at accrued acquisition value are held, according to the business model, in order to collect contractual cash flows that are only payments of principal and interest on the outstanding principal. Financial assets classified at accrued acquisition value are measured initially at fair value plus transaction costs. Rent receivables and lease receivables are initially measured at the invoiced value. After initial recognition, the assets are measured using the effective interest method. The assets are covered by a loss provision for expected credit losses.

Equity instrument held for trading and equity instruments where the Group has chosen not to recognize changes in fair value via other comprehensive income are classified as financial assets measured at fair value via the income statement. This category includes the Group's financial investments. A gain or loss on a financial asset that is recognized at fair value via the income statement is recognized net in the income statement as of the settlement date in the period in which the gain or loss arises.

Derivatives are classified at fair value via profit. The Group does not use hedge accounting. Fair value is established as described in Note 23.

Financial liabilities

Financial liabilities are classified at accrued acquisition value, with the exception of derivatives. Financial liabilities recognized at accrued acquisition value are measured initially at fair value including transaction expenses. After initial recognition, they are measured at accrued acquisition value using the effective interest method.

Derivatives are classified at fair value via profit. The Group does not use hedge accounting. Fair value is established as described in Note 23

Impairment of financial assets

The Group's financial assets, other than those classified at fair value via profit or loss or equity instruments measured at fair value through other comprehensive income, are included in impairment of expected credit losses. Impairment for credit losses in accordance with IFRS 9 is prospective, and a loss provision is made when there is exposure to credit risk, usually at initial recognition. Expected credit losses reflect the present value of all deficits in cash flows attributable to defaults either for the next 12 months or for the expected remaining term of the financial instrument, depending on class of asset and on deterioration of credit since initial recognition. Expected credit losses reflect an objective, probability-weighted outcome that takes account of most scenarios based on reasonable and verifiable forecasts. The simplified model is used for accounts receivable, contract assets and rent receivables. In the simplified model, a loss provision is recognized for the expected remaining term of the receivable or asset. An impairment model of three stages is used for other items included in expected credit losses.

Initially, and at each balance sheet date, a loss provision is recognized for the next 12 months, or for a shorter period of time, depending on remaining term (stage 1). The Group's assets have been assessed to be in stage 1, that is, there has been no significant increase in credit risk.

The measurement of expected credit losses is based on different methods. The method for accounts receivable, contract assets and rent receivables is

NOT 1 FORTS.

based on historical credit losses combined with prospective factors. Other receivables and assets are impaired according to a rating-based method via external credit rating. This also takes into account any collateral and other credit enhancements in the form of guarantees.

Financial assets are recognized in the balance sheet at accrued acquisition value, that is, net of gross value and loss provision. Changes in the loss provision are recognized in the income statement

Classification of financial instruments by valuation levels

The fair value of financial instruments traded on an active market is based on listed market prices and is classified at valuation level 1 in accordance with IFRS 13. In cases where quoted market prices are not available, fair value is calculated using discounted cash flows. These valuations are classified at valuation level 2. Other valuations, for which any variable is based on own judgements, are classified at valuation level 3. For more information, see Note 23. Input data for valuation levels when measuring at fair value:

Level 1: Listed, unadjusted prices in active markets for identical assets or liabilities that Corem has access to at the time of measurement.

Level 2: Inputs other than listed prices included in Level 1 that are directly or indirectly observable for assets and liabilities.

Level 3: Inputs at Level 3 are unobservable inputs for assets and liabilities.

INTANGIBLE ASSETS**Goodwill**

Goodwill which arises when preparing the consolidated financial statements in connection with a business combination, consists of the difference between acquisition value and the Group's share of the fair value of the acquired subsidiary's identifiable net assets on the acquisition date. At the time of acquisition, goodwill is recognized at acquisition value. It is subsequently reported at acquisition value after deduction of any impairment.

In 2021, Corem acquired the property company Corem Kelly (formerly named Klövern) and its subsidiaries. The acquisition has been classified as a business combination and in connection with this, goodwill arose in the form of deferred tax and expected synergies associated with the combination. The part of goodwill that is attributable to deferred tax is the difference between nominal tax and the estimated, calculated tax which was applied in the acquisition.

When testing whether there exists a need for impairment, goodwill is allocated to the cash-generating units consisting of acquired properties that are part of the group at the end of the balance sheet date. Indicators that an impairment of goodwill may be needed arise mainly in the event of a downturn in the real estate market or that the properties involved in the above mentioned transaction are divested or that the expected synergies have not been achieved.

NON-CURRENT ASSETS**Investment properties**

Investment properties are properties held with a view to obtaining rental income, or an increase in value, or a combination of the two. Investment properties are initially recognized at cost, which includes expenses directly attributable to the acquisition. Investment properties include buildings, land, site improvements and property equipment. Buildings in process of construction and refurbishment which are intended for use as investment properties when the work is completed are also classified as investment properties. Investment properties are recognized in the consolidated balance sheet at fair value; see Note 11. Corem values all its properties/site leaseholds each quarter. For 2022, approximately 99.9 per cent of the total property portfolio was externally valued. The valuation model used is return-based, according to the cash flow model. The fair value of the property before deduction of selling expenses is calculated from the outcome of the cash flow calculation. The valuation model used is return-based, according to the cash flow model. Building rights are recognized when planning decisions have been obtained. Building rights are valued using the local price method, meaning that the assessment of their value is based on comparisons to the price of similar building rights. Both realized and unrealized changes in value are recognized in the income statement. Rental income and income from property divestments are recognized in accordance with the principles described in the section on revenue recognition. Subsequent costs are added to the carrying amount only when it is likely that future economic benefits associated with the asset will benefit the Company. The critical factor in assessing when an additional expense should be added to the carrying amount is whether the measure results in an improvement, compared with the standard before the measure was taken. Repair and maintenance expenses are recognized as incurred. In larger projects, interest expense is capitalized over the construction period as appropriate.

Other non-current assets

The Group recognizes intangible and other tangible non-current assets at acquisition value less accumulated depreciation and any impairment losses. Cost includes the purchase price and costs directly attributable to the asset in order to bring it to the place and in the right condition where it can be used as intended.

Financial non-current assets are recognized in the Group at fair value, except for other financial non-current assets, which are reported at accrued acquisition value.

Depreciation principles, machinery and equipment:

Depreciation is applied on a straight-line basis over the estimated useful life of the asset. Estimated useful lives are 3–10 years. The residual value and useful life of each asset are assessed annually.

Amortization principles for intangible assets:

Depreciation is applied on a straight-line basis over the estimated useful life of the asset. Estimated period of use is 5 years. The residual value and useful life of each asset are assessed annually.

Leasing**Lessor**

Lease contracts in which the risks and benefits associated with ownership are in all material respects borne by the lessor are classified as operating leases. Leases relating to investment properties are classified as operating leases.

Lessee

Lessees are required to recognize assets and liabilities related to all lease contracts, with the exception of those with a term of less than 12 months and/or those where the underlying asset has a low value. Corem is lessee for primarily site leaseholds and, to a lesser extent, for premises, vehicles and office equipment. When a lease contract has been signed, the commitment to pay the leasing fees is recognized as a lease liability after discounting and the right to use the underlying asset during the leasing period is recognized as an asset. Depreciation of assets and interest on the lease liability are recognized in the income statement. Lease fees are recognized partly as payment of interest and partly as amortization of the lease liability. Changes in the lease contract may result in a revaluation of the liability and an adjustment of the asset's carrying amount. Lease payments for leases classified as short-term leases and/or low-value leases are expensed on a straight-line basis over the lease term.

IMPAIRMENT

The recognized values of the Group's assets are tested at each balance sheet date to determine whether there is any indication of need for impairment. Should such an indication be identified, the recoverable value of the asset is calculated. An impairment loss is reversed only to the extent that the asset's carrying amount after reversal does not exceed the carrying amount that the asset would have had if the impairment loss had not occurred. Exceptions from the impairment principles are made for property, plant and equipment held for sale, investment properties and deferred tax assets that are measured according to special rules, which are described in the relevant parts of the accounting policies.

PROPERTIES CLASSIFIED AS CURRENT ASSETS

Properties held as current assets are reported in accordance with IAS 2 Inventories which entails valuation at the lowest of the acquisition value and net sales value (estimated selling price after deduction of estimated completion costs).

LIQUID FUNDS

Liquid funds consist of cash and immediately available deposits at banks and equivalent institutions as well as short-term investments with a maturity from the acquisition date of less than three months. Balances that are blocked on a bank account, due to an agreement being entered into with a third party not to use deposited funds other than for a specific purpose, are considered liquid funds. Liquid funds are covered by the requirements for loss provision for expected credit losses.

PROVISIONS

Provisions are recognized in the balance sheet when the Group has a present legal or constructive obligation as a result of a past event, and when it is likely that an outflow of resources will be required to settle the obligations and the amount can be estimated reliably. Where the effect of when in time payment is made is significant, the provision is calculated through discounting the expected cash outflows.

NOTE 1 CONTD.

ted future cash flow at an interest rate before tax that reflects current market assessments of the time value of money and, if applicable, the risks associated with the debt.

CONTINGENT LIABILITIES

A contingent liability is recognized when a possible obligation exists that arises from past events and whose existence will be confirmed only by one or more uncertain future events, or when there is an obligation that is not recognized as a liability or provision because it is not likely that an outflow of resources will be required to settle the obligation.

FORM OF PRESENTATION OF THE INCOME STATEMENT

The Group uses the form of presentation that is standard for a large number of companies in the real estate industry. As a result, the income statement shows results for net operating income, profit from property management and profit before tax. Profit from property management includes net financial items, in turn including realized changes in value relating to derivatives. Unrealized changes in the value of derivatives and other changes in value are recognized after the profit from property management. In the Parent Company, the Report Form for allocation by function is used, showing gross profit and operating profit

CASH FLOW STATEMENT

The statement of cash flows has been prepared using the indirect method. The operating profit has thus been adjusted for transactions that did not result in inflows or outflows during the period and for any income and expenses attributable to the cash flows of investment activities. The purpose of the statement of cash flows is to show the company's inflows and outflows during the period in which the payments are attributed to operating activities, investment activities or financing activities.

DIVIDENDS TO BE PAID

Dividends are recognized as a liability on approval by the Annual General Meeting/ Extraordinary General Meeting of shareholders

PARENT COMPANY'S ACCOUNTING POLICIES

The Parent Company has prepared its annual accounts in accordance with the Swedish Annual Accounts Act (1995:1554) and the Swedish Financial Reporting Board's recommendation RFR 2 Accounting for Legal Entities. The recommendation requires the Parent Company in preparing the annual accounts for the legal entity to apply all IFRS and interpretations, as adopted by the EU, to the extent possible within the scope allowed by the Swedish Annual Accounts Act, and taking into account the relationship between accounting and taxation. The accounting policies of the Parent Company described below have been applied consistently in all periods presented in the Parent Company's financial statements. The presentation form for the income statement and balance sheet accords with the Swedish Annual Accounts Act..

Financial instruments

In view of the relationship between accounting and taxation, the rules on financial instruments stated in IFRS 9 are not applied in the Parent Company as a legal entity. The Parent Company instead uses the acquisition value method as described in the Swedish Annual Accounts Act. Financial non-current assets are therefore measured in the Parent Company at acquisition value and financial current assets according to the low-est-value principle, with impairment for expected loan losses being applied in accordance with IFRS 9 as regards assets that are debt instruments. Impairment for other financial assets is based on market values.

The Parent Company applies a rating-based method for calculating expected credit losses on intra-Group receivables based on the probability of default, expected loss and exposure in the event of default. The Parent Company defines default as when payment of the claim is 90 days late or more, or if other factors indicate that payments have been suspended. As of the balance sheet date, no significant increase in credit risk has been identified. This assessment is based on whether any payment is 30 days or more late, or if there is a significant deterioration in the rating, resulting in a rating below investment grade. The Parent Company's receivables from the subsidiary are subordinated to claims by external lenders. The Parent Company applies the general method to the intraGroup receivables. The Parent Company's expected loss in the event of default takes into account the subsidiaries' average loan-to-value ratio and the anticipated market value of the subsidiaries' properties in the event of a forced sale. Based on the Parent Company's assessments with the above method, taking into account other known information and forward-looking factors, expected credit losses are not considered significant and no provision has therefore been recognized.

The Parent Company applies the exemption not to value financial guarantee agreements for the benefit of subsidiaries and associated companies and joint ventures, in accordance with the rules in IFRS 9. Instead, it applies the principles for measurement in accordance with IAS 37 Provisions, Contingent Liabilities and Contingent Assets.

Subsidiaries

Participation rights in subsidiaries are recognized in the Parent Company using the acquisition value method. The acquisition value includes transaction costs related to the acquisition. Dividends received are recognized as income irrespective of whether they derive from profits earned before or after acquisition.

In the case of dividends arising from profits earned before acquisition, the shares are tested for impairment.

The net sale value of the subsidiary shares considers their net asset value after taking into account the fair value of assets and liabilities less estimated selling costs for the shareholding. The net asset value calculation has also taken into account the value of tax loss carry-forwards in the Group, which have been allocated to the subsidiary shares on reasonable and consistent grounds. In calculating the fair value of the properties in the subsidiaries, assessed market-based yield requirements have been applied in accordance with the methods and assumptions described in Note 11.

Shareholder contributions

Shareholder contributions are recognized directly in equity by the recipient and are capitalized as shares and participations by the issuer, to the extent that no impairment loss is identified.

Group contributions and shareholder contributions for legal entities

Group contributions are reported as a financial allocation by the sender and the recipient, regardless of whether the group contribution has been made or received.

Leasing

The Parent Company has elected to apply the exemption for lessees in RFR 2 and lease payments are expensed on a straight-line basis over the leasing period.

NOTE 2 BREAKDOWN OF INCOME

	Group		Parent company	
	2022	2021	2022	2021
Rental income from leasing of premises	4,442	2,795	–	–
Other revenue	49	10	–	–
Invoicing of intra-Group services	–	–	559	98
Total revenue	4,491	2,805	559	98

The comparative revenue figures include the acquisition of Corem Kelly (formerly Klövern) only for the period 15 June to 31 December 2021; see also note 33, Business combinations.

The maturity dates of Corem's lease contracts as at 31 December 2022 are presented in note 26.

NOTE 3 SEGMENTS

IFRS 8 requires disclosures to be made from management's perspective, that is from the highest executive decision maker (HED), with the aim of ensuring that the reporting is consistent with how it is presented internally. Corem has identified the CEO as HED, the function that allocates resources and evaluates the results. Corem's property portfolio and operating activities are divided into geographical regions: Region Stockholm, Region Stockholm Logistics, Region East, Region West, and the international operations, which are segmented into Copenhagen and New York.

In addition, aggregated figures are shown where the property portfolio is divided up into investment portfolio and development portfolio.

The regional breakdown corresponds with the internal follow-up model used by the CEO and the Board.

The segments are reported using the same valuation principles as in the consolidated accounts. Net operating income is the central concept of control and reporting. No regular sales take place between segments and as a result the table below shows no intra-segment sales. Any other transactions are conducted on market terms. For further information, see Note 11.

The comparative figures include revenues and expenses for Corem Kelly (name changed from Klövern, referring to the previously listed Klövern group) for the period 15 June to 31 December 2021.

Income statement items and investments by geographical area

	Income, SEKm		Property costs, SEKm		Net operating income, SEKm		Operating margin, %		Investments, SEKm	
	2022 jan-dec	2021 jan-dec	2022 jan-dec	2021 jan-dec	2022 jan-dec	2021 jan-dec	2022 jan-dec	2021 jan-dec	2022 jan-dec	2021 jan-dec
Region Stockholm	1,774	927	-735	-390	1,039	537	59	58	967	433
Region Stockholm Logistics	611	570	-183	-167	428	402	70	71	352	196
Region East	896	534	-302	-159	594	376	66	70	477	241
Region West	855	611	-288	-188	567	423	66	69	394	306
International - Copenhagen	298	163	-24	-6	274	158	92	96	23	96
International - New York	57	-	-26	-1	31	-1	54	-	690	499
TOTAL	4,491	2,805	-1,558	-911	2,933	1,894	65	68	2,903	1,771
Investment portfolio	4,264	2,620	-1,420	-823	2,844	1,797	67	69	1,587	1,075
Development portfolio	227	185	-138	-88	89	97	39	53	1,316	696
TOTAL	4,491	2,805	-1,558	-911	2,933	1,894	65	68	2,903	1,771

Key figures by geographical area

	No. of properties		Fair value, SEKm		Rental value, SEKm		Economic occupancy rate, %		Lettable area, 000 sq.m.	
	2022 31 dec	2021 31 dec	2022 31 dec	2021 31 dec	2022 31 dec	2021 31 dec	2022 31 dec	2021 31 dec	2022 31 dec	2021 31 dec
Region Stockholm	111	127	30,686	34,821	2,062	2,106	86	85	1,021	1,128
Region Stockholm Logistics	90	95	8,591	9,052	628	616	96	95	462	476
Region East	118	140	11,931	12,653	929	944	91	90	767	863
Region West	125	141	12,150	13,173	948	1,010	89	89	780	851
International - Copenhagen	10	10	7,942	7,361	301	280	95	97	158	161
International - New York ¹⁾	4	5	7,087	6,024	72	-	100	-	7	-
TOTAL	458	518	78,387	83,084	4,940	4,957	89	89	3,195	3,479
Investment portfolio	419	448	66,732	68,854	4,595	4,657	91	90	2,985	3,194
Development portfolio	39	70	11,655	14,230	345	300	70	73	210	284
TOTAL	458	518	78,387	83,084	4,940	4,957	89	89	3,195	3,479

1) Rental value, Economic occupancy rate and Lettable area refer to active lease agreements.

NOTE 4 EMPLOYEES AND PERSONNEL COSTS

Average number of employees

	2022	Men, %	2021	Men, %
Parent company - Sweden	341	54	59	65
Total Parent Company	341	54	59	65
Subsidiaries - Sweden	11	45	168	52
Subsidiaries - Denmark	4	75	2	25
Total subsidiaries	15	53	170	52
Group total	356	54	229	54

Salaries, other remunerations and social security costs

	2022		2021	
SEKm	Salaries and remuneration	Social security costs	Salaries and remuneration	Social security costs
Parent company	219	104	47	22
of which pension costs ¹⁾	–	26	–	6
Subsidiaries	7	3	105	51
of which pension costs ¹⁾	–	0	–	14
International	4	1	2	0
of which pension costs ¹⁾	–	0	–	0
Group total	230	107	154	73
of which pension costs ¹⁾		27		20

1) Of the Parent Company's pension costs, SEK 1.1 million (0.87) pertains to the CEO. There are no outstanding pension obligations.

Gender breakdown of senior management

	2022	Of whom women	2021	Of whom women
Directors	6	2	5	2
CEO and other senior executives	6	3	6	3

Salaries and other remunerations to board members, CEO and other employees

	2022		2021	
SEKm	Board of Directors and CEO	Other employees	Board of Directors and CEO	Other employees
Parent company	6	213	5	42
of which bonuses, etc. ¹⁾	0	0	1	1
Subsidiaries	–	7	–	105
of which bonuses, etc. ¹⁾	–	–	–	1
International	–	4	–	2
of which bonuses, etc. ¹⁾	–	–	–	–
Group total	6	224	5	149
of which bonuses, etc. ¹⁾	0	0	1	2

1) Of the total costs of bonuses of SEK 0.5 million (2.5), SEK 0.2 (0.8) million pertains to the company's CEO, Eva Landén.

SALARIES, FEES AND BENEFITS

The Board of Directors

Fees are paid to the Chairman and directors in accordance with the decision of the annual general meeting of shareholders. At the Annual General Meeting on 27 April 2022, it was decided that a board fee of SEK 550,000 should be paid to the Chairman of the Board and SEK 300,000 each to the other board members.

Chief Executive Officer

Remuneration and benefits to the CEO are decided by the Company's Board in line with principles established by the AGM. The remuneration shall be market-based and competitive, and shall be paid in the form of a fixed and variable salary. The annual bonus may amount to a maximum of six regular monthly salaries. The CEO is entitled to a company car and health insurance, as well as a share in Corem's profit-sharing foundation. The CEO is entitled to pension benefits in accordance with the ITP plan. The retirement age for the CEO is 65 years. The contract between the Company and the CEO is subject to nine months' 2022 of whom, women 2021 of whom, women by either Party and the CEO is entitled to 15 months' severance.

Other senior executives

Remuneration and benefits for other senior executives are decided upon by the Board of the company in accordance with principles adopted by the annual general meeting. Other senior executives are paid competitive salaries at a market level. The maximum annual bonus may amount to a sum corresponding to at most three months' basic salary. The bonus is not pensionable. Pension benefits may not exceed 35 per cent of the fixed annual cash salary including holiday compensation.

The retirement age for other senior executives is 65 years and 67 years, respectively. All five other senior executives are entitled to a company car and a right to health insurance, lunch benefits as well as a share in Corem's profit-sharing foundation. Three of these senior executives have a reciprocal notice period of six months; one has a reciprocal notice period of three months; and one has a notice period of twelve months on the part of the company and six months on the part of the employee. There are no agreements between members of Corem's Board of Directors and Corem, or any of Corem's subsidiaries, according to which the Chairman of the Board, other Board members, the CEO, other senior executives or other employees will receive benefits after their assignment has ended. No agreements regarding remuneration in the form of share-based compensation programmes, options or other financial instruments have been entered into. Remuneration and benefits accord with the principles adopted by the 2022 AGM.

The profit-sharing foundation

Under a resolution of the AGM held in May 2011, Corem has established a profit-sharing foundation that includes all employees who have at least part-time employment and who are in attendance for more than 25 per cent of their employment time during the year. Allocation can be made with at most one price base amount per employee and may not exceed 1 per cent of the proposed dividend to the ordinary shareholders. For 2022, an allocation of SEK 0 thousand (4,100) was made..

NOTE 4 CONTD.**Benefits to the board of directors and senior executives**

SEK 000	2022				2021			
	Salaries, fees and benefits	Pension costs	Social security costs, incl. payroll tax	Total	Salaries, fees and benefits	Pension costs	Social security costs, incl. payroll tax	Total
Chairman of the Board, Patrik Essehörn	473	–	148	621	320	–	100	420
Rutger Arnhult	–	–	–	–	45	–	14	59
Christina Tillman	260	–	82	342	180	–	57	237
Fredrik Rapp	260	–	82	342	180	–	57	237
Magnus Uggla	260	–	26	286	180	–	18	198
Katarina Klingspor	260	–	82	342	180	–	57	237
Christian Roos	200	–	63	263	–	–	–	–
CEO Eva Landén	3,979	1,058	1,507	6,544	4,340	874	1,576	6,790
Other senior executives (5 (5)), of which variable remuneration SEK 0.3 million (1.7)	8,044	1,995	3,011	13,050	8,903	1,772	3,227	13,902
	13,736	3,053	5,001	21,790	14,328	2,646	5,106	22,080

NOTE 5 FEES AND REIMBURSEMENT OF COSTS

SEKm	Group		Parent company	
	2022	2021	2022	2021
<i>Ernst & Young AB</i>				
Audit engagement	6.5	4.3	1.4	1.4
Auditing services in addition to audit engagement	0.5	0.9	0.5	0.8
Tax advice	–	0.2	–	0
Other consultation	–	0.1	–	–
Total	7.0	5.5	1.9	2.2

Audit engagement refers to the audit of the annual accounts and accounting records, as well as of the Board of Directors' and the CEO's administration of the Company, advice and other assistance resulting from observations made during such audits or the performance of such tasks.

Auditing services in addition to the audit engagement consist of various types of quality assurance services that are to result in a report, certificate or the like. These include, for example, review of interim reports and mergers. Tax advice refers to advice related to taxes, VAT and personnel taxation. All other activities are referred to as other consultation.

NOTE 6 THE OPERATION'S COSTS BY TYPE OF COST

SEKm	Group	
	2022	2021
Property costs¹⁾		
Operating costs	909	478
Repairs and maintenance	173	121
Property tax	220	128
Personnel costs	234	152
Other property costs	22	32
Total property costs	1,558	911
Central administration²⁾	187	116
Acquisition costs³⁾	–	21

1) Property costs relate to costs for the group's properties that generate income.

2) Central administration consists of costs for the parent company's administration and costs for the company's listing on Nasdaq Stockholm. In addition, these costs include costs for auditing, preparation of annual accounts, group management, IT and more.

3) Transaction costs relate to the acquisition of Corem Kelly AB (name changed from Klövern AB).

NOTE 7 NET FINANCIAL ITEMS

SEKm	Group		Parent company	
	2022	2021	2022	2021
Assets and liabilities measured at accrued acquisition value				
Interest income other financial assets	7	2	–	–
Translation differences, financial items	25	14	–	–
Interest income, subsidiaries	–	–	200	69
Total interest income and similar income statement items	32	16	200	69
Interest expenses on loans ¹⁾	–1,108	–657	–313	–106
Translation differences, financial items	–	–3	–153	–3
Interest costs, subsidiaries	–	–	–	–
Total interest income and similar income statement items	–1,108	–660	–466	–109
Expected credit losses on financial assets	0	0	0	0
Expected credit losses on financial assets from Group companies	–	–	–	–
Dividends from holdings of listed shares	67	106	–	–
Total	67	106	0	0
Interest costs, leases	–62	–41	–	–
Total recognised via profit (net financial items)	–1,071	–579	–266	–40
Dividends from holdings of listed shares	–	–	67	106
Realized earnings from divestment of listed shares	–	–	–11	–
Impairment of holdings of listed shares	–	–	–482	–
Earnings from shares in current assets	–	–	–426	106

1) During the year, SEK 291 million (101) has been paid in interest expense capitalized as investments in the property portfolio. Interest deriving from derivatives valued at fair value in earnings amounted to SEK 28 million (–76). See note 8 for derivatives valued at fair value.

Expected credit losses on financial assets

The financial assets that are covered by provision for expected credit losses according to the general method consist of cash and cash equivalents, other receivables and accrued income. Corem applies a rating-based method in combination with other known information and forward-looking factors to assess expected credit losses. The group has defined default as when payment of the claim is 90 days late or more, or if other factors indicate that payments have been suspended. As of the balance sheet date, no significant increase in credit risk has been deemed to exist for any receivable or asset. This assessment is based on whether any payment is 30 days or more late, or if there is a significant deterioration in the rating, such that the rating falls below investment grade. In cases where the amounts are not deemed to be insignificant, a provision or expected credit losses is also recognized for these financial instruments.

Expected loan losses on rent/accounts receivable, see Note 17.

NOTE 8 CHANGE IN VALUE, DERIVATIVES

SEKm	Group	
	2022	2021
Derivative instruments:		
Changes in value on interest rate derivatives	1,375	256
Summa	1,375	256

In order to achieve a desired structure regarding interest maturity, Corem uses interest rate derivatives from time to time. In the case of financial instruments whose changes in value are reported in the income statement, any theoretical surplus or deficit that may arise when the agreed interest rate deviates from the market interest rate is recognized via profit.

NOTE 9 TAXES

Deferred tax

Deferred tax liabilities are recognized for any taxable temporary difference between the fair value and the taxable value of the properties. The taxable value of the properties amounts to approximately SEK 37.9 billion (37.3) and the temporary difference to approximately SEK 40.7 billion (45.8). Less acquired temporary differences, the taxable temporary difference totals approximately SEK 36.8 billion (41.5).

Corem has accumulated tax losses of SEK 1,540 million (1,924). These losses are not limited in time and are available for offsetting against future tax gains. Deferred tax assets for these losses amount to SEK 317 million (396) in the consolidated balance sheet and to SEK 0 million (6) in the Parent Company's balance sheet. Corem has tax-related capital losses of approximately SEK 5.2 billion that are covered by the exemption in Chapter 48, Section 26 of the Swedish Income Tax Act. Deferred tax assets are not recognised on these loss carry-forwards.

Corem is affected by the rules on limitations regarding interest deductions that came into force on 1 January 2019 and that in short introduce a limitation in the right to deduct negative net interest income exceeding 30 per cent of taxable EBITDA. Because the Group is not allowed full deduction of interest expenses, the Group's loss carry-forwards are consumed at a faster rate.

With the possibility of depreciation for tax purposes and deduction for certain conversions of properties, as well as the use of tax loss carry-forwards, virtually no paid income tax expense arises. However, paid income tax occurs in a few subsidiaries from which there are no opportunities for making Group contributions for tax purposes.

NOTE 9 CONTD.**Recognized in profit**

SEKm	Group		Parent company	
	2022	2021	2022	2021
Current tax				
Tax expense for the period	-49	-40	-	-
Total current tax	-49	-40	-	-
Deferred tax				
Tax value of loss carryforwards utilized/capitalized during the year	-	-	-6	-9
Changes in value, financial instruments and derivatives	-177	-117	-	-
Current profit from property management	-34	-59	-	-
Changes in value and temporary differences in properties	1,209	-741	-	-
Increased temporary difference in properties, attributable to depreciation and direct deductions for tax purposes	-356	-230	-	-
Revaluation loss carry-forwards etc.	-45	0	-	-
Total deferred tax	597	-1,147	-6	-9
Total tax expense recognised	548	-1,187	-6	-9

Reconciliation of effective tax

SEKm	Group	
	2022	2021
Profit before tax	-2,486	5,682
Tax in accordance with currently applicable Swedish tax rate	512	-1,170
International tax rates	-2	-11
Taxes on foreign companies	-25	-15
Non-deductible expenses/non-taxable income	-53	-76
Share of profit in associated companies	-178	1
Revaluation loss carry-forwards	-32	-
Changes in value, properties	443	-35
Result from financial assets at fair value	-122	124
Other adjustments	5	-5
Recognized effective tax	548	-1,187

SEKm	Parent company	
	2022	2021
Profit before tax	206	870
Tax in accordance with currently applicable Swedish tax rate	-42	-179
Non-taxable dividends	161	176
Non-deductible impairments etc.	-102	-
Non-deductible expenses/non-taxable income	-23	-6
Recognized effective tax	-6	-9

Recognized in the balance sheet Deferred tax assets/tax liabilities

SEKm	Group	
	2022	2021
Derivatives	-	18
Loss carry-forwards	317	396
Tax assets	317	414
Difference between reported and taxable values, properties	-7,615	-8,443
Derivatives	-266	-
Financial assets	6	-95
Tax allocation reserves	-4	-3
Tax liabilities	-7,879	-8,541
Deferred tax liability/assets in the balance sheet, net	-7,562	-8,127

SEKm	Parent company	
	2022	2021
Loss carry-forwards	-	6
Tax assets	6	6

NOTE 10 GOODWILL

SEKm	Group	
	2022	2021
Opening balance	-3,059	-
Acquisition	-	3,080
Divestment of brand	-50	-
Impairment	-635	-21
Closing value	2,374	3,059

Reported goodwill is attributable to the acquisition of Corem Kelly AB (name changed from Klövern AB) in 2021, and consisted of deferred tax amounting to SEK 2,096 million and expected synergies connected with the acquisition amounting to SEK 984 million. The part of goodwill that is attributable to deferred tax relates to the difference between nominal tax and the estimated, calculated tax which was applied in the acquisition.

In 2022, goodwill has been written down by SEK 635 million (21) and partly relates to goodwill attributable to synergies which were considered to be realized through the formation of the housing company Klövern, and partly relates to goodwill attributable to deferred tax, where impairment takes place as a result of unrealized value changes and property divestments

NOTE 11 INVESTMENT PROPERTIES

Investment properties are reported at fair value.

SEKm	Group	
	2022	2021
Total, 1 January	83,084	14,002
Business combination, Corem Kelly (formerly Klövern)	–	61,557
Acquisition	80	292
New builds, extensions and conversions	2,903	1,771
Divestment	–2,329	–296
Divestment to associated company Klövern AB	–4,374	–
Reclassification of properties classified as current assets	–	1,930
Value changes, unrealized	–2,565	3,421
Translation differences	1,588	407
Total, 31 December	78,387	83,084

On 31 December 2022, the combined market value of Corem's investment properties amounted to SEK 78,387 million (83,084). Changes in value of Corem's investment properties amounted to SEK -2,934 million (3,432), of which unrealized changes in value was SEK -2,565 million (3,421) and realized changes in value SEK -369 million (11). The unrealized value changes are primarily attributable to changes in the required yields, new letting and renegotiations.

Significant commitments

Corem has the following significant commitments regarding the acquisition and sale of investment properties: The company has signed agreements in 2022 for the divestment of 53 properties, where possession either has already been transferred or will be transferred in 2023. Of these, 47 properties relate to the divestment to Blackstone that was agreed upon on 15 December 2022. Corem additionally has a commitment to, when the local plan for housing has been obtained, transfer possession of residential building rights in e.g. Stockholm and Uppsala to Klövern.

Corem also has commitments to complete currently ongoing projects of varying sizes. At year-end, there were twelve projects with an investment exceeding SEK 50 million each. The projects consist of refurbishments and new constructions, as well as customization on behalf of tenants, where the remaining investment is estimated at SEK 1,117 million.

Valuation method

Corem's property portfolio is valued quarterly by internal valuation expertise in the form of authorized valuers with extensive experience. To support the internal valuation, Corem continuously gathers market information from external valuation agencies.

All properties are externally valued once per year, with valuations taking place each quarter. During 2022, properties representing 99.9 per cent of the total value underwent external valuation. External valuations were performed in 2022/2023 by Colliers, Cushman & Wakefield, Newmark Knight Frank, Newsec and Savills. As a basis for their valuations, the valuers received information on current and newly signed leases, ongoing operating and maintenance costs, estimated investments and maintenance plans.

The value estimates are based on cash flow analyses, which estimate the capacity of the individual property to generate returns. The method entails that the property's value is based on the present value of forecast cash flows as well as its residual value. Standard practice is to use a ten-year calculation period, if necessary, adapted for properties with longer leases. Assumptions regarding future cash flows are based on an analysis of:

- Current and historical rents, plus costs
- Future developments in the wider market and in the immediate vicinity
- The conditions for and location of the properties in their particular market segment
- Terms and conditions of the particular lease
- Market terms and conditions of leasing at end of lease period
- Operating and maintenance costs for similar properties, as compared with those in the property in question
- Investment and maintenance plans

The assessed required yield takes into account different risks associated with the property in question. To capture any increased risks, information is also gathered from the municipality, the county council's mapping of environmental pollution, and the flooding portal. At the time of the inspection, it is also possible to further investigate conditions that may, for example, increase the risk of flooding.

Changes during the period in the unobservable input data used in the valuations are analysed at each year-end by management, against information available internally, information on transactions completed or planned and information from the external appraisers.

In the case of the properties with unused building rights and plots of land, these are valued on the basis of the local price method taking into account the geographical location and type of premises. The total value of building rights represents around 2 per cent of the total market value of the property portfolio at year-end.

All of Corem's investment properties have been valued at valuation level 3. No properties were transferred between different valuation levels. The valuation was based on the best and maximum use of the properties.

The parameters that affect the value, and that are used in the valuation, reflect the valuation agency's interpretation of how investors and other players on the market may reason and respond. The valuations were drawn up in accordance with relevant parts of the Valuation Practice Statements (VPS) included in the "Red Book" and issued by RICS, as well as the framework established by the International Valuation Standard Committee (IVSC).

Valuation assumptions

Valuation date	2022	2021
Inflation assumption 2023 (2022), %	4.0	2.0
Inflation assumption 2024 and onwards (2023 and onwards), %	2.0	2.0
Calculation period, years	Normally 10	Normally 10
Long-term vacancy, %	Normally 5–10	Normally 5–10
Weighted cost of capital, %	7.4	7.1
Weighted yield requirement, %	5.2	5.1

Future cash flow

The properties' expected future cash flow in the valuation consists of rent payments less operating expenses, maintenance expenses and investments. During the calculation period, the rent payments correspond to the rent in the applicable lease agreement, up until the end of the agreement. After the end of the agreement, an estimated market rent is used. A substantial majority of the lease agreements are indexed to consumer price indices and the remainder have a fixed or separate agreement for rent increases.

The operating costs are based on historical outcomes and budget figures. The change in operating expenses over time is normally inflated in accordance with the inflation assumptions.

The long-term vacancy rate is normally 5–10 per cent of the rental values, with certain variations depending on the type of property.

NOTE 11 CONTD.**Material input data for property valuation**

	Offices	Logistics	Retail	Other
Average rent per sq.m., SEK	2,088	1,083	1,476	1,724
Operating costs per sq.m., SEK	-591	-342	-436	-641
Long-term vacancy, %	5-10 years	5-10 years	5-10 years	5-10 years

Cost of capital and required yield

The estimated cost of capital is a nominal required yield on total capital and is based on the nominal interest rate for 5-year government bonds with the addition of real estate-related risk. The cost of capital is adjusted individually

for each property and was in the range of 5.15 to 7.4 per cent, with a weighted average of 7.4 per cent on 31 December 2022. The cost of capital is used as a discounting rate of future net operating income during the calculation period, and to calculate the residual value at the end of the calculation period.

Cost of capital

	Offices		Logistics		Retail		Other		Sum	
City	Range, %	Weighted average, %	Range, %	Weighted average, %	Range, %	Weighted average, %	Range, %	Weighted average, %	Range, %	Weighted average, %
Stockholm	5.4-9.3	7.1	6.3-8.7	7.5	6.7-8.7	7.5	6.5-9.2	7.6	5.4-9.5	7.2
Göteborg	6.2-8.9	8.0	6.7-9.0	7.7	7.5-12.7	7.6	7.0-9.2	7.9	6.2-12.7	7.8
Västerås	7.2-9.7	8.2	7.2-9.0	8.4	7.5-8.7	7.8	7.3-11.2	7.8	7.2-11.2	7.9
Linköping	7.1-8.6	7.8	7.7-10.0	8.3	7.6-9.0	8.0	7.2-8.7	7.3	7.1-10.0	7.9
Malmö	7.3-9.6	8.5	7.4-9.9	8.2	7.9-8.4	8.2	8.0-8.6	8.3	7.3-9.9	8.3
Rest of Sweden	7.2-9.2	8.0	6.8-10.2	8.2	7.3-9.1	8.5	5.7-8.9	7.3	5.7-10.2	7.9
Copenhagen	5.3-8.5	5.7	7.5-8.5	7.9	-	-	-	-	5.3-8.5	5.8
New York	6.3-6.8	6.6	-	-	-	-	-	-	6.3-6.8	6.6
Total	5.3-9.7	7.1	6.3-10.2	7.8	6.7-12.7	7.8	5.7-11.2	7.4	5.3-12.7	7.4

The residual value is calculated by taking the forecasted net operating income for the first year after the end of the calculation period and capitalizing it in perpetuity using a required yield determined specifically for the property in question. The weighted average yield requirement at the end of the calculation period was 5.2 per cent on 31 December 2022 (5.1).

Yield requirement, %

	Offices		Logistics		Retail		Other		Sum	
City	Range, %	Weighted average, %	Range, %	Weighted average, %	Range, %	Weighted average, %	Range, %	Weighted average, %	Range, %	Weighted average, %
Stockholm	3.2-7.3	4.9	4.0-6.4	5.2	4.5-6.5	5.3	4.3-6.8	5.4	3.2-7.3	5.0
Göteborg	3.7-6.7	5.6	4.4-6.8	5.4	5.3-10.0	5.3	4.5-7.0	5.7	3.7-10.0	5.5
Västerås	5.0-7.5	6.0	5.5-6.8	6.6	5.3-6.5	5.6	5.1-9.0	5.6	5.0-9.0	5.7
Linköping	5.1-6.4	5.7	5.5-7.8	6.1	5.4-6.8	5.8	4.9-6.5	5.1	4.9-7.8	5.7
Malmö	4.9-7.0	5.9	5.1-7.3	5.8	5.3-6.1	6.0	5.4-6.4	5.9	4.9-7.3	5.9
Rest of Sweden	5.0-7.0	5.8	4.6-8.0	5.9	5.1-6.9	6.1	3.5-6.7	5.3	3.5-8.0	5.7
Copenhagen	3.3-6.5	3.8	5.5-6.5	5.9	-	-	-	-	3.3-6.5	3.9
New York	4.8-5.3	4.9	-	-	-	-	-	-	4.8-5.3	4.9
Total	3.2-7.5	5.0	4.0-8.0	5.6	4.5-10.0	5.6	3.5-9.0	5.3	3.2-10.0	5.2

The required yield is the estimated return that the market expects on properties with, inter alia, similar characteristics, technical standard, geographical location or contractual conditions.

NOTE 11 CONTD.

Sensitive analysis, valuation

Impact on value of changes to net operating income and/or required yield, SEKm. The various parameters are individually affected by different assumptions, and these effects typically do not act in the same direction.

Sensitivity analysis, property valuation

	Change +/-	Effect on earnings property valuations, SEKm	Effect on earnings property valuations, %
Required yield	0.5 percentage points	-6,800/+8,262	-8.7/+10.5
Rental income	50 SEK/sq.m.	+/-3,101	+/-4.0
Operating costs	25 SEK/sq.m.	-/+1,551	-/+2.0
Vacancy rate	1.0 percentage points	-/+959	-/+1.2

Investment properties – impact on profit/loss for the year

	Group	
SEKm	2022	2021
Income	4,491	2,805
Direct costs for investment properties generating rental income during the period	-1,558	-911
Direct costs for investment properties not generating rental income during the period	0	0
Changes in value, properties	-2,934	3,432

Residual values for tax purposes

The properties' residual value for tax purposes totalled SEK 37.9 billion (37.3) on 31 December 2022.

Taxation values¹⁾

	Group	
SEKm	2022	2021
Tax assessment values buildings	18,053	17,177
Taxeringsvärden mark	7,571	8,074
Total tax assessment value	25,624	25,251

1) Refers only to the Swedish properties.

Key figures by geographical area

	No. of properties		Fair value, SEK million		Rental value, SEK million		Economic occupancy rate, %		Lettable area, 000 sq.m.	
	2022 31 dec	2021 31 dec	2022 31 dec	2021 31 dec	2022 31 dec	2021 31 dec	2022 31 dec	2021 31 dec	2022 31 dec	2021 31 dec
Region Stockholm	111	127	30,686	34,821	2,062	2,106	86	85	1,021	1,128
Region Stockholm Logistics	90	95	8,591	9,052	628	616	96	95	462	476
Region East	118	140	11,931	12,653	929	944	91	90	767	863
Region West	125	141	12,150	13,173	948	1,010	89	89	780	851
International - Copenhagen	10	10	7,942	7,361	301	280	95	97	158	161
International – New York ¹⁾	4	5	7,087	6,024	72	–	100	–	7	–
TOTALT	458	518	78,387	83,084	4,940	4,957	89	89	3,195	3,479
Investment portfolio	419	448	66,732	68,854	4,595	4,657	91	90	2,985	3,194
Development portfolio	39	70	11,655	14,230	345	300	70	73	210	284
TOTAL	458	518	78,387	83,084	4,940	4,957	89	89	3,195	3,479

1) Rental value, Economic occupancy rate and Lettable area refer to active lease agreements.

NOTE 12 SHARES IN ASSOCIATED COMPANIES

SEKm	Group	
	2022	2021
At start of year	472	0
Acquisition	4,248	469
Divestment	-442	-
Dividend	-1	-
Share in earnings	-862	3
Value at year-end	3,415	472

The following companies are owned to such an extent that they are considered and reported as associated companies using the equity method.

Companies, corporate ID number and registered office.	Share of ownership, %	Reported value 2022	Reported value 2021
Servistore AB, 556621-9688, Linköping	50.0	24	26
Gladan Holding II AB, 559064-9918, Stockholm	25.0	0	0
Fagerö Holding AB, 559042-7521, Stockholm	33.0	7	7
Portgås Fastighets AB, 559073-2300, Stockholm	30.0	-	1
Fyrsidan Holding AB, 556990-6711, Stockholm	49.9	-	439
Klövern AB, 556733-4379, Stockholm	49.4	3,385	0
		3,415	472

Summary income statement and balance sheet of associated companies (100 per cent)

2022	Servistore AB	Gladan Holding II AB	Fagerö Holding AB	Klövern AB	Total
Net sales	30	-	-	120	150
Profit/loss (in accordance with net comprehensive income) (100%)	1	0	0	-1,735	-1,735
Total comprehensive income	1	0	0	-1,735	-1,735
Current assets	6	0	10	208	225
Non-current assets	13	0	-	9,337	9,349
Short-term liabilities	-8	0	0	-848	-856
Long-term liabilities	-5	-	-	-881	-886
Net assets	6	1	10	7,816	7,831

2021	Servistore AB	Gladan Holding II AB	Fagerö Holding AB	Portgås Fastighets AB	Fyrsidan Holding AB	Kista Square Garden Förvaltning AB	Summa
Net sales	26	-	3	47	10	-	86
Profit/loss (in accordance with net comprehensive income) (100%)	3	0	-14	2	-25	-	-34
Total comprehensive income	3	0	-14	2	-25	-	-34
Current assets	13	1	21	3	5	0	44
Non-current assets	13	-	-	-	753	-	766
Short-term liabilities	-8	0	-11	-1	-413	-	-433
Long-term liabilities	-6	-	-	0	-12	-	-18
Net assets	12	0	10	2	334	-	358

NOTE 13 FINANCIAL ASSETS AT FAIR VALUE AND CURRENT INVESTMENTS

Financial assets at fair value

SEKm	Koncernen	
	2022	2021
Holdings in listed companies - Castellum	–	2,165
Holdings in listed companies - Everysport Media Group	5	28
Total	5	2,193

Current investments

SEKm	Group	
	2022	2021
Holdings in listed companies - Castellum	1,099	–
Total	1,099	–

THE GROUP

Since 2019, Corem has owned shares in the real estate company Castellum, which is listed on Nasdaq Large Cap in Stockholm. On 31 December 2022, the holding amounted to 8,708,028 shares. At that time, the market value amounted to SEK 1,099 million, based on a price of SEK 126.25 per share. The acquisition value amounted to SEK 193.25 per share. In January 2023, Corem divested its entire holding in Castellum, totalling 8.7 million shares, for which reason the holding has been reclassified and is recorded in Current assets. Corem owns 639,425 shares in Everysport Media Group which is listed on Spotlight Stock Market. On 31 December 2022, the market value amounted to SEK 5 million (28).

PARENT COMPANY

In the parent company, the holding in Castellum is reported as Current investments. The previous year, it was reported as Other financial non-current assets. During the year, the holding has been subject to an impairment according to the lowest value principle. The Parent Company has written down the holding to the net sales value corresponding to cash received on sale of the holding in January 2023.

NOTE 14 MACHINERY AND EQUIPMENT

SEKm	Group		Parent company	
	2022	2021	2022	2021
Acquisition value				
Opening balance	149	9	6	6
Acquisition via business combination	–	140	–	–
Acquisitions	34	–	11	–
Divestments, disposals and other adjustments	4	–	–	–
Closing balance	187	149	17	6
Depreciation/amortization				
Opening balance	–81	–8	–6	–5
Depreciation for the year	–24	–10	–3	–1
Acquisition via business combination	–	–63	–	–
Divestments, disposals and other adjustments	–	–	–	–
Closing balance, depreciation/amortization	–105	–81	–9	–6
Book value	82	68	8	0

NOTE 15 ÖVRIGA ANLÄGGNINGSTILLGÅNGAR

SEKm	Group	
	2022	2021
Promissory note relating to previous property divestments	45	57
Receivable property development	16	0
Shares, unlisted holdings	60	70
Other items	29	28
Total	150	155

NOTE 16 PROPERTIES CLASSIFIED AS CURRENT ASSETS

SEKm	Group	
	2022	2021
At start of year	63	–
Acquisition	–	1,746
Investment for the year	143	247
Reclassification	–	–1,930
Value at year-end	206	63

NOTE 17 ACCOUNTS RECEIVABLE

Corem evaluates its accounts receivable every quarter, and all accounts receivable exceeding 30 days are assessed on a case-by-case basis. Provision is made for doubtful accounts receivable, and in the event of bankruptcy or other confirmed credit losses, claims are recognised as bad debt losses. All new tenants are subject to credit checks.

Accounts receivable are initially recognized at their nominal amount, which corresponds to fair value at that time and are recognized taking into account confirmed and anticipated customer losses. There is no additional need for provision for customer losses.

Accounts receivable - age breakdown

Days	Group	
	2022	2021
0–29	61	47
30–89	11	5
90–	53	39
Expected credit losses	–22	–25
Total	103	66

The credit quality of receivables that are not overdue or impaired is deemed to be good. Receivables consist primarily of accounts and rent receivable, for which the Group has chosen to apply the simplified method for recognition of expected credit losses. As a result, provision is made for expected credit losses for their remaining term, which is expected to be less than one year for all receivables. Rent is invoiced in advance, which means that all accounts and rent receivable recognized have fallen due for payment. The Group makes provision for expected credit losses on the basis of historical credit losses and forward-looking information. The Group's customers are a homogeneous group with a similar risk profile, and the credit risk is therefore initially assessed on a collective basis for all customers. Any major individual receivables are also assessed initially per counterparty. Corem writes off a receivable when there is no longer an expectation of payment being received, and when active measures to obtain payment have ended..

NOTE 18 OTHER RECEIVABLES

SEKm	Group		Parent company	
	2022	2021	2022	2021
VAT recoverable	80	160	–	–
Receivable, sold properties	122	45	–	–
Deposits	131	393	–	–
Blocked funds	48	–	–	–
Other items	132	99	5	5
Total	513	697	5	5

NOTE 19 PREPAID EXPENSES AND ACCRUED INCOME

SEKm	Group		Parent company	
	2022	2021	2022	2021
Accrued property expenses	121	73	–	–
Accrued development expenses	3	39	–	–
Accrued rent discounts	221	177	–	–
Prepaid site leasehold fees	10	12	–	–
Property acquisitions in process	101	102	–	–
Accrued income	85	68	21	–
Receivables from tenants	37	70	–	–
Other items	36	16	21	4
Total	614	557	42	4

NOTE 20 EQUITY**Shares**

Corem is listed on Nasdaq Stockholm Large Cap with four classes of shares: Class A, B and D ordinary shares and preference shares. Class A ordinary shares entitle holders to one vote, while class B and D ordinary shares and preference shares entitle holders to one tenth of a vote.

Repurchase of own shares

The Annual General Meeting authorized the Board, during the period until the next Annual General Meeting, to resolve upon share buybacks in the Company. Share buybacks provide the Company with greater scope for adjusting its capital structure to the need for capital from time to time, including an opportunity to transfer shares, for example as payment in connection with property acquisitions. In 2022, 6,060,450 Class B ordinary shares were repurchased at an average price of SEK 17.94, and 42,000 Class D ordinary shares were repurchased at an average price of SEK 297.85.

Dividend

For the 2022 financial year, the Board of Directors proposes to the shareholders at the Annual General Meeting which is to be held on 28 April 2023 that a dividend of SEK 0.40 (0.40) per Class A and B ordinary share and SEK 20.00 (20.00) per Class D ordinary share and preference share be paid. It is proposed that the dividend for Class A and B ordinary shares be paid in four instalments each of SEK 0.10 and that the dividend of SEK 20.00 per Class D ordinary share and preference share be paid in four instalments each of SEK 5.00. It is proposed that the record dates for dividend on ordinary shares of Class A, B, D and preference shares be the last banking day in the respective calendar quarter with the expected payment three banking days thereafter.

The amount at the disposal of the AGM is SEK 20,691,131,781. According to the Board's proposal, the unappropriated profit shall be disposed such that: SEK 248,305,900 be distributed to preference shareholders, corresponding to SEK 20.00 per preference share, SEK 150,076,180 be distributed to holders of Class D ordinary shares, SEK 431,486,941 be distributed to holders of Class A and B ordinary shares corresponding to SEK 0.40 per Class A and B ordinary shares and SEK 19,861,262,760 be carried forward.

Changes in equity

A specification of changes in equity is provided in the Statement of Changes in Equity for the Group on page 109 and Changes in Equity in the Parent Company on page 113..

NOTE 20 CONTD.

Number of shares	Year	No. of				Total number of shares	Quota value, SEK	Share capital, SEK
		Class A ordinary share	Class B ordinary share	Class D ordinary shares	Preference shares			
At start of year	2007	435,144,653	–	–	–	435,144,653	0.03	13,054,340
Reduction of share capital	2007	–	–	–	–	435,144,653	0.0015	652,717
Non-cash, offset and new share issues	2007	1,294,442,103	–	–	–	1,729,586,756	0.15	194,819,032
Share consolidations	2007	–1,703,610,885	–	–	–	25,975,871	7.5	194,819,032
Non-cash issue	2008	1,630,435	–	–	–	27,606,306	7.5	207,047,295
Non-cash and new share issue	2009	3,492,614	–	–	–	31,098,920	7.5	233,241,900
Bonus, non-cash and new share issues	2010	6,849,373	–	–	3,193,208	41,141,501	7.5	308,561,258
2-for-1 share split	2011	37,948,293	–	–	3,193,208	82,283,002	3.75	308,561,258
Non-cash and new share issue	2013	–	–	–	224,903	82,507,905	3.75	309,404,644
Non-cash and new share issue	2016	–	–	–	588,681	83,096,586	3.75	311,612,197
Reduction of share capital and cancellation of shares	2017	–7,580,431	–	–	–	75,516,155	3.75	283,185,581
Bonus issue, restoration of share capital	2017	–	–	–	–	75,516,155	4.15	313,392,043
Directed new share issue	2017	5	–	–	–	75,516,160	4.15	313,392,064
Reduction of share capital	2017	–	–	–	–	75,516,160	1.00	75,516,160
Bonus issue, B shares	2017	–	683,161,600	–	–	758,677,760	1.00	758,677,760
Reverse split, 1-for-2 shares	2018	–34,158,080	–341,580,800	–	–3,600,000	379,338,880	2.00	758,677,760
Conversion, A–B shares	2018	–519,078	519,078	–	–	379,338,880	2.00	758,677,760
Conversion, A–B shares	2019	–635,959	635,959	–	–	379,338,880	2.00	758,677,760
Conversion, A–B shares	2020	–492,819	492,819	–	–	379,338,880	2.00	758,677,760
Non-cash and new share issue	2021	62,193,109	679,390,188	5,618,698	10,535,930	1,137,076,805	2.00	2,274,153,610
Off-set and new share issues	2021	–	–	1,927,111	–1,720,635	1,137,283,281	2.00	2,274,566,562
Conversion Class A-B shares, 2021	2021	–860,724	860,724	–	–	1,137,283,281	2.00	2,274,566,562
Conversion Class A-B shares, 2022	2022	–111,812	111,812	–	–	1,137,283,281	2.00	2,274,566,562
At year-end	2022	93,730,797	1,023,591,380	7,545,809	12,415,295	1,137,283,281	2.00	2,274,566,562

Share buybacks and sales of own shares	Year	Number				Total number
		Class A ordinary shares	Class B ordinary shares	Class D ordinary shares	Preference shares	
Share buybacks, after a 2-for-1 split	2009	308,400	–	–	–	308,400
Bonus share issue, of which own shares, after a 2-for-1 split	2010	–	–	–	30,840	339,240
Buyback of own shares ¹⁾	2011	918,633	–	–	16,313	1,274,186
Buyback of own shares ¹⁾	2012	235,438	–	–	9,300	1,518,924
Sale of own shares ²⁾	2012	–99,083	–	–	–56,453	1,363,388
Buyback of own shares ¹⁾	2013	87,400	–	–	–	1,450,788
Sale of own shares ²⁾	2013	–1,387,388	–	–	–	63,400
Buyback of own shares ¹⁾	2014	2,421,525	–	–	–	2,484,925
Buyback of own shares ¹⁾	2015	20,200	–	–	–	2,505,125
Buyback of own shares ¹⁾	2016	5,075,306	–	–	–	7,580,431
Cancellation of repurchased shares	2017	–7,580,431	–	–	–	0
Buyback of own shares ¹⁾	2017	1,702,650	17,026,500	–	–	18,729,150
Reverse split, 1-for-2 shares	2018	–851,325	–8,513,250	–	–	9,364,575
Buyback of own shares ¹⁾	2018	2,062,500	42,300	–	–	11,469,375
Buyback of own shares ¹⁾	2020	–	21,075,000	–	–	32,544,375
Buyback of own shares ¹⁾	2022	–	6,060,450	42,000	–	38,646,825
No. of repurchased own shares at year-end	2022	2,913,825	35,691,000	42,000	–	38,646,825
Number of outstanding shares at year-end	2022	90,816,972	987,900,380	7,503,809	12,415,295	1,098,636,456

1) In 2013, ordinary shares were bought back at an average price of SEK 3.58, in 2014 at an average price of SEK 4.63, in 2015 at an average price of SEK 5.28, in 2016 at an average price of SEK 5.94, in 2017 at an average price of SEK 8.57, in 2018 at an average price of SEK 8.89, in 2020 at an average price of SEK 23.64, and in 2022 class B ordinary shares at an average price of SEK 17.94, class D ordinary shares at an average price of SEK 297.85. Average prices have been adjusted for a 1-for-2 share consolidation carried out in January 2018.

2) All divestments of own shares have been in conjunction with property acquisitions.

NOTE 21 EARNINGS PER SHARE

Earnings per Class A and B ordinary share, SEK -2.25 (5.52), are calculated on the basis of the net profit for the year attributable to the Parent Company's shareholders of SEK -1,948 million (4,408) less the dividend for holders of Class D ordinary shares and preference shares and interest pertaining to hybrid bonds and a weighted average number of Class A and B ordinary sha-

res outstanding, totalling 1,081,271,443 in 2022 and 740,815,337 in 2021. Earnings per Class D ordinary share and preference share amount to SEK 20.00 per share per year. There is no dilution effect as there are no potential shares to be issued (for example via convertibles).

NOTE 22 FINANCIAL INSTRUMENTS BY CATEGORY**Classification of financial instruments**

SEKm	Group			
	Financial assets and liabilities at fair value via profit or loss		Financial assets and liabilities measured at accrued acquisition value	
	2022	2021	2022	2021
Financial assets				
Financial assets at fair value	5	2,193	-	-
Accounts receivable	-	-	103	66
Derivatives	1,312	251	-	-
Current investments	1,099	-	-	-
Other receivables	-	-	959	1,012
Liquid funds	-	-	979	571
Total	2,416	2,444	2,041	1,649
Financial liabilities				
Interest-bearing liabilities	-	-	47,644	46,738
Derivatives	22	337	-	-
Accounts payable	-	-	328	425
Other liabilities	-	-	1,090	385
Accrued expenses	-	-	461	717
Total	22	337	49,523	48,265

The maximum credit risk in the assets consists of the net amounts of the carrying amounts in the table above. The Group is not in receipt of any pledged collateral for the net financial assets.

Valuation of financial instruments*Valuation according to level 1*

The fair value of financial instruments traded on an active market is based on quoted market prices on the balance sheet date. Corem uses the current purchase price where appropriate. These instruments are classified at Level 1. The investments classified at Level 1 have consisted above all of shares listed on Nordic stock exchanges and classified as Financial assets measured at fair value and in Short-term investments.

Valuation according to level 2

The fair value of financial instruments not traded on an active market is determined using various valuation techniques. In this case, market information is used as much as possible, when available, while Company-specific information is used as little as possible. If all the material input data required for the fair value measurement of an instrument are observable, the instrument is classified at Level 2. In the case of Corem, this consists of the Company's holding of derivatives and interest-bearing liabilities for which information about fair value has been obtained.

Valuation according to level 3

In cases where one or more of the material input data is not based on observable market information, the instrument concerned is classified at Level 3. In the case of Corem, this consists of shareholding in unlisted companies.

Corem did not transfer any financial instruments between the various levels during the period.

The assessment has been made that no significant increase in credit risk has taken place for any of the Group's financial assets. The counterparties have no credit risk rating, other than in the case of liquid funds, where the counterparty has a credit risk of AA--.

Classification of financial instruments according to the valuation hierarchy

SEKm	Group					
	List prices in active markets, level 1		Other observable input data, level 2		Non-observable input data, level 3	
	2022	2021	2022	2021	2022	2021
Assets valued at fair value:						
Financial assets at fair value	5	2,193	-	-	-	-
Other non-current assets	-	-	-	-	60	70
Derivatives	-	-	1,312	251	-	-
Current investments	1,099	-	-	-	-	-
Liabilities valued at fair value:						
Derivatives	-	-	22	337	-	-
Liabilities for which disclosures about fair value are provided						
Liabilities to credit institutions	-	-	36,352	33,315	-	-
Bonds	-	-	11,148	11,852	-	-
Commercial paper	-	-	350	2,322	-	-

NOTE 23 FINANCIAL RISKS AND FINANCIAL POLICIES

SEKm	Group			
	2022		2021	
	Reported value	Fair value	Reported value	Fair value
Liabilities to credit institutions	35,705	36,352	32,684	33,315
Bonds	11,418	11,148	11,558	11,852
Commercial paper	350	350	2,322	2,322
Total interest-bearing liabilities	47,473	47,850	46,564	47,489

Repurchased bonds

In the amounts for bonds in the table above, repurchased bonds have been offset by SEK 983 million (593).

Finance policy

Through its business operations, the Group is exposed to various kinds of financial risk. Financial risks consist of financing risk, liquidity risk, interest rate risk, currency risk and credit risk.

Corem's financial policy, which is established by the Board, lays down guidelines and rules regarding financial risks.

Deviations from the Group's financial policy require approval by the Board. Responsibility for the Group's financial transactions and risks is handled centrally by the Parent Company's management. Financial issues of strategic importance are addressed by the Board of Directors.

Corem aims to limit its risk exposure and as far as possible to control the exposure with regard to choice of investments, tenants and contract terms, financing terms and business partners. Further information is provided in the section Financing on pages 74-79 and in the section Risks and opportunities on pages 86-87.

The goals of the company's financial policy are:

- Over time, present an average return on equity of at least 10 per cent.
- the interest coverage ratio to be at least 2.0.
- the loan-to-value ratio shall amount to a level that enables Investment Grade
- The average period of tied-up capital relating to interest-bearing liabilities shall amount to at least 1.5 years.
- the average period of fixed interest for interest-bearing liabilities to be at least 1.5 years.
- for at least 50 per cent of interest-bearing liabilities to be hedged.
- external financing of properties abroad to be in local currency.

Financial goals	Target	Outcome
Average return on equity, %	≥10	17 ¹⁾
Interest coverage ratio	≥2,0	2,5
Period of tied-up capital, years	≥1,5	3,3
Period of fixed interest, years	≥1,5	1,9
Interest rate-hedged liabilities,%	≥50	59
External financing in local currency, %	100	*

1) The average return over the past five years.

* Temporary exceptions are approved by the Board.

The Board shall no less than once a year review the financial policy in order to improve and adapt it to Corem's situation at the time.

Financing and refinancing risk

Financing risk is the risk that financing cannot be obtained at all, or is only available on unfavourable conditions. By having access to many lenders and credit sources, the Company's financing and refinancing risk can be limited. The refinancing risk is further limited by having loan maturities spread over several years and on different occasions during the year. Having access to unused credit lines further limits this risk. The Group's total credit facilities of SEK 50,521 million (51,457), including unutilized credit lines of SEK 2,877 million (4719), are subject to terms of 3 month to 48 years. The Group's average period of tied-up capital was 3.3 years (3.8).

Liquidity risk

Liquidity risk is the risk of having insufficient liquid funds to fulfil the Group's payment commitments. Notwithstanding the Company's longterm goals, the Board may decide to temporarily increase liquidity, for example in the event of heightened preparedness or major transactions. Internal liquidity forecasts for the next 24 months are prepared on an ongoing basis, in which items affecting cash flow are analysed at Group level. The purpose of the liquidity forecast is to verify the need for capital. Corem's liquid funds amounted on 31 December 2022 to SEK 979 million (571). From the fourth quarter of 2022, restricted cash of SEK 668 million has been included in Cash and cash equivalents in accordance with the clarification from the IFRS IC that assets in blocked accounts, due to a contract having been entered into with a third party not to use deposited funds other than for particular purposes, are considered as cash and cash equivalents.

Interest rate risk

Interest rate risk is the risk that changes in interest rates will affect the Group's cost of borrowing. Interest rate risk may consist either of a change in the fair value of the properties, in other words a price risk, and/ or of changes in cash flows, in other words a cash flow risk. One material factor affecting the interest rate risk is the fixed-interest period. Long fixed-interest terms primarily affect the cash-flow risk, while shorter fixed-interest terms affect the price risk.

Management of the Group's interest exposure is centralized, whereby the central finance function is responsible for identifying and managing this exposure. Corem employs financial instruments in order to limit the interest rate risk and to flexibly adjust the average fixed-interest term of the loan portfolio. Corem holds derivatives in the form of interest rate swaps and interest rate caps. At the turn of the year, Corem had 15 (11) swap agreements amounting to SEK 22,790 million (8,890), of which SEK 5,000 million were forward-started swaps, and 9 (17) were interest rate caps of SEK 9,679 million (23,539). The derivatives expire between 2023 and 2031.

On 31 December 2022, 59 per cent (72) of interest-bearing liabilities were interest-rate hedged. The company's average fixed-interest period was 1.9 years (2.6), taking derivatives into account. The average interest rate on 31 December 2022 was 3.6 per cent (2.4). An increase of 1 percentage point in market interest rates would increase Corem's average borrowing rate by 0.5 percentage points, equivalent to approximately SEK 257 million in annual interest expenses.

Borrowing, maturity structure and interest rates

At year-end, the interest-bearing liabilities amounted to SEK 47,644 million (46,738). Interest-bearing net debt, after deduction of interest-bearing assets, short and long-term holdings of shares and liquid funds, amounted to SEK 45,439 million (43,818). The derivative portfolio was valued at SEK 1,290 million (86). Changes in value of derivatives in the year totalled SEK 1,375 million (256). The Company's interest rate swaps have been valued by Swedbank, Nordea and Danske Bank by discounting future cash flows to present value. Further information on swap agreements is provided in the section Financing on pages 74-79. Interest rate caps have been valued by Swedbank, Nordea and Danske Bank based on the current interest rate curve and volatility for the respective maturity.

Derivative instruments are classified as long-term liabilities and assets in the balance sheet and, as in previous years, are measured at fair value in accordance with IAS 39. Changes in value are recognized via profit or loss on a separate line, Changes in value of derivatives.

Collateral for the interest-bearing liabilities consists of promissory note receivables from subsidiaries, including pledged mortgage deeds and collateral in listed holdings. Collateral has been supplemented by mortgages on some of the shares in the subsidiaries.

The collateral is supplemented by the minimum level for interest coverage ratio and equity ratio and maximum level for loan-to-value ratio.

The terms for lending stated in the loan agreements are consistent with Corem's financial targets. The credit agreements are based on customary conditions for termination.

The maturity structure of the loan agreements, as shown in the table alongside, indicates when in time the loan agreements fall due for renegotiation or repayment.

NOTE 23 CONTD.**Interest and loan maturity structure on 31 December 2022**

Maturity, year	Fixed interest			Capital tie-up	
	SEKm	Average interest rate, %	Share, %	SEKm	Share, %
Variable	29,028	4.3	61	–	–
2023	105	2.9	0	19,107	38
2024	5,630	1.9	12	11,491	23
2025	4,490	2.6	9	10,667	21
2026	–	–	–	1,570	3
2027	–	–	–	341	1
>2027	8,390	2.9	18	7,344	14
Total	47,644	3.6	100	50,521	100

Future liquidity flows

Future liquidity flows in connection with loans and derivatives are shown in the table below. Calculation of liquidity flows for loans and for the variable leg of derivatives, is based on the Stibor interest rate on the most recent interest rate setting day. On the basis of the above assumptions, the total payment liability for agreed loans and interest rate derivatives totalled SEK 51,639 million (49,749) over the remaining maturities.

Liquidity flows 31 December 2022

Year	Loans			Interest on loans	Interest on derivatives	Total
	OB	Amortization	CB			
2023	47,644	–17,114	30,530	–1,726	552	–18,288
2024	30,530	–11,543	18,987	–1,004	486	–12,061
2025	18,987	–9,908	9,079	–498	158	–10,248
2026	9,079	–1,428	7,651	–267	73	–1,622
>2026	7,651	–7,651	–	–1,962	193	–9,420
Total	–47,644			–5,457	1,462	–51,639

Liquidity flows 31 December

Year	Loans			Interest on loans	Interest on derivatives	Total
	OB	Amortization	CB			
2022	46,738	–14,568	32,170	–792	–95	–15,455
2023	32,170	–10,699	21,471	–535	–94	–11,328
2024	21,471	–4,952	16,519	–301	–94	–5,347
2025	16,519	–8,981	7,538	–134	–86	–9,201
>2025	7,538	–7,538	–	–484	–396	–8,418
Total	–46,738			–2,246	–765	–49,749

Currency risk

Currency risk is the risk that Corem's income statement and balance sheet will be negatively affected by fluctuations in exchange rates. The currency risk is limited, as the foreign properties are financed in local currency to the greatest possible extent. Temporary deviations from the financial policy require approval by the Board.

Credit risk

Credit risk is the risk of loss as a result of the failure of a counterparty to fulfil its obligations. The risk is mitigated by the requirement that only creditworthy counterparties be accepted in financial transactions. The risk that tenants of the Group do not fulfil their obligations, in other words, that payment is not received for accounts receivable, constitutes a customer credit risk. The credit risk represented by customers is assessed by obtaining information about

the customer's financial position from various credit rating companies. The Group has adopted a credit policy for managing customer credit arrangements. The credit risk is calculated in connection with new lettings and the customization of premises for existing tenants.

A bank guarantee, deposits of future rents or other security is required for customers with low creditworthiness or an insufficient credit record. In order to monitor changes in the creditworthiness of tenants, ongoing credit monitoring is performed. The Company also assesses creditworthiness concerning any promissory note receivables arising from the divestment of properties and companies.

NOTE 24 OTHER SHORT-TERM LIABILITIES

SEKm	Group		Parent company	
	2022	2021	2022	2021
Liabilities to holders of Class D ordinary shares and preference shares	415	200	415	200
Deposit in connection with property transactions	535	–	–	–
Liabilities to previous property owners	32	70	–	–
Employee withholding taxes and social security contributions	13	12	17	2
Other liabilities	46	22	21	3
Total	1,041	304	453	205

NOTE 25 ACCRUED EXPENSES AND PREPAID INCOME

SEKm	Group		Parent company	
	2022	2021	2022	2021
Prepaid Rents	992	743	–	–
Accrued operating costs	213	509	–	–
Accrued interest expense	191	117	57	15
Accrued personnel costs	46	47	44	14
Other items	11	44	22	9
Total	1,453	1,460	123	38

NOTE 26 RIGHT-OF-USE ASSETS/LEASING LIABILITIES

Corem recognises Right-of-use assets and Leasing liabilities in the balance sheet, above all in connection with site leaseholds. In the standard, site leaseholds are regarded as perpetual lease agreements. They are recognized at fair value and will therefore not be amortized, the value of the right-of-use asset remains until the renegotiation of the respective ground rent. A Leasing liability is recognised corresponding to the value of the Right of use asset. The Leasing liability is not amortized, the value is unchanged until renegotiation of the respective site leasehold fee.

Right-of-use assets	Site leasehold agreements	Leases	Vehicles	Lease contracts	Total
2022					
Opening balance	761	226	10	3	1,000
New capitalizations	646	10	6	–	662
Divestment	–22	–17	–	–	–39
Closing value	1,385	219	16	3	1,623

NOTE 26 CONTD.

Right-of-use assets	Site leasehold agreements	Leases	Vehicles	Lease contracts	Total
2021					
Opening value	211	4	–	3	218
Capitalization during the year	9	–	–	–	9
Acquisition via business combination	541	222	10	–	773
Closing value	761	226	10	3	1,000
Leasing liabilities					
				2022	2021
Reported value on 1 January				1,000	218
New agreements				662	9
Terminated agreements				–39	–
Acquired contracts by business combination				–	773
Reported value on 31 December				1,623	1,000
Maturity structure leasing liabilities¹⁾					
				2022	2021
Within 1 year				279	227
Within 2 to 5 years				440	382
Later than 5 years				904	391
Total				1,623	1,000

¹⁾ Concerning site leaseholds, the maturity refers to the renegotiation of the site leaseholds.

Lease contracts where the group is lessor

The Group lets its investment properties according to operating lease contracts. The following table shows future rental income for existing lease contracts:

Maturity dates of Corem's leases on 31 December 2022

	2022	2021
Matures within one year	947	924
Matures between one- and five-years' time	6,080	5,972
Matures later than five years' time	10,631	9,339

NOTE 27 PLEDGED ASSETS AND CONTINGENT LIABILITIES

SEKm	Group		Parent company	
	2022	2021	2022	2021
Parent company				
Property mortgages	38,188	38,946	–	–
Pledged shares in subsidiaries	1,099	2,165	1,190	1,705
Company mortgages	–	14	–	–
Total pledged assets	39,287	41,125	1,190	1,705
Contingent liabilities				
Guarantees for subsidiaries	–	–	19,411	13,798
Other contingent liabilities	18	198	–	–
Total contingent liabilities	18	198	19,411	13,798

NOTE 27 CONTD.

In recent years, the Company has made a number of acquisitions and divestments of properties and companies. In some cases, the divestments have taken place after internal restructuring in order to create an acquisition structure requested by the buyers. During transactions, transaction risks may arise in the form of guarantees and taxes etc. The Company's exposure to such risks represents significant amounts. The probable risk to future payments of significant amounts is considered to be lower. However, the Company cannot rule out the possibility that a future payment in this connection may arise.

Within the scope of the Group's operations, Group companies are involved in minor disputes. None of these are considered significant to the Group.

The Parent Company has entered into agreements on proprietary guarantees for subsidiaries.

NOTE 28 RELATED PARTIES

RELATED PARTY RELATIONSHIPS

Group

The group is subject to influence from Rutger Arnhult via companies that hold 33.38 percent (33.38) of the capital and 36.03 percent (36.03) of the outstanding votes in the parent company Corem Property Group AB (publ). The second largest shareholder, on 31 December - 2022, is Gårdarike AB with 13.87 per cent of the capital and 26.68 percent of the outstanding votes, which represents a degree of material 773 influence over Corem.

Parent company

In addition to the related party relationships stated for the group, the parent company has a controlling influence 2021 over the subsidiaries; see Note 29.

SUMMARY OF RELATED-PARTY TRANSACTIONS

Group

Services between Group companies and related parties are charged at market prices and on commercial terms. Intra-Group services consist of administrative services and intra-Group interest.

Transactions with Wästbygg totalled SEK 57 million (26) during the year. Wästbygg is controlled by the main owner Rutger Arnhult. The Corem group has also had a lease agreement, which expired in 2022, for leasing to Wästbygg with an annual contract value of SEK 2 million. Corem has an agreement for letting from the M2 Gruppen, which is controlled by Rutger Arnhult with an annual contract value of SEK 1 million. In addition, the Corem Group has during the year purchased legal services from Walthon Advokater, in which the Chairman of the Board Patrik Essehorn is a shareholder, for an amount of SEK 13 million.

Parent company

Long-term receivables from subsidiaries, net, on 31 december 2022 totalled SEK 7 554 (3 906) and short-term receivables to SEK (0).

TRANSACTIONS WITH KEY INDIVIDUALS IN EXECUTIVE POSITIONS

The Company's Board members and companies owned by them control 1.32 per cent (1.30) of the capital and 1.37 per cent (1.35) of the votes in the Company, based on the total number of shares.

For further information, see pages 102-103. For more information regarding salaries and other remuneration to the Board, the CEO and other executives, see Note 4, which also provides information on costs and agreements on pensions and similar benefits, and on agreements regarding severance pay.

NOTE 29 PARTICIPATION RIGHTS IN GROUP COMPANIES

Participation rights in Group companies

SEKm	Parent company	
	2022	2021
Accumulated acquisition value at beginning of year	22,188	432
Acquisition	498	21,656
Shareholder contributions	–	100
Impairment	–	–
Total	22,686	22,188

NOTE 29 CONTD.**Earnings from shares in group companies**

SEKm	Parent company	
	2022	2021
Dividends from subsidiaries	781	810

There are 403 companies (431) in the group, of which 344 Swedish limited companies, 38 Swedish limited partnerships and trading companies and 21 foreign companies. These are distributed among the parent company's directly-owned subsidiaries and indirectly-owned subsidiaries as follows.

PARENT COMPANY'S HOLDINGS OF SHARES AND PARTICIPATION RIGHTS IN GROUP COMPANIES

Directly owned subsidiaries	Corporate identity number	Registered office	No. of shares	Capital share in %	Book value, SEK million	
					2022-12-31	2021-12-31
Corem AB	556731-4231	Stockholm	1,000	100	532	532
Corem Kelly AB (publ)	556482-5833	Stockholm	1,138,697,289	100	22,154	21,656
Corem Projekt 1 AB	559352-7590	Stockholm	25,000	100	0	0
Meroc Kapitalförvaltning AB	556855-7598	Stockholm	25,000	100	0	0
Total					22,686	22,188

Indirectly owned subsidiaries	Corporate identity number	Registered office	No. of shares	Capital share in %
1241 Broadway LLC	82-4082652	New York	–	100
24-Padel AB	559208-5400	Nyköping	50,000	100
Big Pink AB	556177-1295	Nyköping	1,000	100
BRA Göteborgsvägen 18 AB	556964-6697	Mölnådal	40,000	80
Carolus Retail AB	556966-1985	Stockholm	50,000	100
Clover Park Development LLC	83-4691578	New York	–	100
Clover Park Holdco LLC	84-4402539	New York	–	100
Clover Park JV LLC	88-0935606	New York	–	100
Clover Park Mezz LLC	88-1086726	New York	–	100
Clover Park REIT LLC	84-4368854	New York	–	100
Clover Park Sub LLC	84-4383095	New York	–	100
Clover US LLC	82-4082454	New York	–	100
Corem Aora Fyra AB	559013-5058	Stockholm	50,000	100
Corem Adam AB	556594-9699	Nyköping	1,000	100
Corem Agora AB	559004-3641	Stockholm	31,146,713	100
Corem Agora Ett AB	559013-4978	Stockholm	50,000	100
Corem Agora Fem AB	556722-3564	Stockholm	100,000	100
Corem Agora Sweden AB	559031-9495	Stockholm	50,000	100
Corem Agora Tre AB	559013-4994	Stockholm	50,000	100
Corem Agora Två AB	559013-4986	Stockholm	50,000	100
Corem Alfons AB	559370-1146	Nyköping	50,000	100
Corem Alfred AB	556922-4255	Nyköping	50,000	100
Corem Arenan AB	556645-6272	Nyköping	1,000	100
Corem Armaturen AB	559097-5297	Nyköping	500	100
Corem August AB	559352-4175	Nyköping	50,000	100
Corem Auto Nacka AB	556751-7023	Stockholm	100	100

Indirectly owned subsidiaries	Corporate identity number	Registered office	No. of shares	Capital share in %
Corem Backa Brygga AB	556809-9286	Stockholm	10,000	100
Corem Backa Holding AB	556802-4268	Stockholm	100,000	100
Corem Backa KB	916624-2165	Stockholm	–	100
Corem Backadal AB	556708-9585	Stockholm	1,000	100
Corem Barkenlund AB	556554-8772	Nyköping	1,000	100
Corem Belone KB	916563-3273	Nyköping	–	100
Corem Bergkälla AB	556790-9154	Stockholm	1,000	100
Corem Betongen AB	559073-2862	Nyköping	50,000	100
Corem Birgitta KB	969708-7212	Nyköping	–	100
Corem Blåfjäll AB	556730-3200	Nyköping	1,000	100
Corem Blåkobbe AB	559096-6205	Nyköping	50,000	100
Corem Bobby AB	556594-9780	Nyköping	1,000	100
Corem Bodil KB	969704-6440	Nyköping	–	100
Corem Bolero AB	556180-4419	Nyköping	1,000	100
Corem Borg AB	556740-2853	Nyköping	1,000,000	100
Corem Borgfyra AB	556633-0147	Nyköping	1,000	100
Corem Bredden AB	556699-5550	Stockholm	1,000	100
Corem Bro AB	556796-2831	Stockholm	100,000	100
Corem Bråta KB	969703-3406	Stockholm	–	100
Corem Brämön AB	556699-5550	Stockholm	500	100
Corem Budkaveln AB	556723-7770	Stockholm	1,000	100
Corem Bukettnejlikan AB	556876-6918	Nyköping	500	100
Corem Bulltofta AB	556633-3265	Nyköping	1,000	100
Corem Candy AB	556482-7854	Stockholm	6,000	100
Corem Citylogistik Malmö AB	556708-3448	Stockholm	1,000	100
Corem Clemens AB	556794-6107	Nyköping	1,000	100
Corem Cleo AB	556761-8979	Nyköping	1,000	100
Corem CPH AB	559042-7562	Nyköping	50,000	100
Corem Dagberget AB	556628-6893	Stockholm	1,000	100
Corem Dagny AB	556632-8950	Nyköping	1,000	100
Corem Dagskiftet AB	556650-5466	Stockholm	1,000	100
Corem Dahlian AB	556119-2476	Stockholm	10 000	100
Corem Dahlian KB	969708-6990	Nyköping	–	100
Corem Daniel AB	559369-8862	Nyköping	50,000	100
Corem Dante AB	556594-9830	Nyköping	1,000	100
Corem Delmon AB	559101-2124	Nyköping	50,000	100
Corem Denmark ApS	36464763	Frederiksberg	52,000	100
Corem Derbyvägen AB	556813-3473	Nyköping	500	100
Corem Diket KB	969708-7196	Nyköping	–	100
Corem Disa AB	556708-7340	Nyköping	1,000	100
Corem Property Danmark A/S	12504993	Copenhagen	500	100
Corem Donovan AB	559124-8892	Nyköping	50,000	100
Corem Dragon AB	556712-9829	Nyköping	100,000	100
Corem Edvin AB	556832-3579	Nyköping	50,000	100

Indirectly owned subsidiaries	Corporate identity number	Registered office	No. of shares	Capital share in %
Corem Eenora AB	556708-7209	Nyköping	1,000	100
Corem Efraim AB	556594-9855	Nyköping	1,000	100
Corem Elektra 27 AB	556660-3139	Stockholm	1,000	100
Corem Elin AB	556242-0942	Nyköping	320,500	100
Corem Ella AB	556708-4776	Nyköping	1,000	100
Corem Ellipsvägen AB	556690-9510	Nyköping	1,000	100
Corem Elly AB	556043-1180	Nyköping	5,250	100
Corem Emil AB	556524-4265	Nyköping	4,000	100
Corem Emy AB	556708-4743	Stockholm	1,000	100
Corem Erik AB	556064-8841	Nyköping	160,400	100
Corem Erikslund AB	556786-1413	Nyköping	1,000	100
Corem Ethel AB	556070-2689	Nyköping	3,240,000	100
Corem Ett AB	556610-3106	Nyköping	1,000	100
Corem Evelina AB	556589-0380	Nyköping	1,000	100
Corem Expo HB	916839-2489	Nyköping	–	100
Corem Fabrikören AB	556754-3532	Stockholm	1,000	100
Corem Fairway K/S	35521399	Frederiksberg	125,000	100
Corem Fast.partner Veddesta AB	556839-1972	Stockholm	100,000	100
Corem Fastigheter AB	556736-1687	Stockholm	100,000	100
Corem Flahult AB	556489-0308	Stockholm	1,000	100
Corem Flemingsberg AB	556835-9870	Stockholm	25,000	100
Corem Flygbron AB	556247-1119	Stockholm	30,000	100
Corem Flygledaren AB	559073-2888	Nyköping	50,000	100
Corem Flygstaben AB	556703-0522	Nyköping	1,000	100
Corem Fornminnet AB	556822-4991	Stockholm	500	100
Corem Fosie AB	556825-9948	Stockholm	1,000	100
Corem Freja AB	559252-1396	Nyköping	50,000	100
Corem Frippe AB	556634-5657	Nyköping	1,000	100
Corem Fryshuset AB	556761-8730	Nyköping	1,000	100
Corem Fullersta AB	556642-7380	Nyköping	20,000	100
Corem Fässberg AB	556982-0672	Nyköping	500	100
Corem Förbygelin AB	559156-0908	Stockholm	500	100
Corem Gabriella AB	556983-7544	Nyköping	50,000	100
Corem Gamlestaden AB	556674-5674	Nyköping	1,000	100
Corem Gammel Kongevej ApS	38106139	Frederiksberg	100,000	100
Corem Generatorn AB	556633-3265	Stockholm	1,000	100
Corem Gerhard AB	556634-5723	Nyköping	1,000	100
Corem Glen AB	556046-1203	Nyköping	1,000	100
Corem Glädjen KB	916616-7347	Stockholm	–	100
Corem Gonda AB	556738-8813	Nyköping	1,000	100
Corem Grankotten KB	916837-7472	Nyköping	–	100
Corem Greven A/S	36454407	Copenhagen	500	100
Corem Grävstekeln AB	559226-2587	Nyköping	50,000	100
Corem Gånggriften AB	556709-9139	Stockholm	1,000	100

Indirectly owned subsidiaries	Corporate identity number	Registered office	No. of shares	Capital share in %
Corem Göteborg Holding AB	556736-6819	Stockholm	100,000	100
Corem Halmstad AB	556674-9668	Nyköping	1,000	100
Corem Hammarby-Smedby AB	556690-4370	Stockholm	1,000	100
Corem Hamnen AB	556796-2815	Stockholm	100,000	100
Corem Hanna AB	559003-2453	Nyköping	50,000	100
Corem Harven AB	559291-0904	Nyköping	25,000	100
Corem Helmut AB	556634-5731	Nyköping	1,000	100
Corem Helsingborg KB	969700-5859	Stockholm	–	100
Corem Herman AB	559171-8787	Nyköping	50,000	100
Corem Hilma AB	559300-0523	Nyköping	50,000	100
Corem Hisingen AB	556796-2781	Stockholm	100,000	100
Corem Holding 1 AB	556878-0240	Stockholm	500	100
Corem Holding 2 AB	556985-9035	Stockholm	500	100
Corem Holger AB	556230-7404	Nyköping	1,000	100
Corem Hortensia KB	969674-6370	Nyköping	–	100
Corem Hubert AB	559369-8870	Nyköping	50,000	100
Corem Humle AB	556707-0759	Nyköping	100,000	100
Corem Hårddisken AB	556853-3870	Nyköping	50,000	100
Corem Hällsättra AB	556660-6058	Stockholm	1,000	100
Corem Högbron KB	969684-8333	Nyköping	–	100
Corem Högsbo AB	556868-2461	Stockholm	50,000	100
Corem Induktorn AB	556660-2297	Stockholm	1,000	100
Corem Industrilokaler AB	556446-0193	Stockholm	3,000	100
Corem Ingmar AB	556634-6598	Nyköping	100,000	100
Corem Isabella KB	969695-0196	Nyköping	–	100
Corem Isak AB	559342-0515	Nyköping	50,000	100
Corem Jakob AB	559073-2813	Nyköping	50,000	100
Corem Jesper AB	559101-2165	Nyköping	50,000	100
Corem Johan AB	559101-2116	Nyköping	50,000	100
Corem Jonas AB	556944-2204	Nyköping	50,000	100
Corem Jonna AB	559101-2108	Nyköping	50,000	100
Corem Jordbil AB	556718-0053	Stockholm	1,000	100
Corem Jordbro Armatur HB	969660-8885	Stockholm	–	100
Corem Jordbro Holding AB	559164-0841	Stockholm	50,000	100
Corem Jordbro Lager AB	556781-2770	Stockholm	1,266	100
Corem Jordbrohus AB	559207-0378	Stockholm	500	100
Corem Jordbromalmen AB	556822-2490	Stockholm	500	100
Corem Jordbroporten AB	556255-2793	Stockholm	1,000	100
Corem Jordbråby KB	969633-6792	Stockholm	–	100
Corem Julia AB	556943-5034	Nyköping	50,000	100
Corem Järfälla AB	556690-7159	Stockholm	1,000	100
Corem Järfälla Degen AB	556877-1884	Stockholm	500	100
Corem Järnvägen AB	556941-6372	Nyköping	1,000	100
Corem Kabingatan AB	559073-2805	Nyköping	50,000	100

Indirectly owned subsidiaries	Corporate identity number	Registered office	No. of shares	Capital share in %
Corem Kallhäll AB	556642-0138	Stockholm	1,000	100
Corem Kalmar AB	556720-4911	Nyköping	100,000	100
Corem Kalmarsund AB	556966-2462	Nyköping	500	100
Corem Kalvsvik AB	556853-8366	Stockholm	50,000	100
Corem Karin KB	916523-3348	Nyköping	–	100
Corem Karita AB	556708-3893	Nyköping	1,000	100
Corem Karl AB	556708-7985	Nyköping	1,000	100
Corem KB32 ApS	38752316	Frederiksberg	50,000	100
Corem Kindbo KB	916845-4594	Stockholm	–	100
Corem Kirseberg AB	559073-2896	Nyköping	50,000	100
Corem Knarrarnäs 3 KB	916635-8912	Nyköping	–	100
Corem Knarrarnäsgatan AB	556761-8912	Nyköping	1,000	100
Corem Kobbegården AB	556703-2502	Stockholm	100,000	100
Corem Koborg AB	556690-9510	Stockholm	50,000	100
Corem Komp Adam AB	556643-6647	Nyköping	1,000	100
Corem Komp Bobby AB	556678-9938	Nyköping	100,000	100
Corem Komp Ett AB	556613-4085	Nyköping	1,000	100
Corem Komp Ström AB	556688-5256	Nyköping	1,000	100
Corem Komplementar ApS	39452707	Frederiksberg	50,000	100
Corem Konzept AB	556738-5512	Nyköping	1,000	100
Corem Konstruktionsvägen AB	556730-5957	Nyköping	1,000	100
Corem Kranlinan AB	556786-1421	Nyköping	1,000	100
Corem Kristina AB	556708-7373	Nyköping	1,000	100
Corem Kryptongasen KB	916832-6529	Stockholm	–	100
Corem Kungsbackavägen KB	916444-0654	Nyköping	–	100
Corem Kungshörnet AB	556967-6108	Nyköping	500	100
Corem Kungsängen 24:3 AB	556921-4389	Nyköping	500	100
Corem Kungsängen 29:1 AB	556928-7567	Nyköping	500	100
Corem Landvetter AB	556717-7901	Stockholm	1,000	100
Corem Lars AB	556727-7636	Nyköping	1,000	100
Corem Lastkajen AB	556704-2931	Stockholm	1,000	100
Corem Laura AB	556727-7685	Nyköping	1,000	100
Corem Leif AB	556706-9769	Nyköping	100,000	100
Corem Leila AB	556748-6385	Nyköping	1,000	100
Corem Leopold AB	556923-4239	Nyköping	50,000	100
Corem Lillsjö AB	556897-9750	Stockholm	500	100
Corem Lillsätra AB	556812-4183	Stockholm	50,000	100
Corem Linda AB	556727-7628	Nyköping	1,000	100
Corem Linn AB	556730-1584	Nyköping	1,000	100
Corem Linus AB	556896-7409	Nyköping	50,000	100
Corem Lisbeth AB	556728-6520	Nyköping	1,000	100
Corem Livia AB	556791-0343	Nyköping	20,000	100
Corem Ljungarum AB	556796-2807	Stockholm	100,000	100
Corem Logistic Holding AB	556789-7110	Stockholm	5,000	100

Indirectly owned subsidiaries	Corporate identity number	Registered office	No. of shares	Capital share in %
Corem Logistik Västerås AB	556688-6536	Nyköping	1,000	100
Corem Love 2 AB	556797-0651	Nyköping	100,000	100
Corem Love 8 AB	556832-7927	Nyköping	50,000	100
Corem Love Holding AB	556797-0602	Nyköping	100,000	100
Corem Lovisa AB	559068-5334	Nyköping	50,000	100
Corem Ludvig AB	556706-8670	Nyköping	50,000,000	100
Corem Luftbron AB	556269-2367	Stockholm	500,000	100
Corem Lund AB	556590-6830	Stockholm	1,000	100
Corem Lydia AB	556748-5262	Nyköping	100,000	100
Corem Magasinet AB	556737-6198	Nyköping	1,000	100
Corem Majorna 220:4 AB	556109-3567	Nyköping	10,000	100
Corem Malmö AB	556699-9172	Stockholm	1,000	100
Corem Mari AB	556944-2196	Nyköping	50,000	100
Corem Maskinen AB	556830-9420	Stockholm	500	100
Corem Matilda AB	559208-5392	Nyköping	50,000	100
Corem Meeting AB	559208-5426	Nyköping	50,000	100
Corem Mellbyvägen AB	556755-4281	Nyköping	1,000	100
Corem Mjärdevi AB	556950-8558	Nyköping	50,000	100
Corem Morgan AB	556438-3452	Nyköping	1,000	100
Corem Motorspinnaren AB	556764-3332	Stockholm	1,000	100
Corem Murman 11 AB	559018-0872	Nyköping	50,000	100
Corem Murman 7 AB	559018-0856	Nyköping	50,000	100
Corem Murman 8 AB	559018-0906	Nyköping	50,000	100
Corem Mälardalen Holding AB	556736-6876	Stockholm	100,000	100
Corem Märsta AB	556498-1545	Stockholm	31,000	100
Corem Märsta elvan AB	559095-6446	Stockholm	500	100
Corem Mölndal AB	556755-8308	Nyköping	100,000	100
Corem Mölndal Violen AB	556944-7658	Nyköping	500	100
Corem Mölnlycke Holding AB	559088-4325	Stockholm	50,000	100
Corem Mölnlycke KB	969735-3333	Stockholm	–	100
Corem Nacka AB	556754-1114	Stockholm	1,000	100
Corem Neongasen AB	556230-1514	Stockholm	1,000	100
Corem Neptunus AB	556708-7399	Nyköping	1,000	100
Corem New York AB	559101-2090	Nyköping	50,000	100
Corem Niklas AB	556531-5206	Nyköping	11,000	100
Corem Nord AB	556072-3024	Nyköping	250,000	100
Corem Nordstaden AB	556748-5213	Nyköping	100,000	100
Corem Norr AB	556609-3281	Stockholm	100,000	100
Corem Norr Holding AB	556619-6761	Stockholm	74,594	100
Corem Nyckeln AB	556876-2305	Nyköping	1,000	100
Corem Olle AB	556686-0440	Nyköping	10,000	100
Corem Oscar AB	556645-7627	Nyköping	1,000	100
Corem Parkering AB	559208-5442	Nyköping	50,000	100
Corem Partille AB	556878-2477	Nyköping	500	100

Indirectly owned subsidiaries	Corporate identity number	Registered office	No. of shares	Capital share in %
Corem Paula AB	556554-8988	Nyköping	100	100
Corem Penny AB	556705-0371	Nyköping	1,000	100
Corem Petra HB	969621-8156	Nyköping	–	100
Corem Polly AB	556353-5631	Nyköping	1,000	100
Corem Pontus AB	556703-5539	Nyköping	1,000	100
Corem Porcelänsnshaven ApS	32344593	Frederiksberg	1,000	100
Corem Posthornet KB	969677-2582	Nyköping	–	100
Corem Pottegården AB	559096-7740	Nyköping	500	100
Corem Projekt 2 AB	559354-2540	Stockholm	25,000	100
Corem Projekt 3 AB	559354-2557	Stockholm	25,000	100
Corem Projekt 4 AB	559354-2565	Stockholm	25,000	100
Corem Projekt 5 AB	559354-2573	Stockholm	25,000	100
Corem Projektutveckling AB	556636-3411	Nyköping	1,000	100
Corem PropTech Ventures AB	559148-3283	Nyköping	50,000	100
Corem Pylades AB	556789-2913	Stockholm	1,000	100
Corem Pyramid AB	556690-9551	Nyköping	1,000	100
Corem Rakel AB	559370-1203	Nyköping	50,000	100
Corem Ralf AB	559370-1153	Nyköping	50,000	100
Corem Revisorn 3 AB	556647-6593	Stockholm	1,000	100
Corem Ringpärmen AB	556261-9428	Stockholm	5,000	100
Corem Roland AB	559003-2479	Nyköping	50,000	100
Corem Rose AB	556609-2143	Nyköping	21,000	100
Corem Rosersberg AB	556779-1347	Stockholm	1,000	100
Corem Rosita AB	559370-1195	Nyköping	50,000	100
Corem Roskilde A/S	36034106	Copenhagen	500	100
Corem Rosmallen AB	556696-3434	Stockholm	1,000	100
Corem Rosmarinen HB	969652-5121	Nyköping	–	100
Corem Rotorn KB	916616-7354	Stockholm	–	100
Corem Roy AB	559042-7554	Nyköping	50,000	100
Corem Rune AB	556394-2746	Nyköping	50,000	100
Corem Rönn AB	556835-9888	Nyköping	1,000	100
Corem Sadelgjorden AB	556673-3944	Stockholm	1,000	100
Corem Sandhagen 8 AB	559277-7592	Nyköping	25,000	100
Corem Science Fastighets AB	556811-6072	Stockholm	50,000	100
Corem Science Fastighets AB	556811-6072	Stockholm	50,000	100
Corem Segeväng AB	559018-0922	Nyköping	50,000	100
Corem Signe AB	559171-8779	Nyköping	50,000	100
Corem Silvermalten AB	556909-5937	Nyköping	50,000	100
Corem Simon AB	559352-4183	Nyköping	50,000	100
Corem Singeln AB	556980-2035	Nyköping	500	100
Corem Sisjön AB	556757-3661	Stockholm	1,000	100
Corem Siv AB	559370-1161	Nyköping	50,000	100
Corem Skevrodret AB	559073-2797	Nyköping	50,000	100
Corem Skyttbrink AB	556579-1869	Stockholm	4,000	100

Indirectly owned subsidiaries	Corporate identity number	Registered office	No. of shares	Capital share in %
Corem Skälby AB	556923-4437	Stockholm	500	100
Corem Skärgårdsgatan AB	559062-6239	Nyköping	50,000	100
Corem Slipskivan AB	559252-8250	Stockholm	250	100
Corem Småland Holding AB	556736-6892	Stockholm	100,000	100
Corem Sofia AB	556807-0493	Nyköping	500	100
Corem Solna Gate AB	556691-9287	Nyköping	1,000	100
Corem Spjutet AB	559070-4432	Stockholm	50,000	100
Corem Stadion AB	556643-3545	Nyköping	1,000	100
Corem Stapelbädden AB	556655-4266	Nyköping	1,000	100
Corem Stella AB	559370-1187	Nyköping	50,000	100
Corem Stenbärsgatan AB	559073-2789	Nyköping	50,000	100
Corem Stensåtra 17 AB	556701-5184	Stockholm	1,000	100
Corem Stiglädret AB	556823-9056	Stockholm	600	100
Corem Stjärnan HB	916693-3474	Nyköping	–	100
Corem Stockholm City AB	556806-1435	Nyköping	50,000	100
Corem Stockholm Holding AB	556736-6264	Stockholm	100,000	100
Corem Storsåtra AB	556699-8620	Stockholm	1,000	100
Corem Strand AB	556442-0098	Nyköping	80,000	100
Corem Ström AB	556603-1067	Nyköping	104,000	100
Corem Stålet AB	556796-2823	Nyköping	100,000	100
Corem Stångbättet AB	556683-1615	Stockholm	1,000	100
Corem Stängslet AB	556534-2358	Stockholm	1,000	100
Corem Svea Holding AB	556754-1098	Stockholm	1,000	100
Corem Svedjenävan 4 AB	556822-1005	Nyköping	500	100
Corem Svävaren KB	969698-7552	Stockholm	–	100
Corem Systems AB	556542-9254	Stockholm	101,000	100
Corem Sävenäs AB	556987-7052	Nyköping	500	100
Corem Södrakajen AB	559148-3309	Nyköping	50,000	100
Corem Tage AB	559171-8761	Nyköping	50,000	100
Corem Timmer AB	556706-9652	Nyköping	1,000	100
Corem Toini AB	559370-1179	Nyköping	50,000	100
Corem Tore AB	559370-1138	Nyköping	50,000	100
Corem Torp KB	916560-5222	Nyköping	–	100
Corem Torpavallsgatan AB	559003-9441	Nyköping	10,000	100
Corem Trailer AB	556840-3058	Stockholm	500	100
Corem Traktorn AB	556877-6172	Nyköping	50,000	100
Corem Trollflöjten KB	969611-7762	Nyköping	–	100
Corem Trollhättan KB	969724-7683	Stockholm	–	100
Corem Truckvägen KB	916622-6416	Stockholm	–	100
Corem Tränsbättet AB	556518-1103	Nyköping	2,041	100
Corem Tumba AB	556720-4911	Stockholm	1,000	100
Corem Tumstocken AB	556314-0317	Stockholm	1,000	100
Corem Tuva AB	559252-1412	Nyköping	50,000	100
Corem Tynner KB	969695-3836	Nyköping	–	100

Indirectly owned subsidiaries	Corporate identity number	Registered office	No. of shares	Capital share in %
Corem Törnby AB	556995-5593	Stockholm	500	100
Corem Törnrosa AB	556833-7306	Stockholm	110,000	100
Corem Urbis AB	556252-6904	Nyköping	564,200	100
Corem Utlängan AB	556766-3835	Stockholm	1,000	100
Corem Valdemar AB	559003-2446	Nyköping	50,000	100
Corem Vallgraven AB	556632-7481	Nyköping	1,000	100
Corem Veddesta AB	556300-3275	Stockholm	1,000	100
Corem Vera AB	556855-6731	Nyköping	500	100
Corem Verner AB	556896-7474	Nyköping	50,000	100
Corem Viby KB	916644-5222	Stockholm	–	100
Corem Viggo AB	556855-6749	Nyköping	500	100
Corem Viktor AB	559352-4191	Nyköping	50,000	100
Corem Vilde AB	559096-7732	Nyköping	500	100
Corem Vilma AB	559068-5391	Nyköping	50,000	100
Corem Visby AB	556891-8808	Nyköping	500	100
Corem Vårbuketten AB	559073-2847	Nyköping	50,000	100
Corem Välten 4 AB	559073-2839	Nyköping	50,000	100
Corem Välten 5 AB	559073-2821	Nyköping	50,000	100
Corem Warehouse AB	556676-2547	Stockholm	1,000	100
Corem Åbro AB	556958-6596	Nyköping	500	100
Corem Årdret AB	559073-2920	Nyköping	50,000	100
Corem Ädelmetallen 14 AB	556823-5211	Stockholm	500	100
Corem Ädelmetallen 4 AB	556758-9154	Stockholm	1,000	100
Corem Älgskytten AB	556989-7829	Stockholm	500	100
Corem Älvsborg Holding KB	969666-8871	Stockholm	–	100
Corem Älvsborg KB	969670-2902	Stockholm	–	100
Corem Älvsjö KB	969688-0013	Stockholm	–	100
Corem Ätte AB	556482-7854	Stockholm	1,000	100
Corem Öresund Holding AB	556736-6751	Stockholm	100,000	100
Corem Öskaret AB	556702-9524	Stockholm	1,000	100
Dagon AB	556431-0067	Nyköping	23,580,999	100
Dagon Sverige AB	556473-1213	Nyköping	3,265,000	100
Dragörkajen AB	556853-8366	Nyköping	500	100
Fastighets AB Akvarium	556745-4748	Stockholm	1,000	100
Fastighets AB Carolus 32	556704-3715	Stockholm	1,000	100
Fastighets AB Lennart	556783-9955	Stockholm	100,000	100
Fastighets AB Mats 5	556833-0996	Stockholm	50,000	100
Fastighets AB Västeråsgallerian	556833-2232	Stockholm	50,000	100
First Office AB	556835-9870	Nyköping	1,000	100
Garage & Parkering i centrala Sundbyberg AB	559028-7875	Stockholm	500	100
Highline 118 LLC	83-4548432	New York	–	100
KB Vampyren 9	969704-6820	Nyköping	–	100
Klövern Roskildeväjs K/S	35056637	Frederiksberg	71,300	100

Indirectly owned subsidiaries	Corporate identity number	Registered office	No. of shares	Capital share in %
Kolkajan Fastighets AB	559229-6700	Stockholm	50,000	100
Menigasker AB	559000-0336	Stockholm	50,000	100
Meroc Asset Management AB	593200-1745	Stockholm	13,113,130	100
Meroc Backa AB	559407-1812	Stockholm	25,000	100
Meroc Jordbromalm AB	559407-1804	Stockholm	25,000	100
Meroc Kommanditdelägare AB	559407-1796	Stockholm	25,000	100
Meroc Kullen AB	559407-1820	Stockholm	25,000	100
Meroc Target 1 AB	559408-0748	Stockholm	25,000	100
Meroc Target 2 AB	559408-0755	Stockholm	25,000	100
SBG Gravensteiner AB	556772-1476	Stockholm	1,828,670	100
SCI Klovern Rene	84308370000016	Cannes	20	100
SF Ventures AB	559271-0197	Stockholm	19	99,9
Sundbyberg Sprängaren9 Fast AB	559117-7240	Stockholm	500	100
Tobin 1 Holding AB	559120-5355	Stockholm	500	100
Tobin Kista Holding AB	559120-5348	Stockholm	500	100
Tobin P. Projektutveckling AB	556971-7399	Stockholm	50,000	100
Tobin Properties Bygg AB	559223-1590	Stockholm	50,000	100
Vestalen Fastighets AB	559205-5528	Nyköping	50,000	100
W28th Development LLC	61-1874286	New York	–	100
Åby Arena AB	559105-2203	Mölnådal	350	70
Åby Arena Hotell AB	559105-2237	Mölnådal	500	100
Åby Arena Mässa AB	559105-2229	Mölnådal	500	100

NOTE 30 NON-CURRENT RECEIVABLES FROM GROUP COMPANIES

SEKm	Moderbolaget	
	2022	2021
Opening balance	3,906	3,106
New/terminating receivables	–216	800
New promissory note receivables	3,864	–
Total	7,554	3,906

NOTE 31 CASH FLOW ANALYSIS

Interest

	Group		Parent company	
	2022	2021	2022	2021
Interest received	9	1	200	80
Interest paid	–1,057	–638	–259	–104
Total	–1,048	–637	–59	–24

Adjustments for non-cash items

SEKm	Parent company	
	2022	2021
Depreciation/amortization of tangible and intangible non-current assets	486	4
Currency effect of loans	152	–
Adjustment for result from divestment of shares	11	–
Adjustment for unpaid interest	54	13
Total	703	17

NOTE 32 RECONCILIATION OF LIABILITIES ATTRIBUTABLE TO FINANCING ACTIVITIES

Group	2021-12-31	Cash flow	Changes not affecting cash flow			2022-12-31
			Acquisi-	Effect changed	Accrual	
			tions	exchange rate	borrowing costs	
Long-term interest-bearing liabilities	32,016	74	–	630	25	32,745
Short-term interest-bearing liabilities	14,548	177	–	–	2	14,727
Total liabilities attributable to financing activities	46,564	251	–	630	27	47,472

Koncernen	2020-12-31	Cash flow	Changes not affecting cash flow			2021-12-31
			Acquisi-	Effect changed	Accrual	
			tions	exchange rate	borrowing costs	
Long-term interest-bearing liabilities	5,510	–378	26,755	109	20	32,016
Short-term interest-bearing liabilities	4,086	1,226	9,234	–	2	14,548
Total liabilities attributable to financing activities	9,596	848	35,989	109	22	46,564

Parent company	2021-12-31	Cash flow	Changes not affecting cash flow			2022-12-31
			Acquisi-	Effect changed	Accrual	
			tions	exchange rate	borrowing costs	
Long-term interest-bearing liabilities to credit institutions	2,951	952	–	152	15	4,070
Short-term interest-bearing liabilities to credit institutions	931	2,978	–	–	2	3,911
Total liabilities attributable to financing activities	3,882	3,930	–	152	17	7,981

Parent company	2020-12-31	Cash flow	Changes not affecting cash flow			2021-12-31
			Acquisi-	Effect changed	Accrual	
			tions	exchange rate	borrowing costs	
Long-term interest-bearing liabilities to credit institutions	2,093	851	–	–	7	2,951
Short-term interest-bearing liabilities to credit institutions	992	–63	–	–	2	931
Total liabilities attributable to financing activities	3,085	788	–	–	9	3,882

The Group's and the Parent Company's interest rate derivatives do not affect the cash flow.

NOTE 33 BUSINESS COMBINATIONS

In March 2021, Corem made a public offer to the shareholders of Corem Kelly (formerly Klövern) with a view to merging the companies. The initial acceptance period ran from 14 May to 11 June. The outcome of the initial acceptance period showed that Corem controlled 89.1 per cent of the capital and 90.8 per cent of the outstanding votes in Corem Kelly, and on 15 June 2021 Corem announced that the offer was unconditional. Consequently, Corem's previous indirect long-term investment in Corem Kelly became a direct holding in the form of a subsidiary to Corem.

Corem Kelly has been consolidated since 15 June. Before the offer, Corem owned 15.2 per cent of the capital in Corem Kelly. During the second quarter/in conjunction with the acquisition date, Corem revalued the holding to correspond to the value in accordance with the offer, entailing a positive effect on earnings of SEK 581 million, which was reported in the Statement of Income under changes of value of financial investments.

Access to the other shares was at an acquisition value of SEK 18,442 million, consisting of a non-cash issue of 59,678,701 Class A ordinary shares, 596,298,939 Class B ordinary shares, 5,105,391 Class D ordinary shares, and 9,685,827 preference shares. These shares were valued at market value on the transaction date amounting to SEK 18.13 per Class A ordinary share, SEK 18.61 per Class B ordinary share, SEK 288.39 per Class D ordinary share and SEK 323.00 per preference share. In the case of Class A and B ordinary shares, the market value corresponds to the listed closing price on Nasdaq adjusted in accordance with the exchange relationship 0.88 while for Class D ordinary share, it corresponds to the closing price for the preference share, adjusted in accordance with the exchange relationship 1.12.

The acquisition is expected to provide synergies of around SEK 200 million annually, of which around SEK 170 million concerns operational and financial synergies which are expected to be realized over a two-year period, while the remaining SEK 30 million relates to income synergies which are expected to be realized over a three-year period.

Income statement Corem Kelly (formerly Klövern)

	2021 jan – dec	2021 15 jun – 31 dec
Income	3,274	1,799
Property costs	–1,154	–651
Central administration	–160	–72
Net financial items	–715	–386
Profit from property management	1,245	690
Income, residential development	–74	–36
Share of profit in associated companies	11	3
Changes in value, properties	3,685	2,591
Change in value, derivatives	301	108
Change in value, financial assets	29	29
Impairment of goodwill	–2	–
Tax	–1,224	–959
Net profit for the period	3,970	2,426
Translation difference for international operations	444	290
Net comprehensive income for the period	4,414	2,716

NOTE 33 CONTD.

Balance sheet Corem Kelly (formerly Klövern)

SEKm	2021 31 dec	2021 15 juni
Assets		
Investment properties	67,140	61,557
Other non-current assets	1,956	1,824
Current assets	1,759	3,152
Total assets	70,855	66,533
Equity and liabilities		
Equity	26,479	23,799
Deferred tax liability	4,903	3,978
Interest-bearing liabilities	36,597	35,989
Non-interest-bearing liabilities	2,876	2,767
Total equity and liabilities	70,855	66,533

ACQUISITION ANALYSIS

Acquired net assets at the time of acquisition, SEKm

Investment properties	61,557
Properties classified as current assets	1,746
Other assets	3,958
Interest-bearing liabilities	-35,989
Hybrid bonds	-1,300
Deferred tax liability	-6,176
Other liabilities	-2,169
Holding without controlling influence	-96
Acquired net assets	21,531
Goodwill	2,934
Total purchase price	24,465
Purchase price	
Shares issued at fair value	18,442
Value, Corem's own shareholding	3,276
Holding without controlling influence	2,747
Total offer value/purchase price	24,465

Effect of the acquisition on group cash flow

Cash purchase consideration	-
Liquid funds in acquired companies	870
Net cash inflow	870

The acquisition is classified as a business combination in accordance with IFRS 3. This means that acquired properties, liabilities and contingent liabilities are valued at fair value on the acquisition date. All acquired items have a reported value corresponding to fair value, besides properties classified as current assets and deferred tax liability which have been revalued in conjunction with the acquisition.

In connection with the acquisition, goodwill of SEK 2,934 million arose in the form of the difference between the acquisition value for the acquired shares and the net assets.

Goodwill consists of two parts. The largest part consists of the difference between nominal tax and the deferred tax which is calculated in connection with the acquisition of properties which must be reported in business combination. There is a corresponding amount in the item deferred tax for this goodwill for accounting purposes of SEK 1,950 million. In addition, it consists of synergy effects, consisting of SEK 984 million.

Transactions costs attributable to the acquisition amounted to SEK 21 million and are reported in the item Acquisition costs in the Income Statement.

Transaction costs, which are related to issue of new shares amounted to SEK 23 million and have been reported in equity after taking tax into account.

From the acquisition date to 31 December 2021, Corem Kelly contributed SEK 1,799 million to the Group's income and SEK 2,426 million to the Group's net profit.

Holdings without controlling influence has as at the acquisition date been valued at fair value corresponding to the share price according to the same principle as acquired shares.

NOTE 34 EVENTS AFTER THE BALANCE SHEET DATE

- I januari tecknades ett hyresavtal med R/GA i New York. Hyresgästen flyttade in i Corems projektfastighet 28&7 i januari 2023. Hyrestiden är 5 år.
- In January, an agreement was signed for the sale of the property 1 kh Rudegård Ny Holte, Copenhagen, for an underlying property value corresponding to SEK 106 million, in line with its book value. Transfer of possession took place on 10 February 2023.
- In January, Corem divested its entire holding in Castellum, consisting of 8.7 million shares.
- In February, Corem announced that outstanding bonds of SEK 484 million with maturity on 27 February will not be refinanced.
- In February, a 6-year lease agreement was signed with the Riksbank, the Swedish central bank, for premises in the property Orgelpipan 4 in central Stockholm. The period of tenancy is 6 years.
- In February, an agreement was signed to sell 17 properties in the Stockholm area for a combined underlying property value of SEK 949 million. Possession of the properties was transferred in March 2023.
- In March, an agreement was signed for the sale of the site leasehold for the property Stockholm Induktorn 37 for an underlying property value of SEK 127 million. Possession of the site leasehold was transferred in March 2023.
- In March, an agreement was signed for the sale of two properties in Stockholm, for a combined underlying property value of SEK 467 million. Possession of the properties was transferred in March 2023.

NOTE 35 PROPOSED APPROPRIATION OF PROFIT

SEK

Earnings available for distribution by the Annual General Meeting are as follows:

Amount brought forward	20,490,888,437
Net profit for the year	200,243,344
Total	20,691,131,781

The Board proposes that the earnings be allocated as follows:

To the shareholders,	
SEK 0.40 is distributed per ordinary share A and B,	431,486,941
SEK 20.00 per Class D ordinary share, totaling	150,076,180
SEK 20.00 per preference share, totaling	248,305,900
To be carried forward	19,861,262,760
Total	20,691,131,781

Appropriation of profits and allocation of earnings

DIVIDEND

Corem's dividend policy is that dividend to holders of Class A and Class B ordinary shares shall in the long term amount to at least 35 per cent of the profit from property management after deduction for dividend for Class D ordinary shares and preference shares.

The proposal of the Board of Directors to the Annual General Meeting for the 2022 financial year is that a dividend of SEK 0.40 (0.40) per Class A and B ordinary share and of SEK 20.00 per Class D ordinary share and preference share be paid. It is proposed that the dividend for Class A and B ordinary shares be paid in four instalments each of SEK 0.10 and that the dividend of SEK 20.00 per Class D ordinary share and preference share be paid in four instalments each of SEK 5.00. It is proposed that the record dates for dividend on ordinary shares of Class A, B, D and preference shares be the last banking day in the respective calendar quarter with the expected payment three banking days thereafter. The proposal means a dividend on Class A and B ordinary shares corresponding to 34 per cent (56) of the profit from property management after deduction of dividend for Class D ordinary shares and preference shares.

YIELD

Corem's proposed dividend of SEK 0.40 (0.40) per Class A and B ordinary share and SEK 20.00 per Class D ordinary share and preference share corresponds, if the AGM approve the proposal, to a yield of 3.8 per cent (1.2) for Class A ordinary shares, 4.8 per cent (1.2) for Class B ordinary shares, 11.7 per cent (6.3) for Class D ordinary shares and 9.5 per cent (6.2) for preference shares, based on share prices on 31 December 2022.

PROPOSED APPROPRIATION OF PROFITS

SEK 20,691,131,781 is available for distribution by the Annual General Meeting as shown below:

SEK

Amount brought forward	20,490,888,437
Net profit for the year	200,243,344
Total available for distribution by the AGM	20,691,131,781

The Board proposes that the earnings be allocated as follows:

To the shareholders,

SEK 0.40 is distributed per ordinary share A and B, totaling	431,486,941
SEK 20.00 per Class D ordinary share, totaling	150,076,180
SEK 20.00 per preference share, totaling	248,305,900
Total	19,861,262,760
Summa	20,691,131,781

The calculation is based on the total number of outstanding ordinary shares as at 24 March 2023, i.e. 90,816,972 Class A ordinary shares, 987,900,380 Class B ordinary shares, 7,503,809 Class D ordinary shares and 12,415,295 preference shares.

The total number of outstanding shares may change due to buyback of own shares, voluntary conversion of Class A ordinary shares or non-cash issues. For further information about the Group's and the Parent Company's profit/loss and position otherwise, please refer to the income statement and balance sheets with accompanying notes.

STATEMENT BY THE BOARD ON THE PROPOSED ALLOCATION OF PROFIT

With reference to what has been stated, the Board considers that the proposed dividend can be justified taking into consideration the requirements made in Chapter 17, section 3, second and third paragraphs, of the Companies Act (the type and scope of activity, risks and consolidation requirements, liquidity and position otherwise). The Board considers that the equity of the Parent Company and the Group after the proposed allocation of profit will be sufficiently large in relation to the type and scope of activity and risks. The Board's assessment of the financial position of the Parent Company and the Group means that the dividend is justifiable in relation to the requirements made by the type and scope of activity and risks on the size of the Parent Company's and the Group's equity as well as the Parent Company's and the Group's consolidation requirements, liquidity and position otherwise.

The proposed dividend for Class A and B ordinary shares corresponds to 1.9 (1.8) per cent, the dividend for Class D ordinary shares to 0.7 per cent (0.6) and dividend for preference shares 1.1 per cent (1.0) of the Parent Company's equity and 1.4 per cent (1.3), 0.5 per cent (0.5) and 0.8 per cent (0.7) respectively of the Group's equity attributable to the Parent Company's shareholders as per 31 December 2022.

In the light of this, the Board considers that the Company and the Group have good prospects for making use of future business opportunities and also bearing any losses. Planned investments have been taken into account when determining the proposed allocation of profits. The proposed allocation of profits will not affect the Parent Company's and the Group's ability to meet its payment commitments at the correct time.

The Board has considered all other known circumstances which may be important for the Company's and the Group's financial position and which have not been taken into account within the framework stated above. No circumstance has emerged, which would make the proposed dividend unjustifiable.

The undersigned certify that the annual accounts and the consolidated accounts have been prepared in compliance with the IFRS international accounting standards, as adopted by the EU, and with generally accepted auditing standards, and provide a true and fair picture of the Group's position and earnings, as well as that the administration report for the Group and the Parent Company provides a true and fair overview of the development of the Group and the company's business operations, its position and earnings, and describes the important risks and uncertainty factors facing the companies belonging to the Group. The Annual Report also includes the Group's and the Parent Company's sustainability report pursuant to Chapter 6, section 11, of the Annual Accounts Act, see pages 10–15, 59–72, 89 and 153–176. For the sustainability report in accordance with the Global Reporting Initiative, GRI, see the GRI index on pages 162–163.

Stockholm, 31 March 2023

Board of Directors of Corem Property Group AB (Publ), reg. no. 556463-9440

Patrik Essehorn
Chairman of the Board

Eva Landén
CEO

Katarina Klingspor
Director

Fredrik Rapp
Director

Christian Roos
Director

Magnus Uggla
Director

Christina Tillman
Director

Our audit report has been submitted on 31 March 2023

Ernst & Young AB

Katrine Söderberg
Authorized public accountant

Audit report

To the Annual General Meeting in Corem Property Group AB
(publ) Reg. no. 556463-9440

Report on the annual accounts and consolidated accounts

Opinions

We have audited the annual report and the consolidated accounts of Corem Property Group AB (publ) for the 2022 financial year, with the exception of the Corporate Governance Report on pages 91–104. The annual report and consolidated accounts of the Company are on pages 17–58 and 73–148 of this document.

In our opinion, the annual report has been prepared in accordance with the Annual Accounts Act and presents fairly, in all material respects, the financial position of the Parent Company as of 31 December 2022 and its financial performance and cash flow for the year then ended in accordance with the Annual Accounts Act. The consolidated accounts have been prepared in accordance with the Annual Accounts Act and are a fair presentation in all material respects of the financial position of the group as at 31 December 2022 and of its financial performance and cash flow for the year in accordance with International Financial Reporting Standards (IFRS), as adopted by the EU, and the Annual Accounts Act. Our opinions do not apply to the corporate governance report on pages 91–104. The statutory administration report is consistent with the other parts of the annual accounts and consolidated accounts.

We therefore recommend that the Annual General Meeting of Shareholders adopt the statement of income and balance sheet for the Parent Company and the Group.

Our opinions in this report on the annual report and the consolidated accounts comply with the content in the additional report submitted to the Parent Company's audit committee in accordance with article 11 of the Regulation (EU) No. 537/2014.

Grounds for our opinions

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibility according to these standards is described in more detail in the section The auditor's responsibility. We are independent in relation to the Parent Company and the Group in accordance with generally accepted auditing standards in Sweden and have otherwise complied with our professional responsibility in accordance with these requirements. This means that, to the best of our knowledge and conviction, no prohibited services as referred to in article 5.1 of the Audit Regulation (537/2014) have been provided to the audited company or, in relevant cases, to its parent company or its controlling company in the EU.

We believe that the audit evidence we have obtained is sufficient and appropriate for its purpose to provide a basis for our opinions.

Areas of particular importance

Areas of particular importance for the audit are the areas which, in our professional judgment, were the most important for the audit of the annual accounts and the consolidated accounts for the current period. These areas are also treated within the framework of the audit of, and in our position on, the annual report and the consolidated report as a whole, although we state no separate opinions on these areas. The following description of how the audit was performed shall be read in this context.

We have performed the obligations described in the section The auditor's responsibility in our report on the annual report also in these areas. In this way, audit measures were undertaken to take into account our assessment of the risk of material errors in the annual report and the consolidated accounts. The outcome of our audit and the audit measures performed to deal with the areas shown below form the basis for our audit report.

Valuation of investment properties

Description of the area

On 31 December 2022, the fair value of the Group's investment properties, reported in the Group's balance sheet, was SEK 78,387 million. Changes in value during the year, recognized in the consolidated statements, amounted to SEK -2,934 million.

The property valuations are yield-based in accordance with the cash flow method, which means that future cash flows are forecast. All properties are valued once every quarter. Every quarter, approximately three-quarters of the properties are valued internally and approximately a quarter externally, which means that the whole portfolio is valued externally once a year. The properties' yield requirements are assessed on the basis of the unique risk of each property and transactions made in the market for property of a similar character.

Valuation at fair value is by nature associated with subjective assessments and a minor change in assumptions made on which valuations are based may have an important effect on the reported amounts. Due to the many assumptions and assessments that take place in conjunction with the valuation of investment properties, together with the fact that significant amounts are involved, we make the assessment that valuation of investment properties is to be regarded as being of particular importance in our audit.

A description of the valuation of the investment properties, together with the accounting policies, important accounting assessments, estimates and assumptions, are shown in the annual report in section Administration Report under the heading Property Valuation on pages 56–58, in Note 1 on page 114 and in Note 11 on pages 124–126.

How this area was taken into consideration in the audit

In our audit, we have evaluated and tested the company's process for property valuation. We have assessed the valuation method, model and assumptions in the externally and internally performed valuations. During the year, we have obtained and examined a selection of the internal valuations prepared to evaluate compliance with the company's valuation policy and valuation model. We have evaluated the expertise of the internal and external valuers and the objectivity of the external valuers.

With the support of EY's internal valuation expertise, we have examined the model used for property valuation and examined the reasonableness of the assumptions made, such as rental income, operating costs, yield requirement, property investments and vacancy rate and made comparisons with known market information. A selection has been made using risk-based criteria. We have discussed important assumptions and estimates with those responsible for valuation and senior management.

We have tested input data for the valuation model for, inter alia, rental income, contract term, property investments and accounting and control for a selection of properties.

We have examined the information provided in the Annual Report.

Information other than the annual accounts and consolidated accounts

This document also contains other information than the annual accounts and the consolidated accounts that can be found on pages 1-16, 59-72, 147-169 and 177-208. The other information also consists of the remuneration report that we obtained prior to the date of this audit report. The Board of Directors and the CEO are responsible for this information.

Our opinion regarding the annual accounts and the consolidated accounts do not cover this information and we provide no opinion relating to this other information.

In connection with our audit of the annual report and the consolidated accounts, it is our responsibility to read the information identified above and consider whether the information is incompatible to a significant extent with the annual accounts and the consolidated accounts. In this review, we also take into account the knowledge we have otherwise obtained during the audit and assess whether the information otherwise appears to contain material misstatements.

If we, on the basis of the work performed relating to this information, draw the conclusion that the other information contains material misstatements, we are obliged to report this. We have nothing to report in this respect.

The responsibility of the Board of Directors and the CEO

The Board of Directors and the CEO are responsible for preparing the annual report and the consolidated accounts and for it containing a fair picture in accordance with the Annual Accounts Act and, as regards the consolidated accounts, in compliance with the IFRS as adopted by the EU. The Board and the CEO are also responsible for the internal control that they believe necessary to prepare an annual report and consolidated accounts that do not contain any material misstatements, regardless of whether these are wilful or due to error.

When preparing the annual report and the consolidated accounts, the Board and the CEO are responsible for the assessment of the company's ability to continue as a going concern. They notify, when appropriate, circumstances that may affect the ability to continue as a going concern and to apply the assumption of a going concern. The assumption of a going concern is not applied, however, if the Board and the CEO intend to liquidate the company, cease the activity, cease business or have no realistic alternative to doing one of these.

The Board's audit committee shall, without this affecting the responsibility and other tasks of the Board, inter alia, monitor the company's financial reporting.

The auditor's responsibility

Our goal is to obtain a reasonable degree of assurance that the annual report and the consolidated accounts as a whole do not contain any material misstatements, whether due to fraud or error and to produce an audit report containing our opinions. Reasonable assurance is a high degree of assurance but is not absolute assurance that an audit performed in compliance with ISA and generally accepted auditing standards in Sweden will always detect material misstatement if such exists. Misstatements may arise due to fraud or error and are considered to be material if these misstatements individually or taken together may reasonably be expected to affect the financial decisions made by the user on the basis of the annual accounts and consolidated accounts. As part of an audit in compliance with ISA, we apply our professional judgment and have a professionally sceptical approach throughout the audit.

Furthermore:

- we identify and assess the risk of material misstatement in the annual report and the consolidated accounts, whether due to fraud or error, design and perform audit procedures, inter alia, on the basis of these risks and obtain audit evidence which is sufficient and appropriate for its purpose to serve as a basis for our opinions. The risk of not detecting material misstatement due to fraud is higher than for material misstatement due to error, as misstatements may include action in collusion, counterfeiting, deliberate omission, incorrect information or setting aside internal control.
- we obtain an understanding of the company's internal control, which is important for our audit to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- we assess the suitability of the accounting policies applied and the reasonableness of the Board and the CEO's estimates in the accounts and supplementary disclosures.
- we draw a conclusion on the suitability of the Board and the CEO applying the assumption of a going concern when drawing up the annual accounts and the consolidated accounts. We also draw a conclusion, based on the audit evidence obtained, whether there is any material uncertainty factor, concerning such events or circumstances that may lead to considerable doubt about the company's ability to continue as a going concern. If we draw the conclusion that there is a significant uncertainty factor, we must draw attention in the Audit Report to the disclosures about the significant uncertainty factor or, if such disclosures are insufficient, modify the statement about the annual accounts and the consolidated accounts. Our conclusions are based on the audit evidence obtained until the date of the audit report. However, future events or circumstances may mean that the company is unable to continue as a going concern.
- we evaluate the overall presentation, structure and content of the annual report and the consolidated accounts, including the supplementary disclosures and, whether the annual report and the consolidated accounts reproduce the underlying transactions and circumstances in a way that provides a fair picture.
- we obtain sufficient audit evidence that is appropriate for its purpose concerning the financial information for the units or business operations in the group to make a statement on the consolidated accounts. We are responsible for control, monitoring and drawing up of the audit for the group. We bear sole responsibility for our opinions.

We must notify the Board about, inter alia, the planned extent and direction of the audit, and on the date for it. We must also inform about important observations during the audit, including important deficiencies in internal control that we have identified. We must also provide the Board with a statement that we have applied relevant professional ethical requirements and taken up all relationships and other circumstances that can reasonably affect our independence and in applicable cases associated countermeasures.

Out of the areas communicated with the Board, we establish which of these areas that have been of greatest importance for the audit of the annual report and the consolidated accounts, including the most important assessed risks for significant misstatements, and which therefore constitute the areas of particular importance for the audit. We describe these areas in the audit report as long as laws or other regulations do not prevent such information.

Report on other legal and regulatory requirements

The auditor's examination of administration and proposal on appropriation of the company's profit or loss

Opinions

In addition to our audit of the annual report, we have also performed an audit of the management by the Board of Directors and the CEO of Corem Property Group AB (publ) for the 2022 financial year and of the proposals for the appropriation of the Company's profit or loss.

We approve the annual general meeting appropriating the profit in accordance with the proposal in the Administration Report and granting the members of the Board and the CEO release from liability for the financial year.

The responsibility of the Board of Directors and the CEO

We have performed the audit in accordance with generally accepted auditing standards in Sweden. Our responsibility according to these standards is described in more detail in the section The auditor's responsibility. We are independent in relation to the Parent Company and the Group in compliance with good auditing standards in Sweden and have otherwise complied with our professional ethical responsibility in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate for its purpose to provide a basis for our opinions.

The responsibility of the Board of Directors and the CEO

The Board of Directors is responsible for the proposal for appropriation of the company's profit or loss. In connection with proposed dividend, this includes an assessment of whether the dividend is justifiable taking into consideration the requirements made by the Company's and the Group's type of operations, the extent and risks made on the size of the Parent Company's and Group's equity, consolidation requirements, liquidity and position otherwise.

The Board is responsible for the Company's organization and administration of the Company's business. This includes, inter alia, making a continuous assessment of the Company's and the Group's financial situation, and ensuring that the organization of the Company is designed in such a way that the accounting, management of funds, and the Company's financial concerns are otherwise controlled satisfactorily. The CEO shall take care of the day-to-day management in accordance with the Board's guidelines and instructions and, inter alia, undertake the measures necessary for the Company's accounts to be drawn up in compliance with the law and that management of funds has been satisfactorily taken care of.

The auditor's responsibility

Our responsibility with regard to the audit of the management, and thus our opinion on discharge from liability, is to obtain audit evidence in order with a reasonable degree of assurance to be able to assess whether any board member or CEO has in any important respect:

- undertaken any measure or become liable to any neglect which may lead to a duty of compensation to the Company
- in any other way acted in conflict with the Companies Act, the Annual Accounts Act or the Articles of Association

Our objective as regards the audit of the proposal for appropriation of the Company's profit or loss, and thus our opinion on this, is to assess with reasonable degree of assurance whether the proposal complies with the Companies Act.

Reasonable assurance is a high extent of assurance, but not absolute assurance that an audit performed in accordance with generally accepted auditing standards in Sweden will always detect procedures or neglect which may lead to an obligation to compensate the Company or that a proposal on appropriation of the company's profit or loss is not compatible with the Companies Act.

As part of the audit in accordance with generally accepted auditing standards in Sweden, we use professional judgment have a professional sceptical approach throughout our audit. Scrutiny of the management and the proposal for appropriation of the Company's profit or loss are based primarily on audit of the accounts. The additional audit procedures performed are based on our professional assessment based on risk and importance. This means that we focus the examination on such procedures, areas and circumstances that are important for the business and where deviations and breaches would be especially important for the Company's situation. We review and test decisions made, bases for decision, measures undertaken and other circumstances that are relevant for our statement on discharge from liability. As a basis for our opinion on the Board's proposal for appropriations of the Company's profit or loss, we have examined the Board's reasoned statement as well as a selection of documentation for this to be able to assess whether the proposal complies with the Companies Act.

The auditor's review of the Esef report

Opinion

In addition to our audit of the annual report and consolidated accounts, we have also performed a review of whether the Board and the CEO have prepared the annual report and the consolidated accounts in a format that enables uniform electronic reporting (The Esef report) under Chapter 16, section 4a, of the Securities Market Act (2007:528) of Corem Property Group AB (publ) for the 2022 financial year.

Our review and our opinion only apply to the statutory requirement. In our view, the Esef report has been prepared in a format that in all essential respects makes possible electronic reporting.

Grounds for opinion

We conducted our review in accordance with FAR's recommendation RevR 18 Revisorns granskning av Esef rapporten (The auditor's review of the Esef report). Our responsibility according to this recommendation is described in more detail in the section The auditor's responsibility. We are independent in relation to Corem Property Group AB (publ) in accordance with generally accepted auditing standards in Sweden and have otherwise complied with our professional responsibility in accordance with these requirements.

We believe that the evidence we have obtained is sufficient and appropriate for its purpose to provide a basis for our opinions

The responsibility of the Board of Directors and the CEO

The Board of Directors and the CEO are responsible for preparing the Esef report under Chapter 16, section 4a, of the Securities Market Act (2007:528) and for there being the internal control that they believe necessary to prepare the Esef report without any material misstatements, regardless of whether these are wilful or due to error.

The auditor's responsibility

Our responsibility is to make a statement with a reasonable degree of assurance with regard to the Esef report that it has in all essentials been prepared in a format that complies with the requirements of Chapter 16, section 4a, of the Securities Market Act (2007:528), on the basis of our review.

RevR 18 requires that we plan and perform our review measures to achieve reasonable assurance that the Esef report has been prepared in a format that complies with these requirements.

Reasonable assurance is a high extent of assurance, but not absolute assurance that an audit performed in accordance with RevR 18 and generally accepted auditing standards in Sweden will always detect a material misstatement if such exists. Misstatements may arise due to fraud or error and are considered to be material if these misstatements individually or taken together may reasonably be expected to affect the financial decisions made by the user on the basis of the Esef report.

The auditing firm applies ISQC 1 Quality assurance for auditing firms which perform audits and reviews of financial statements and other certification assignments and associated services and thus has a versatile system for quality assurance, which includes documented guidelines and procedures concerning compliance with professional ethical requirements, professional standards and applicable laws and rules and other statutory regulations.

The review includes obtaining evidence by various measures that the Esef report has been prepared in a format that makes possible uniform electronic reporting of annual reports and consolidated accounts. The auditor selects the measures that are to be performed, including assessing the risks of material misstatements in the report whether these arise due to fraud or error. In this risk assessment, the auditor takes into account the parts of the internal control that are relevant for how the Board and the CEO produce documentation with a view to designing the review measures that are relevant in the circumstances, but not for the purpose of expressing an opinion on the efficiency of the internal control. The review also includes an evaluation of the fitness for their purpose and reasonableness of the assumptions made by the Board and the CEO.

The review measures mainly consist of a validation that the Esef report has been prepared in a valid XHTML format and a reconciliation with the reviewed annual report and consolidated accounts.

Furthermore, the review also includes an assessment of whether the Group's income statement, balance sheet and equity calculations, cash flow analysis and notes in the Esef report has been marked with iXBRL in accordance with the Esef regulation.

The auditor's review of the Corporate Governance Report

The Board is responsible for the Corporate Governance Report on pages 91–104 and for it being drawn up in accordance with the Annual Accounts Act.

Our review has been performed in accordance with FAR's statement RevR 16 The Auditor's review of the Corporate Government Report. This means our review of the Corporate Governance Report has another direction and considerably less scope than the direction and extent of an audit in accordance with the International Standards of Auditing and generally accepted auditing standards in Sweden. We believe that this review is sufficient for our opinions.

A corporate governance report has been drawn up. Disclosures in accordance with Chapter 6, section 6, second paragraph, points 2–6 of the Annual Accounts Act and Chapter 7, section 31, second paragraph, of the same Act are compatible with the other parts of the annual report and the consolidated accounts and in compliance with the Annual Accounts Act.

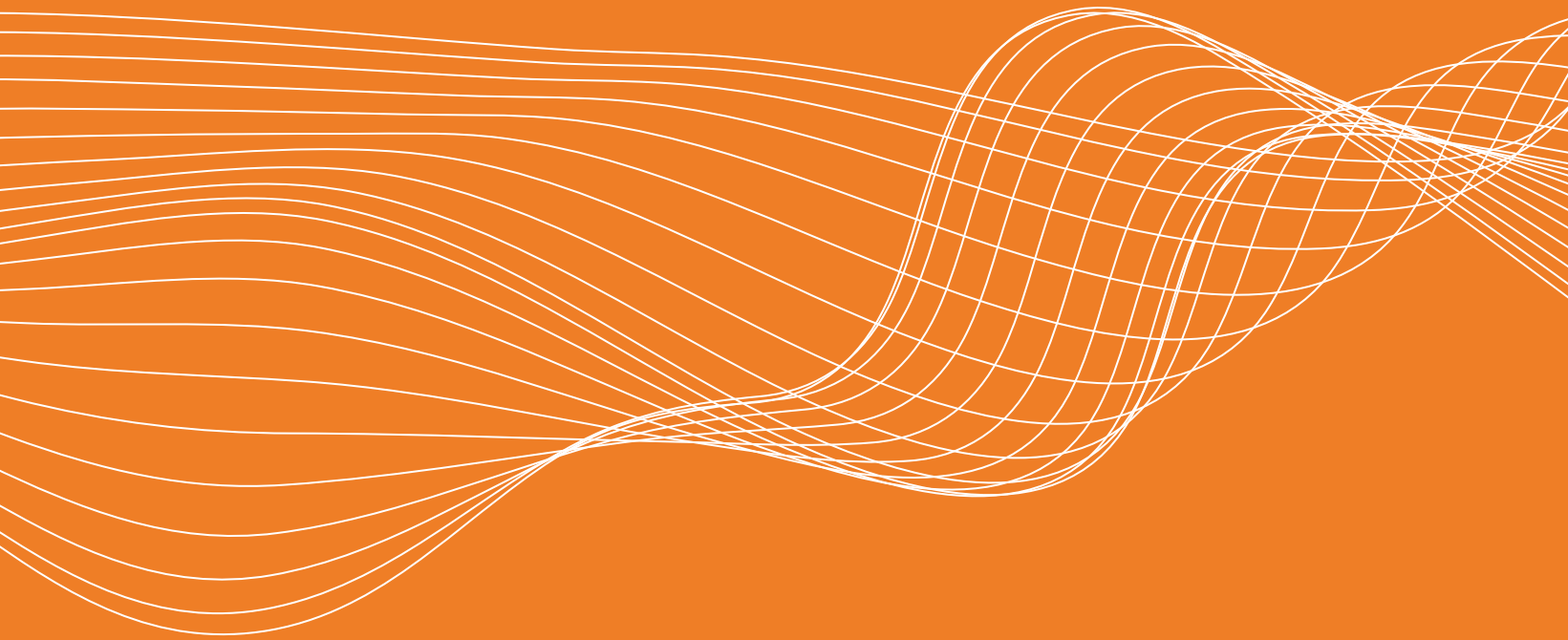
Ernst & Young AB, Box 7850, 103 99 Stockholm was appointed as auditor of Corem Property Group AB by the Annual General Meeting on 27 April 2022 and has served as the Company's auditor since 2012.

Stockholm, 31 March 2023

Ernst & Young AB

Katrine Söderberg
Authorized public accountant

Sustainability report



Sustainability report

CONTENTS

Information about the sustainability report
Management and governance of sustainability work
Stakeholder dialogue and materiality analysis
Climate report in compliance with TCFD
GRI-index
Sustainability notes
<i>Financial responsibility</i>
Note 1 Financial development
Note 2 Customer satisfaction
Note 3 Business ethics and anti corruption
Environmental responsibility
<i>Environmental responsibility</i>
Note 4 Energy consumption
Note 5 Climate report
Note 6 Environmentally-certified buildings and
green assets
<i>Social responsibility</i>
Note 7 Health and safety
Note 8 Working conditions and the composition
of the company
Audit report on the sustainability report

INFORMATION ABOUT THE SUSTAINABILITY REPORT

Corem's Sustainability Report refers to the Corem Group as a whole and includes all subsidiaries of the Corem Property Group. Real estate operations are conducted in Sweden, Denmark and the United States. Corem owns 458 investment properties with 3,195,000 sq.m. of lettable area valued at SEK 78,387 million. Corem focuses on long-term sustainable ownership, investment, improvement and urban development as well as its own locally-based management. The information on which this report is based has been collected through the accounting system, energy management systems, customer and staff surveys and internal reporting procedures. Any limitations regarding reporting are stated for each indicator, where applicable.

THE CONTENT OF THE SUSTAINABILITY REPORT

The sustainability report for 2022 describes Corem's overall work with sustainability, goals and outcomes. It consists of the following sections:

- Business model, goals and strategy, pages 10–15
- Sustainability, pages 59–72
- Sustainability risks, page 89
- Sustainability report, pages 153–175

Sustainability report according to the Annual Accounts Act

Corem's work with sustainability in the 2022 financial and accounting year is described in accordance with the legal requirement for sustainability reporting. Corem's sustainability report consists of pages 10–15, 59–72, 89 and 153–175. The date of publication for the last sustainability report was 1 April 2022. This report covered January to December 2021 and was included in Corem's 2021 Annual report. The next sustainability report will be published in 2024 as a part of Corem's 2023 Annual report. Information regarding our work with sustainability can be found on www.corem.se. The sustainability report in compliance with GRI has been reviewed by auditors at Ernst & Young AB, EY.

SUMMARY OF COREM'S COMPLIANCE WITH THE REPORTING REQUIREMENTS OF THE ANNUAL ACCOUNTS ACT

Area	Disclosure	Page
Overall business	Model, strategies and goals	10–15
	Governance	155–158
Environment and climate	Governance	166–172
	Risks and risk management	89, 160–161
	Goals and outcomes related to the area	166–172
Staff and social conditions	Governance	173–174
	Risks and risk management	89, 173–174
	Goals and outcomes related to the area	173–175
Respect for human rights	Governance	165, 174
	Risks and risk management	89, 165, 174
	Goals and outcomes related to the area	165, 174–175
Countering corruption	Governance	165
	Risks and risk management	89, 165
	Goals and outcomes related to the area	165

GRI

This year's report of sustainability efforts has been compiled in accordance with the 2021 GRI universal standards. The complete GRI index with selected indicators for essential issues and the supplementary indicators selected by Corem to present the sustainability work are reported in the GRI index on pages 162–163.

Reporting in compliance with TCFD

Corem's climate-related financial risks and opportunities are reported in compliance with the recommendations from the Task Force on Climate-related Financial Disclosures (TCFD) and are reported on pages 160–161. Reporting will continue to evolve over time. In this year's report, the link to financial consequences has been strengthened.

The precautionary principle

Corem applies the precautionary principle in its business. Sustainability risks are integrated among other operational and business risks, and as such form part of annual risk analysis and business planning, see page 89. Climate-related financial risks are reported in greater detail in accordance with the recommendations from the TCFD on pages 160–161.

Taxonomy

As at 2022, Corem is not covered by the EU Taxonomy. However, Corem expects that its entire operations will in the future be covered by the changing legal requirements on taxonomy reporting. Information is provided in Note 6, page 172, regarding the proportion of Corem's properties, in terms of area and value, are considered to comply with the criteria for green assets according to the Taxonomy's technical criteria for Climate change and Corem's green framework for green financing.

Important changes in the sustainability report

Corem has divested a number of properties in 2022. The divestments include a number of commercial properties as well as the majority of the properties with residential potential, which have been divested to Klövern, a recently created associated company with the purpose of developing and managing rental properties. See page 4 for detailed information about the year's transactions.

The sustainability report covers the entire business for 2022. Disclosures on limitations and specific accounting methodology used for accounting of sustainability data are included in connection with the respective GRI indicator and key figures.

MANAGEMENT AND GOVERNANCE OF SUSTAINABILITY WORK

Corem's objectives for sustainability are fully integrated in the Company's business and operational targets. This means that sustainability is part of the annual business planning, risk analysis, strategy and monitoring. Corem's Board of Directors sets overall policies, strategies and long-term goals, while the executive management team decides on, and is responsible for, the annual operational goals as well as ensuring they are implemented and monitored. The Board decides on the sustainability policy and the code of conduct and approves the sustainability reporting.

The strategic and operational sustainability work is led by the Head of Sustainability together with the sustainability team, which coordinates the work with other areas of competence and activities and reports to the executive management and the Board. Issues related to work environment, health and safety are dealt with, apart from in the operational work, in the safety group and the safety officer forum.

Policies and guideline documents

The sustainability work is based on applicable laws and regulations as well as internal policies, guidelines, procedures and goals. The sustainability policy and the code of conduct describe Corem's position and values on our economic, social and environmental responsibilities.

These are summarized in Corem's nine overarching principles. These principles are based on the 10 principles of the UN Global Compact on human rights, work environment issues, the environment and corruption, as well as Corem's values. There are additional policies and guidelines related to sustainability issues that govern the operations. Among these are the code of conduct for suppliers, the policy on the work environment, the information policy and the related party policy. For further information on the company's policies, see the Corporate Governance Report on pages 91–104. Risks in the broader field of sustainability are managed in the same way as other business and operational risks, see the Risk section on page 89. Other risks and risk management are described in the sustainability notes on pages 164–174. Specific climate-related financial risks and opportunities are reported in line with TCFD's recommendations on pages 160–161.

Respect for laws and regulations

During the past year, Corem has not been convicted or fined for breaches of social or financial laws and regulations. Corem has also not been imposed significant fines or non-monetary sanctions in 2022 for breaches against environmental legislation.

EXTRACT FROM THE SUSTAINABILITY POLICY AND THE CODE OF CONDUCT

Sustainable development is fundamental and a lodestar for all of Corem's activities. Our work with sustainable development is based on Corem's sustainability policy and code of conduct, which describes how we should act to live up to our positions and values, both internally and externally. The policy and code of conduct describe Corem's relation to its customers, employees, owners, suppliers and other society stakeholders where Corem operates. They apply to everyone in the company, from the board and management to individual employees.

The most important undertakings on sustainability are summarized in nine overarching principles. These undertakings are contained in the following areas, without order of precedence:

- Our responsibility
- Our mission
- Business ethics
- Human rights
- Equal treatment
- Diversity
- Commitment to the community and respect for the interests of stakeholders
- Safe work environment
- Environment

The sustainability policy, code of conduct and code of conduct for suppliers are available on www.corem.se

Choice of focus areas and sustainability goals

Over the past years, the trend in sustainability has continued towards an increased focus on the climate, social responsibility and increased demands and requirements on sustainability reporting. Both long and short term sustainability goals are continuously evaluated as part of the annual work on business planning. The current long term sustainability goals were adopted after a broad overview of the sustainability work conducted in 2021. Based on Corem's overarching business strategy and stakeholder dialogue, the relevant issues have been categorized into four focus areas that make up Corem's strategic sustainability areas:

- Good business partner and long-term development of value
- Reduced impact on the climate
- Attractive employer
- Sustainable and vibrant city

These focus areas, as well as the UN Global Compact's principles for human rights, working conditions, environment and corruption and the UN Sustaina-

ble Development Goals (SDGs), are the foundation for Corem's sustainability goals and work.

Corem has identified 7 SDGs out of the total of 17 goals where the company has the greatest potential impact. These are:

- 3 - Good health and well-being
- 7 - Affordable energy for all
- 8 - Decent work and economic growth
- 11 - Sustainable cities and communities
- 12 - Responsible consumption and production
- 13 - Climate action
- 17 - Partnerships for the goals

Corem's work to contribute to the global goals is further described in the sustainability notes.

The work on sustainability in 2022 as well as the long-term goals, interim goals and outcomes are described in the section on sustainability on pages 60-72, as well as on the following pages of this sustainability report.

FOCUS AREAS AND LONG-TERM GOALS

Good business partner and long-term development of value

- Corem shall have satisfied customers and long-term tenant collaborations.
- Corem shall have good profitability and a high occupancy rate.
- The share of green and sustainability-related financing as well as green revenues shall in the long term be as large as possible.
- Corem's suppliers shall work in accordance with Corem's code of conduct.



Reduced climate impact

- By 2035, Corem's business shall be climate neutral throughout the entire value chain.
- By 2030, all energy used in Corem's activities shall be fossil-free.
- By 2030, the average energy use shall be at most 65 kWh/sq.m.
- Corem shall environmentally certify buildings and offer sustainable services to its tenants.



Attractive employer

- Corem shall offer a workplace where everyone is treated equally and which is characterized by well-being and diversity.
- Corem shall have a sound and safe working environment with a focus on healthy employees and a sustainable work life.
- Corem is a value-governed company with business-driven and committed employees.



A sustainable and vibrant city

- Corem shall develop sustainable buildings and vibrant areas.
- Corem shall strive to preserve and develop ecosystem services in conjunction with property development.



STAKEHOLDER DIALOGUE AND MATERIALITY ANALYSIS

Corem's sustainability work is based on a materiality analysis together with a close relationship with the most important groups of stakeholders. The dialogue with stakeholders shall ensure that sustainability work is focusing on the right issues.

Corem's stakeholders

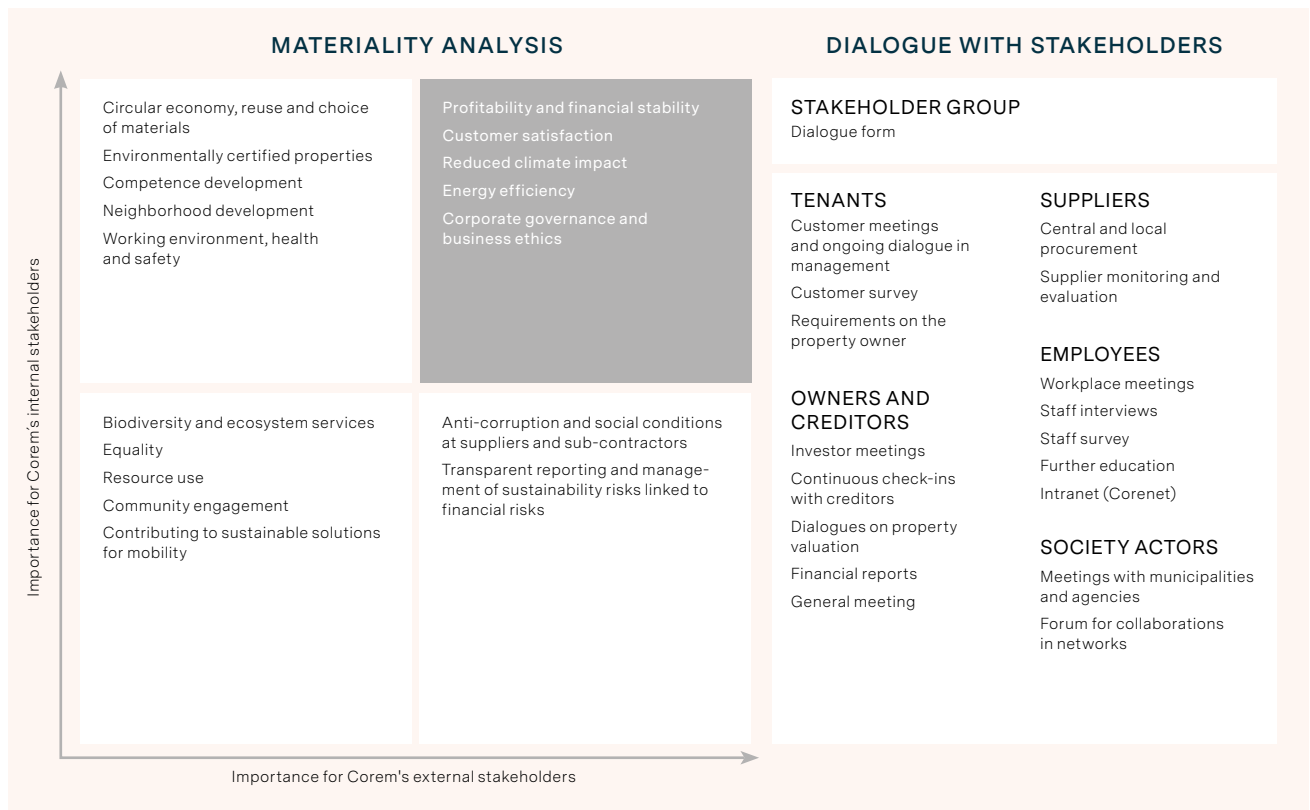
A large number of different groups of stakeholders affect and are affected by Corem's activities. The most important stakeholders are tenants, owners and creditors, suppliers, employees and community actors such as municipalities and agencies. There is an ongoing dialogue with stakeholders through monitoring and analysis of their prioritized issues, meetings with clients, creditors and other stakeholder groups as well as dialogue meetings with employees, management and the board.

Expectations and requirements for reduced impact on the climate is the area with highest priority for most of our stakeholders. The most important area of emissions varies among our stakeholders. For Corem's customers, energy efficiency and renewable energy is still the main focus and for financing, these areas are complemented with the importance of having a long-term plan to reduce emissions to the goal of net zero emissions. Furthermore, issues linked to anti-corruption, working conditions and working environment are

growing in priority, in particular in relation to our suppliers and sub-contractors. The expectations on transparent reporting on sustainability risks and opportunities linked to the financial risks have also increased significantly during the past year.

Materiality analysis

Sustainability work is focused on the areas where Corem has the greatest ability to contribute to society's goals on sustainable development – at the same time as activities are driven forward in a long-term competitive way. Corem continuously monitors developments in the business environment to stay up to date on changing requirements and expectations. The selected focus areas and goals are continuously analyzed to ensure that the work focuses on what is most important. The materiality analysis took its point of departure from the outcomes of the stakeholder dialogue, monitoring of the business environment as regards market development and regulations, the ability of the business to exercise an influence, and Corem's goals and strategies. The detailed reporting on Corem's sustainability work is included in the Sustainability notes on pages 158–169.



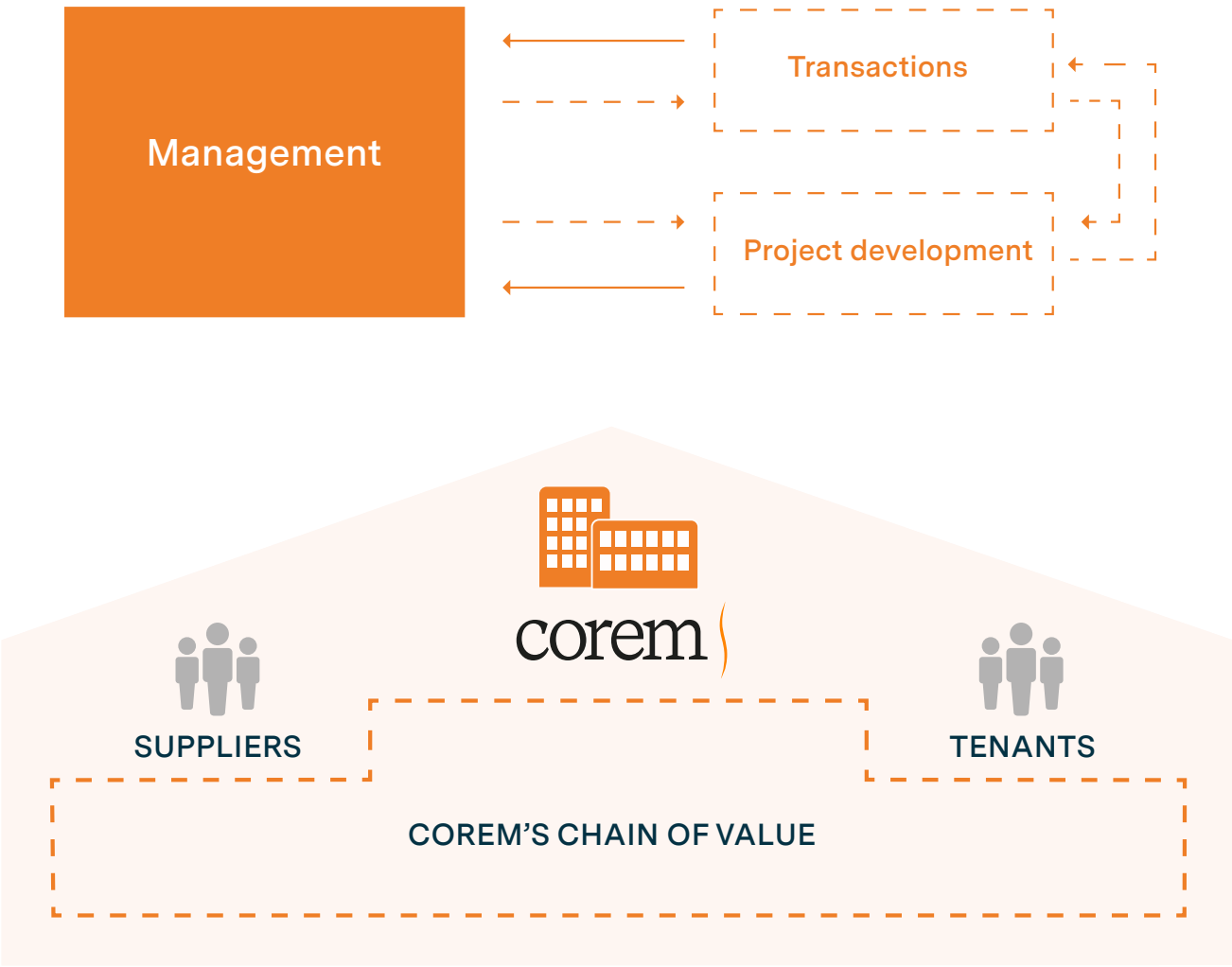
Business model and the chain of value

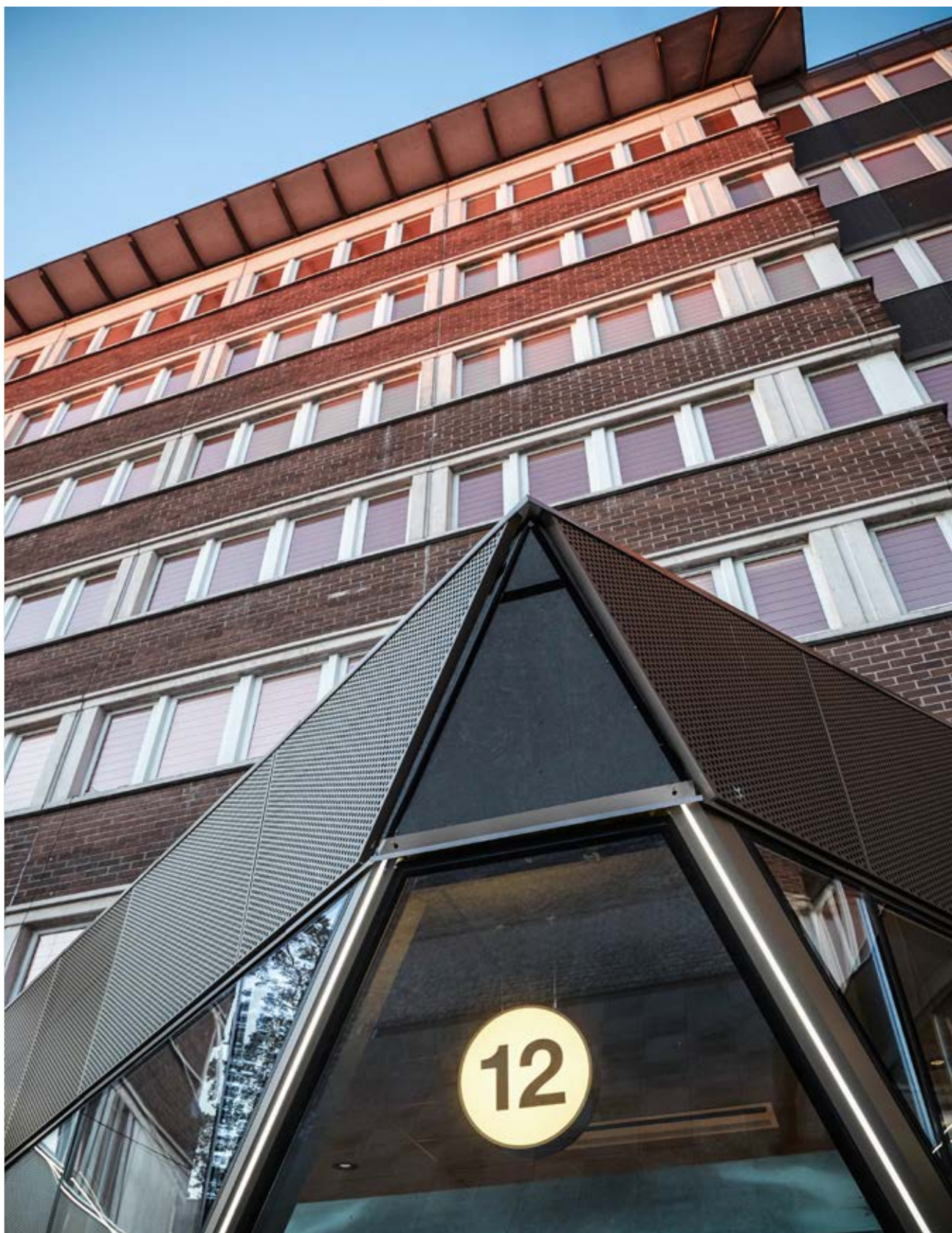
Corem’s core business is characterized by a long-term approach. All parts of the company strive to create value for a long time. The business shall be sustainable in the long term from a social, environmental and financial perspective.

The business model is based on a continuous process founded on long-term management close to the customer. Continuous improvement of the portfolio together with property development, urban development and strategic property transactions contribute additional potential for growth and value growth. The business model is described in further detail on pages 10–11. Through close collaboration with customers, good insight into market developments and extensive experience of real estate, Corem can provide prem-

ises with the characteristics needed by tenants to run their business. Corem manages and operates the properties with its own staff. The ownership perspective is long term and investments are made continuously to develop and customize the buildings.

Corem purchases a large quantity of goods and services from contractors and suppliers, which complement Corem’s business and thus contribute to the opportunity to deliver attractive and value-creating customer offers. Overall, this provides a chain of value that gives Corem an active role in the creation of value for both customers and suppliers.





The property Borgarfjord 4, Stockholm, environmentally certified in accordance with BREAAAM In-Use level Very Good 2022.

Climate report in accordance with TCFD

Properties are affected by changes in the climate and future investments must take into account the possible consequences of climate change. A changed climate makes new demands on activities and a proactive method of work to minimize unforeseen costs which can result from climate change.

Corem has started the work to report climate-related risks and opportunities according to the recommendations from the framework by the Task Force on Climate-related Financial Disclosures (TCFD). The purpose of the report is for Corem as a company to understand the risks and opportunities associated with a changed climate. We also aim to eventually provide information to stakeholders on the management of the risks and opportunities that have been identified in the operations. The report shall also provide a description of the company's governance and strategy in relation to the climate issue. The ambition is to comply with the recommendations to the greatest possible extent and to continuously improve reporting. TCFD's recommendations are based on the four areas governance, strategy, risk management as well as key figures and goals. The following section of our report describes how our work is conducted in these four areas. In cases where there is relevant information in other parts of the annual report, this is indicated by a reference to the page number.

Governance

The Board of Directors, together with the executive management, carry out an annual review of the overarching corporate strategy. The Board adopts the strategy with the appurtenant business plan and long-term goals. Sustainability is an integrated part of the strategy with long-term sustainability goals which are then broken down into interim goals integrated in the business plan and the budget. Once a year, the Board also reviews the Company's significant risks in which climate-related risks are integrated, see pages 88–93. The Board follows up the business goals and risks annually, or continuously if required, which then affect policy revisions, policy documents and the business plan. The executive management makes decisions on interim goals and overarching activities which together work to achieve the long-term goals. This includes how Corem approaches climate-affecting risks and opportunities in the operational work of the business. In 2022, Corem decided on a climate neutral roadmap with goals and activities in the short and long term that will help Corem toward its long-term goal of reaching climate neutrality in 2035. The roadmap includes evaluations of the risks and opportunities linked with a changed climate.

Strategy

All of Corem's core business is characterized by a long-term approach. Sustainability is one of the areas considered to have most effect in the long term and thus crucial for business strategy. Sustainability work is focused on the areas where Corem has the greatest ability to contribute to society's goals on sustainable development – at the same time as activities are driven forward in a long-term competitive way. Corem continuously monitors developments in the business environment to stay up to date on changing requirements and expectations. Corem's sustainability strategy is based on the materiality analysis combined with monitoring of the business environment and Corem's long-term goals and strategies. The sustainability strategy aims for Corem to reach the long-term goal of a climate neutral business throughout the value chain in 2035. Read more about Corem's roadmap to a climate neutral and climate adapted business on pages 62–63. Reporting on the sustainability goals can be found in the notes on pages 164–175.

Risks and opportunities

According to TCFD's framework, the climate-related financial risks are divided into two categories: physical risks and transition risks. Physical risks mean risks associated with immediate natural disasters such as flooding, or from chronic climate changes such as increases in water levels or temperature increases. Transition risks include regulatory and technological risks as well as market risks. One of TCFD's recommendations is to use scenario analyses to assess the risks and opportunities of a transition to an economy with low-level emissions or "business as usual" with continued high emissions. See the table below for further details on the risks and opportunities that Corem have deemed relevant to the operations and with potentially significant impact. Given the goals and strategies held by the Company and the work completed over a long time related to, for example, reductions in energy use, Corem's general assessment is that we see more opportunities than risks.

Scenario analysis

Climate scenarios aid the understanding of the impact of a changed climate on the future operations. In a scenario where society decides to steer sharply towards reduced carbon dioxide emissions to reduce the expected increase in temperature, changed control instruments and regulations are the greatest financial risks for our activities. With a proactive strategy, this scenario can also provide great opportunities. In a scenario with continued high emissions and a high increase in temperature, physical risks are expected to be the climate risks with the greatest impact on businesses.

Corem has examined two scenarios with 2050 as the time horizon; RCP 2.6 years 2050 and RCP 8.5 years 2050. These are two very different, possibly extreme, scenarios where one entails major transition risks and the other major physical risks. IPCC's Representative Concentration Pathways (RCP) is accepted and the most commonly used scenarios for the purpose. RCP 2.6 (<2° C) represents a scenario in line with the Paris Agreement and RCP 8.5 (<4° C) represents a scenario with business as usual/extreme scenario.

Physical risks and risk management

In the scenario analysis carried out, we have investigated how exposed parts of Corem's current property portfolio would be in the event of global warming corresponding to RCP 8.5. This is an extreme scenario which may lead to increased risks in certain parts of the property portfolio. In scenarios with a somewhat lower temperature increase, the risks are generally small for Corem's portfolio. The physical risks identified area above all flooding due to increased precipitation and higher sea and waterway levels, and a climate with extreme temperatures. The properties shall provide an indoor climate that allows the tenants' businesses to operate, even during long periods of warm weather.

The properties exposed to a somewhat higher risk of flooding linked to higher sea and waterway levels are located near larger waterways. A more in-depth analysis is being conducted on these properties. The risk of flooding linked to higher precipitation is most common in areas with a large number of hard surfaces. The risks associated with flooding are managed partly in collaboration with the municipalities which are responsible for dealing with surface water and the strategy for flood management in the worst exposed areas.

Risks for extreme temperature variations which affect the indoor climate and energy consumption are managed by Corem's work with technical strategies for the property portfolio and overarching strategy for energy supply.

Changeover risks and risk management

Corem's management of transition risks is part of our business strategy and the long-term goals point out the direction to reduce risks. Corem has worked for a long time to reduce risks associated with, for example, reduced energy consumption and carbon dioxide emissions in the property management operations. In 2022, Corem developed the roadmap to climate neutrality which includes reduced emissions in all parts of the business. The risks are managed through the goals in the roadmap. See the table below for more information about the identified transition risks, impact and opportunities.

Goals and metrics

Corem's goals for reduced climate impact and energy use contribute to reducing transition risks in a changed climate. A description of the work towards climate neutrality is available on pages 62–67 and in sustainability notes 4–6. For a summary of Corem's goals and outcomes and further information on the measurement, management and monitoring of environmental data, see the sustainability notes 4–6 on pages 166–172. The impact of the risks is described in the table below as well as in the financial notes.

TCFD-TABLE OF CLIMATE RISKS, OPPORTUNITIES AND IMPACT

Risk/opportunity	Impact and opportunities
CHANGEOVER RISK	
Regulatory risks	Examples of impact and opportunities
Higher energy costs due to raised taxes or other regulations.	Higher energy costs impact the operating costs and thereby the operating surplus. The year 2022 was an extreme year as regards the energy environment in Europe which entailed large increases in costs mainly attributable to energy prices, although there was also a high rate of inflation. With regards to the total cost volume related to property-related costs, it is clear that even a drastic increase in energy prices remains a manageable part of the total volume. Changes in regulations or taxes affect all property management businesses which means that the risk is not specific to Corem. Corem is already facing these challenges by reducing energy use through optimization of the operations and working with investments in different energy projects, such as own electricity production, efficient use of energy, AI technology, etc.
Increased costs as a result of higher taxes or other regulations related to carbon dioxide	A fee on carbon dioxide emissions would directly impact the operating costs due to the emissions from energy use. This would also affect the project operations through increased costs for waste and carbon dioxide-intensive materials in construction projects. By preparing a basis for the actual emissions of the business - a climate year-end report - the conditions are provided to target emissions in the areas with the highest level of emissions. Corem's roadmap towards a climate neutral business drives towards minimizing these risks, among other things by setting goals to exclusively use fossil-free energy and by reducing the emissions from the construction activities.
Market risks	
Increased costs for energy and resources due to financial instability, global events, interest rate changes and availability of resources and capital are affected.	Higher energy costs affect the operating costs and thereby also the net operating income. The year 2022 was an extreme year as regards the energy environment in Europe which entailed large increases in costs mainly attributable to energy prices, although there was also a high rate of inflation. With regards to the total cost volume related to property-related costs, it is clear that even a drastic increase in energy prices remains a manageable part of the total volume. Changes in regulations or taxes affect all property management businesses which means that the risk is not specific to Corem. Corem is already facing these challenges by reducing energy use through optimization of the operations and working with investments in different energy projects, such as own electricity production, efficient use of energy, AI technology, etc.
Reduced and/or limited access to capital for non-green assets.	Capital is redirected to investments that are deemed to have a reduced negative impact on the climate and other environmental aspects. Corem faces this challenge by placing assets in line with the global expectations in the long term through environmental certification, energy efficiency, and climate adaptations of the properties. We also work with construction methods and materials that reduce the climate impact.
PHYSICAL RISKS	
Immediate risks	
Damages on properties from temporary flooding as a result of an emergency, such as increased precipitation or downpours.	Direct damages on a property leads to increased costs as they occur and potentially higher risk premiums. Preventive work on risk management and planning reduces the negative consequences that may occur as a result of emergencies.
Systematic risks	
An increased energy requirement, mostly due to cooling as a result of long-term higher temperatures.	Longer periods of higher temperatures or large shifts in the outdoor temperature place higher requirements on a well-functioning indoor climate. This affects the energy costs but it also requires a well functioning technology and a strategic work on energy supply. The risk of higher operating costs is countered by continuously working with operation optimizations and an effective management of energy use.
Properties are permanently affected as a result of rising sea and waterway levels.	This may, in particularly exposed areas, impact the properties' market value and is included as a parameter during the valuation of assets.

GRI-index

GENERAL STANDARD INFORMATION

GRI indicator	Description	Page	Comment
GENERAL GRI INDICATORS			
2-1	Information about the organization	2–3	
2-2	Companies included in the reporting.	154	
2-3	Accounting period, accounting cycle and contact person for the accounting.	154, 208	
2-4	Significant changes during the accounting period.	4, 155	
2-5	Review of the sustainability report	154, 176	
2-6	Sectors in which the Company operates, value chain and other relevant business relations	3, 10–11, 158	
2-7	Total staff, divided by organizational segment, type of employment, employment conditions and gender	174–175	Sustainability note 8
2-8	Workforce that is not employed	175	Sustainability note 8
2-9	Report on the Company's management and the composition of the Board.	92–102	
2-10	Report on the election of the Board	94–96	
2-11	Chairman of the Board	97	
2-12	Report on the management of the sustainability work	155, 164–174	Sustainability note 1–8
2-13	Report on the division of responsibilities for sustainability work within the company	155	
2-14	The responsibility of the Board for the sustainability reporting	155	
2-15	The Board's independence	96	
2-16	The Board's report on internal control and information sharing	99–101	
2-17	Composition of the Board and collective competence	92–102	
2-18	Review of the Board's management of the Company	97–98	
2-19	Composition of the Board and the mission of the nominations committee according to the Articles of association.	94–96	
2-20	Formal work plan of the nominations committee	94–95	
2-21	Compensation of leading executives	120	Departure from the GRI - Salaries and compensation divided between Board members, the CEO and other employees is reported instead of the median salary, note 4.
2-22	Statement on the business' sustainability work.	6–7	Statement by the CEO
2-23	Policies and guidelines	100	
2-24	Compliance with policies and guidelines	99–101, 164–175	Corporate governance and Sustainability notes
2-25	Processes to reduce negative impact	68, 86–89, 101, 165, 174	
2-26	Management of information regarding irregularities	101	
2-27	Legal compliance	155	
2-28	Membership in organisations	–	No significant memberships
2-29	Dialogue with stakeholders	157	
2-30	Collective agreement	174–175	Sustainability note 8

Relevant aspects	Indicator	Description	Page	Comment
	3-1	Materiality analysis	157	
	3-2	List of relevant aspects	157	
GOOD BUSINESS PARTNER AND LONG-TERM DEVELOPMENT OF VALUE				
Sustainability management	3-3	Management and monitoring of relevant aspect		Sustainability note 1–3
Long-term creation of value and economic results	201-1	Direct economic value created and delivered.		Sustainability note 1
Anti-corruption	205-3	Business ethics, countering corruption and respect for human rights		Sustainability note 3
Reporting on irregularities		Number of cases of corruption and irregularities and actions taken		
Customer satisfaction		Customer survey		Sustainability note 2
ENVIRONMENTAL				
Sustainability management	3-3	Management and monitoring of relevant aspect		Sustainability note 4–6
Energy use	302-1 CRE1	Energy consumption of the operations Energy intensity of properties		Sustainability note 4
Water use	CRE2	Water intensity of properties		Sustainability note 4
Impact on the climate	305-1 305-2 305-3 CRE3	Direct emissions of greenhouse gases Indirect emissions of greenhouse gases Other indirect emissions of greenhouse gases Greenhouse gas intensity of properties		Sustainability note 5
Product labelling	CRE8	Energy efficient and environmentally certified buildings		Sustainability note 6
SOCIAL RESPONSIBILITY				
Sustainability management	3-3	Management and monitoring of relevant aspect		Sustainability note 7–8
Health and safety	403-1 403-2 403-3 403-4 403-5 403-6 403-9	Management system for health and safety Identification of injuries, risks and investigation of the events Health care Employee participation Education for employees Promoting employee health Accidents and near-accidents		Sustainability note 7
Employees and diversity	405-1	Diversity in the Board of directors, management and employees		Departure from the GRI – The number of accidents is reported in sustainability note 7 but no information is available on the frequency of accidents. Sustainability note 8

Good business partner and long-term development of value

Corem's core business is characterized by a long-term approach. All parts of the company strive to create value not just for today, but for a long time. The properties shall be used for many years and should be adaptable and meet shifting needs over time. This is why Corem combines a financially sustainable business with a high level of business ethics, social responsibility and respect for the environment. Good customer relations are a pre-requisite in order to create high turnover and long-term income. There is therefore an important focus on customer satisfaction in the operations. Sound business practices must always be used within the Company, and Corem must be a good business partner to every organization with which it collaborates. Transparency and clarity in reporting and communication as well as active anti-corruption efforts are important foundations. Besides active efforts within the organization, this year Corem introduced monitoring of the largest suppliers and the suppliers whose operations may entail risks related to corruption, human rights and the environment. Read more about the work on being a Good business partner and long-term development of value on page 74 and in the following sustainability notes.

Long-term goals	Interim goals	Goals 2025	Outcome 2022
Corem shall have satisfied customers and long-term tenant collaborations. The Satisfied Customer Index (NKI) shall over time amount to at least 75.	Satisfied Customer Index (NKI)	75	71 ¹
Corem's shall have a good profitability and a long-term return on equity of at least 10 per cent.	Return on equity	10%	-6.0%
The share of green and sustainability-related financing as well as green revenues shall in the long term be as large as possible.	The share of green and sustainability-related debt financing	20%	21%
Corem's suppliers shall work in compliance with Corem's code of conduct for suppliers.	Corem's suppliers shall sign the code of conduct	100%	74% ²

1) The outcome is for 2021, see note 2 for further details.
2) The outcome is for 2021, see note 3 for further details.

SUSTAINABILITY NOTE 1 ECONOMIC DEVELOPMENT

201-1 DIRECT ECONOMIC VALUE GENERATED AND DELIVERED

Sound finances and profitability are prerequisites for conducting and developing the business over time. Corem works in a capital-intensive industry where a well-diversified capital structure and risk-weighted period of tied-up capital secures a continued financially sound and successful development.

Delimitation

The report covers the financial value created in Corem. More information about Corem's financial goals and outcome can be found on pages 12-15.

Governance and goals

The financial operations are governed by a finance policy that is adopted annually by the Board. Corem's long-term return on equity shall amount to at least 10 per cent. Other financial goals include the interest coverage ratio and the loan-to-value ratio to ensure that our earnings ability covers the interest expense by a broad margin and to ensure a good capital structure.

Responsibility and follow-up

Corem's CEO and executive management have the overarching responsibility for business being steered towards the financial goals. The financial development is monitored and reported externally every quarter through the interim reports.

ECONOMIC VALUE GENERATED

SEK	2022	2021	2020
Income	4,491	2,805	894
Share of earnings in associated companies ⁸⁶²	-862	3	0
Changes in value, properties	-2,934	3,432	759
Changes in value, derivatives and financial placements	270	1,126	-1,073
	965	7,366	580

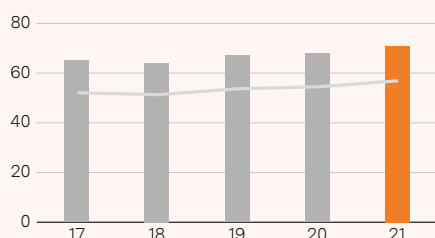
DISTRIBUTED ECONOMIC VALUE

SEK million	2022	2021	2020
Operations, suppliers	-1,408	-800	-205
Salaries, employees	-337	-227	-60
Tax, society	548	-1,187	-214
Creditors	-1,071	-579	-209
Other items	-635	-78	-
Dividend, transactions with the company's-83wners	-834	-618	-278
Economic value retained	-1,938	4,495	-108

SUSTAINABILITY NOTE 2 CUSTOMER SATISFACTION

Corem is to be the customer's natural first choice and be perceived as a good business partner. This is achieved by efficient and long-term management close to the customers, and an attractive offer of premises. Customer satisfaction is measured with the Satisfied Customer Index (NKI) through a bi-annual customer survey. The latest survey was conducted in 2021 and showed an NKI of 71 (68) on a scale from 1-100. Service and treatment, Customer care and handling of Service/complaints appear as the strongest areas, while areas with improvement potential are information on planned works and customer dialogue. The questions on how customers perceive Corem's work on sustainability and environmental issues gave a positive outcome of 70 out of 100. The customers regard Corem as a landlord with a focus on sustainability. The long-term goal is for Corem to reach a total NKI of 75. Corem continued its work to strengthen customer satisfaction in both areas with higher and lower scores. The next survey will take place in 2023.

CUSTOMER SATISFACTION, NKI*



*Customer survey is carried out every two years, the latest survey was conducted in 2021.

SUSTAINABILITY NOTE 3 BUSINESS ETHICS AND ANTI-CORRUPTION

205-3 NUMBER, CASES OF CORRUPTION AND MEASURES TAKEN

2-6 THE CHAIN OF SUPPLIERS

Corem's operations shall be imbued by honesty, credibility and a long-term approach. Corem as a company offers no benefits or compensation that breach laws or which is incompatible with good business ethics. Corem shall apply sound principles for how the company's activities are conducted and engage in active work against corruption. Corem also has a responsibility to counteract cheating and crimes, as well as other violations regarding working conditions and environment, in an industry where it is known that irregularities do occur. A method of work is therefore necessary that counteracts all forms of corruption.

Corem purchases a large quantity of goods and services from contractors and suppliers which complement Corem's activities and thus contribute to Corem's ability to provide a customer offering that creates value. All purchases shall be on commercial terms and staff shall abide by good business practice and act ethically in their work and relationships with customers and suppliers. It is of great importance that suppliers are monitored from the perspective of sustainability since Corem's indirect impact on the work environment, anti-corruption, working conditions and the environment arises from the supply chain.

Delimitation

The report on the outcomes only covers Corem's own activities. The work of preventing corruption and other irregularities includes, however, both own activities and the suppliers' activities, as described below. Corem's business model and supply chain are described on pages 10–11 and 152.

Responsibility and monitoring

The work of countering corruption is led by Corem's compliance officer. This systematic work takes place through close collaboration between the compliance function, sustainability and HR. The systematic work aims at ensuring that all employees have good knowledge of Corem's requirements and expectations for how we act in business contexts and that the same demands are made on our business partners. It is the immediate manager's responsibility to ensure that staff participate in the obligatory training in business ethics and the code of conduct, which is followed up by the HR function.

The sustainability function monitors Corem's suppliers with respect to their systematic work with anti-corruption, working conditions, work environment and the environment. This takes place through a web-based tool for self-rating, analysis and follow-up of a sustainable chain of suppliers. Any suspicions of corruption or other irregularities are to be reported annually to the Board. All those affected by the Company's operations such as employees, suppliers and customers can report irregularities anonymously by contacting Corem's external whistleblower function on www.corem.slalarm.se

Governance

Operations are governed by policies and guidelines. All staff at Corem are expected to comply with and have good knowledge about the importance of our policies and code of conduct. Training, good knowledge and access to policies, the code of conduct and business ethical guidelines together counteract irregularities and corruption in the company. All staff, the executive management and the Board receive training in business ethics and Corem's code of conduct.

Policies, code of conduct and guidelines for business ethics are also available on Corem's intranet.

Requirements are made on Corem's suppliers through Corem's code of conduct for suppliers which suppliers shall sign and comply with. In 2022, the work for a sustainable supply chain has focused on developing a co-ordinated supplier monitoring process together with other property owners. The initiative creates a unified approach for monitoring sustainability aspects when working with suppliers to the real estate industry.

Goals

The overarching goal is zero tolerance against all forms of irregularities and corruption. To ensure that we work towards this overarching goal, Corem has internal requirements that include training in business ethics and staff responsibility for the code of conduct. The long-term goal for the supply chain is for all suppliers to work in compliance with Corem's code of conduct for suppliers.

Reporting policy

The compliance officer function at the Company compiles the reports that may have been received by managers, the compliance officer function or the external whistleblower function. HR compiles the outcome of internal training in business ethics. The sustainability review of the supply chain is monitored through desk review.

Outcome

During 2022, no suspicions or cases of corruption or irregularities have been reported to the compliance officer. During 2022, a new training has been developed as well as guidelines for business ethics that are based on Corem's new sustainability policy and code of conduct. The updated course shall be held for all staff, management and the Board at recurring intervals. No new review has been carried out in 2022. Instead, the work has focused on the Company's supplier databases and on producing the tool for review of the supply chain, FIHL. The number of suppliers that have signed the code of conduct has remained unchanged since 2021. A new review of the suppliers will occur in 2023.

	2022	2021	2020
Reports of suspected corruption	0	0	0

suppliers working in compliance with Corem's code of conduct	2022*
Suppliers who have signed the code of conduct, %	74
Suppliers who have an anti-corruption policy, %	87

*During 2022, the work for a sustainable supply chain has focused on the merging of the supplier databases from Corem and Corem Kellys (formerly Klövern) as well as the development of an industry tool for sustainability review of the supply chain, FIHL, see pages 68–69. A review of the new supplier database was conducted in 2023. A supply chain review holds validity for three years, which is why the data reported is the same as for 2021.

Contributions to UN Global Sustainability Goals

Sound finances and profitability are prerequisites for developing operations and providing our employees with good secure conditions. By working for sustainable financial growth, we contribute to goal number 8, Decent work and economic growth.



Reduced climate impact

Corem works continuously to reduce the negative impact on the environment and climate that our activities give rise to and to contribute to a sustainable development. For Corem, the climate transition is a strategically crucial issue. Corem's long-term goal is to be climate neutral in the whole chain of value and work is done to follow the Paris Agreement's goal to limit global warming to at most 1.5 degrees. This is done by setting goals for climate neutrality throughout the operations, by continuously reducing energy consumption, by using renewable energy and more efficient use of resources, by offering sustainable products and services, and by working with continuous improvements in the management of our properties and by reporting on our impact.

The construction and real estate industry accounts for a fifth of Sweden's total impact on the climate. The impact on the climate consists to the largest part of emissions from energy consumption and material and waste associated with construction activities. Sweden and the EU have both set goals for when climate emissions shall be zero. Corem's goals expect climate change to have a continuing and likely increasing impact on our operations, both as regards management and construction as well as stakeholder demands and expectations. By working with a climate neutral road map, we future proof Corem's business. Read more about the work on Corem's roadmap to climate neutrality on pages 62–67 and in the following sustainability notes.

Corem's roadmap to climate neutrality	Interim goals	Goal 2022	Outcome 2022
By 2035, Corem's business shall be climate neutral throughout the entire value chain.	The share of green income ¹ shall exceed 20 percent (i.e. leases with a green annex or a climate annex).	20%	8.3%
By 2030, Corem's total emissions shall be halved in comparison to the base year, 2021.	Climate emissions per sq.m. from construction work shall be reduced by 20 percent as compared to 2021.	–20%	–34%
By 2025, Corem's property management shall be climate neutral (as regards energy consumption, vehicles, cold media)	All energy consumption in properties is renewable or is compensated by carbon off-setting.	100%	93.5%
By 2030, the average energy use shall be at most 65 kWh/sq.m.	Average energy consumption, max 75 kWh/sq.m. atemp.	75.0	77.7
By 2025, half of the value of the property portfolio shall be made up of green assets*	Share of green assets ² in the property portfolio value	50%	28%

1) Level of income is measured against a base rent

2) Green assets according to Corem's green framework

SUSTAINABILITY NOTE 4 ENERGY CONSUMPTION

302-1 ENERGY CONSUMPTION IN THE BUSINESS, CRE1 ENERGY INTENSITY IN BUILDINGS

The energy issue is of key importance for Corem. The real estate sector accounts for over 30 per cent of Sweden's total energy consumption and a large part of a real estate company's impact on the climate derives from the energy used in the buildings. This means that our transition work includes both making more efficient use of energy and using only renewable or climate-compensated energy (in the case of district heating when the energy supplier cannot offer a renewable alternative). Working with continuous energy efficiency improvements also reduces operating costs. Low energy consumption is a prerequisite to environmentally certify buildings with a high rating and for them to be considered a green asset. Low energy consumption is also an important issue for our tenants. In Corem's most recent customer survey, efficient energy consumption was the environmental issue given highest priority by Corem's customers.

Delimitation

Energy consumption in a building consists of property energy, the energy related to the needs of a building, and tenants' electricity consumption for their own activity. As a property owner, we can affect property energy through the choice of technology, control of energy consumption and through the building's climate shell. The tenants also affect total energy consumption depending on the activities they engage in, their actions, and their wishes relating to the indoor climate.

The report covers property energy in the whole portfolio at year-end, except project properties and the few buildings where the tenants control the property energy. Property energy is the energy used for heating, air conditioning and property electricity. A supplement contains information on the quantity of renewable energy or climate-compensated energy, agreed with Corem's energy suppliers and self-produced electricity from solar cells, owned by Corem, as these are important measurement points associated an impact on the climate. The tenants' use of electricity for their own purposes is reported separately and is not included in the calculations of Corem's energy performance as it is not part of property energy. Information on the tenants' use of electricity is needed to calculate our indirect climate impact in scope 3.

Reporting of water use and water intensity includes the water used to operate the buildings. Water used by the tenants for manufacture and processes is not included. Properties in which major development programs are under way are not included in the reporting.

Responsibility and monitoring

Corem's business units are responsible for the local operation of the properties including energy and water consumption, energy monitoring and achieving the set goals. The operating managers at the respective business unit are responsible for operational work. At Corem's project properties, the project development organization through the project managers and property managers are responsible for energy consumption and monitoring. In support, there is a central technical organization with a technical manager, technical specialists and system manager for the energy and operating systems. In addition to the support for the operational and project organization in energy-related issues, the technical organization is responsible for strategic planning of energy provision and technology in the property portfolio, documentation for major energy projects and design instructions.

Energy and water consumption is followed up monthly at property level. The meter values are collected and processed in Corem's energy monitoring system. Meter reading and monitoring of project properties takes place in accordance with separate instructions from the technical unit.

Governance

Corem's governance in energy issues is based on the sustainability policy, the established sustainability goals and the energy strategy. The energy strategy is a long-term plan to reduce energy consumption by optimization and efficiency improvements and to use the best types of energy from a sustainability perspective. In the case of new production of a building, Corem requires that

energy consumption shall correspond to at least energy class B. Furthermore, Corem only purchases electricity from renewable sources (solar, wind and hydroelectric power) and makes demands on energy suppliers for renewable or climate compensated district heating, district cooling and gas.

Goals

Corem's long-term energy goals entail that all energy purchased shall be fossil-free and average energy consumption shall decrease to 65 kWh per sq.m. by 2030 (energy performance expressed in actual energy consumption not primary energy figures). The long-term energy goal is broken down into interim goals and for 2022 the interim goal was for an energy performance corresponding to at most 80 kWh per sq.m. atemp.

Reporting policy

The outcome of the energy consumption is based on actual meter readings and in a few cases on standard assessments. The total energy consumption is reported as actually consumed energy, i.e. not normal-year-corrected, while energy performance is based on normally corrected values for comparison between years. Energy performance is stated in kWh per sq.m. atemp. The historical values for 2017–2021 are an average of Corem's and acquired companies' historical energy consumption. Under scope 3 of the Climate report, we report the electricity use of our tenants as well as any other energy used by tenants in their processes or manufacture.

Tenant electricity is based on the actual values in the cases where electricity is sold on to tenants, or Corem has been provided with the electricity consumption, while other tenant electricity is calculated on the basis of standard assessments. The standard assessments are calculated based on the type of property and activity. Water consumption is the actual meter readings and water intensity is based on the area of the premises atemp. The reported water consumption includes water that is used for the operation of the building and excludes water used by the tenants in their processes or manufacture.

Outcome

The outcome for 2022 shows a decrease of the total energy consumption by 21 percent to 237.4 (299.6) Gwh. All energy types; heating, cooling and electricity have decreased during the year. The outcome can be partially explained by increased divestments of properties this year as compared to the previous year. The outcomes reported in the table Energy consumption in the operations include only properties owned by Corem at year-end. This will change in the future as Corem is changing its energy monitoring system. In order to make a fair comparison between years, the key figure for energy performance should be used. Energy performance is based on normal-year-corrected energy consumption for each property at year-end. Energy performance continues to develop positively with an average energy consumption of 77.7 (86.5) kWh per sq.m. atemp. This development, the actual decrease in energy consumption, is mainly explained by a continuously high focus on energy optimization and efficiency in the company. Competency development and internal trainings in the company are showing clear results. More energy projects have been conducted and more properties are equipped with AI-technology.

Overall, the energy crisis has also affected the total consumption. The tenants have shown an increased interest in saving energy in different ways. The increased tenant dialogue has also led to a common adjustment of operating times in order for these to better reflect the tenants' use of the premises. Furthermore, the weather affected the energy consumption positively this year. The summer was slightly cooler than in the average year.

The share of renewable energy, purchased and self-produced energy, continues in a positive trend and increased to 93 (92) percent. The proportion of self-produced electricity in solar cell facilities was 2,036 (1,246) MWh. An increase of 63 per cent from the previous year.

ENERGY CONSUMPTION IN THE OPERATIONS EXCL. PROJECT PROPERTIES*

GWh	2022	2021	2020
Heating (district heating, oil, gas)	145.1	198.1	165.7
Electricity	79.2	82.8	92.0
District cooling	13.1	19.0	20.9
Total	237.4	299.9	278.6

* The large shift in outcomes between the years can be explained by the following factors: completed energy efficiency measures, weather, divestment/aquisition of properties, and increased attention given to measured operational energy.

Share of renewable energy	2022	2021	2020	2019	2018
Share of total energy purchased, %	93%	92%	90%	73%	65%

ENERGY PERFORMANCE

	2022	2021	2020	2019	2018	2017
Corem, kWh/sq.m. atemp	77.7	86.5	87.0	93.8	99.9	104.2

SELF-PRODUCED ELECTRICITY FROM SOLAR CELL FACILITIES

	2022	2021	2020	2019	2018	2017
Corem, MWh	2,036	1,246	810	580	338	221

WATER CONSUMPTION IN BUILDINGS

	2022
Water consumption, m ³ (1)	421,360
Water intensity, m ³ /sq.m. atemp ¹	0.12

1) Does not include water use from the properties in which major development projects are underway; see the section Delimitation.

SUSTAINABILITY NOTE 5 CLIMATE REPORT

305-1 - 305-3 DIRECT, INDIRECT AND OTHER INDIRECT EMISSIONS OF GREENHOUSE GASES, CRE3 EMISSION INTENSITY, BUILDINGS

For Corem, the climate transition is a strategically crucial issue. Emissions are extensive even if those that come from energy use have decreased substantially in recent years. The last update of Boverket, the National Board of Housing, Building and Planning's follow-up of environmental indicators for the construction and real estate industry shows that the industry accounts for a considerable part of society's total impact on the environment and that this impact has even increased in a number of areas. One explanation of the increased environmental impact is increased development in the construction and real estate industry. The industry as a whole is moving in the wrong direction as regards the volume of greenhouse gases, in particular associated with import of construction products but also as regards the total energy consumption and waste. In Sweden, the real estate sector accounts for just over 20 per cent of emissions. The major part of these emissions come from construction, new production and renovation, up towards 60 per cent, which is also the biggest challenge of the construction and real estate industry. For us in the construction and real estate industry, the climate challenges are about reducing the carbon footprint from existing buildings, using existing buildings in a more efficient way and constructing new buildings with a minimal impact on the environment. Furthermore, we have a responsibility for affecting other indirect emissions, such as the energy consumption of our tenants.

Delimitation

Corem reports emissions in accordance with the Greenhouse Gas Protocol scope 1, 2 and 3. The report covers all emission categories in the organization as well as the emission categories outside of the organization which are most important on the basis of size and possibility to affect. The impact on climate in our organization, scope 1, is small in relation to the whole due to it only being in one case that there is local heating with its own heat pump and that there is a limited number of service vehicles. Corem affects the indirect emissions due to energy consumption, scope 2, by working with continuous energy efficiency improvement and by increasing the proportion of renewable energy. When Corem's energy suppliers cannot provide district heating from renewable fuels, we instead purchase climate-compensated district heating to parts of the portfolio. The greatest quantity of emissions is attributable to operations that take place in scope 3. This includes all construction projects, which are also the source of the largest emissions but also emissions within the own organization linked to different types of travel. Scope 3 downstream includes the emissions caused when our tenants use Corem's premises such as electricity consumption and waste.

Responsibility and monitoring

All activities in Corem are responsible for affecting and reducing their emissions. The work to reduce emissions associated with energy consumption, scope 2, has been conducted for a number of years with local responsibility at the business units through the operational organization. Emissions associated with scope 3 were surveyed in their entirety for the first time and during 2021 and the methods of calculation have been refined somewhat in 2022. During the year, Corem has developed a roadmap to climate neutrality that describes the goals in the short, medium and long term as well as the appurtenant responsibilities within the organisation to reach the long-term goal of net-zero emissions in 2035. Emissions are monitored annually in connection with the sustainability report. The sustainability function is responsible for monitoring and preparation of the climate report together with key persons in operations.

Governance

Corem's governance related to its climate impact is based on the adopted sustainability goals as well as the roadmap to climate neutrality. The roadmap is Corem's plan to reduce emissions in the short, medium and long term in all parts of the operations. When new buildings are constructed, a lifecycle analysis will be an important tool to understand and affect the climate burden moving forward. For construction projects

such as renovation and tenant adaptations, Corem has continued and deepened its work with recycling methods to increase the understanding of actual emissions and how we can work to limit our climate impact.

Goals

Corem's overarching climate goal is for the operations to be climate neutral throughout the value chain by 2035. To achieve this objective, goals have been added for the short and medium term.

Reporting policy

Corem reports emissions in accordance with the Greenhouse Gas Protocol scope 1-3. The emission intensity, in CO₂eq. per sq.m. of lettable area, are reported in scope 1-2 for 2019 and in scope 1-3 for the years 2020-2022. The data point for 2020 is based solely on the operations of the subsidiary Corem Kelly (formerly Klöver).

Corem adopted a new digital monitoring system for sustainability data in 2022. This was provided by the system supplier Position Green. Emissions for scope 1 and 2 are calculated in the system based on input data from other monitoring systems with the emissions factors provided by the system supplier, see emissions factors on pages 170-171. Emissions for scope 3 are calculated in the system for the categories that are related to energy, waste and travel. Other categories for scope 3 are calculated separately. The emissions in scope 1 and 2, as well as the emissions related to business travel and tenant waste in scope 3, are calculated based on actual data and emissions factors in accordance with the table on pages 170-171.

Emissions in scope 3 associated with new construction projects are calculated in accordance with the law on climate reporting while emissions from other investment projects are calculated with standard assessments based on the project are (more than 90 percent), or based on SEK invested. Emissions calculations that relate to ongoing maintenance projects and other purchases are based on spend data and standard assessments from the Swedish National Agency for Public Procurement. The standard assessments from the Swedish Emissions Authority are up-to-date and lower as compared to 2021, which in turn entails lower total emissions.

Emissions related to the tenants' energy consumption is calculated with the emissions factor for the Nordic residual mix, except in cases where tenants have informed us that they purchase green electricity, signed a green lease, or bought electricity via Corem which thus comes from a renewable source. This emission item is thus very high and conservatively calculated as it is probable that the major part of customers purchase renewable electricity. Apac with more information being obtained about customers' purchase of electricity, this emission item will be revised. The goal for next year's climate report is to refine the input data further and to reduce the use of standard assessments and prefer actual data.

Emissions related to construction projects include the construction projects completed during the year. In applicable cases, emissions are reported applying both the so-called market-based and the location-based method. The report covers all greenhouse gases that affect the climate.

Outcome

Emissions in scope 1 and 2 per sq.m. have increased somewhat in comparison to 2021. This is mostly due to a lower share of climate-compensated district heating or district heating with a renewable energy source as compared to the previous year. At the same time, the total emissions related to energy are reduced which is a direct consequence of a lower energy consumption due to continued energy efficiency work in the operations.

In scope 3, the largest proportion of emissions are emissions from construction work and the electricity used for the tenants' operations. This year, the emissions from tenants' use of electricity have decreased by 20 percent as a result of improved access to data regarding the sources of the electricity used by tenants and, thereby, a reduction in the share of operational electricity that is calculated using standard assessments. Furthermore, a property where the share of operational electricity was very high has been divested. The share of operational electricity that is still calculated based on standard assessments remains high, near 75 percent, which results in high levels of emissions. The origin of the electricity calculated using standard assessments is assumed to be represented by the high emissions factor for the Nordic residual mix. This entails a high level of emissions in the climate report. Accordingly, the tenants' electricity consumption is one of the most important areas for work to improve measurement, ensure improved quality of input data and thus improve the quality of the climate report.

Emissions from construction projects are significantly lower in 2022 than in the previous year. This is partly due to a lower volume of projects: the total volume of investments decreased by 63 percent and only 2 (6) new construction projects were completed in 2022. However, there has also been an improvement of the input data during the year with a transition to a standard assessment based on the area rather than the investment amount in order to calculate emissions from projects. Using standard assessments based on area is a more thorough method of calculation, as the emissions factors are more detailed.

The relative decrease in emissions is clearly shown in the key figures *Emissions intensity, construction projects, per sq.m.* and *Emissions intensity, construction projects, per SEK invested*. The emissions from construction projects will continue to gradually decrease as the input data is improved further and the methods of calculation are developed. In addition, there will also be actual reductions in emissions from the project operations as a result of increased knowledge regarding the climate impact.

GRI 305-1 - 305-3 DIRECT AND INDIRECT EMISSIONS

ton CO ₂ eqw	2022	2022	Comment (See pages 170–171 for 2022 emissions factors)
SCOPE 1	487	446	
Heating	9	26	Local heating at a property
Own operational vehicles	311	181	
Cold media	167	239	
SCOPE 2	6,271	6,707	
Heating (market based)	6,269	6,705	
<i>Heating (location based)</i>	<i>10,311</i>	<i>12,337</i>	
District cooling (market based)	0	2	
<i>District cooling (location based)</i>	<i>0</i>	<i>2</i>	
Electricity (market based)	0	0	
<i>Electricity (location based)</i>	<i>5,687</i>	<i>7,875</i>	
Electricity from operation vehicles	2.1	–	New item in 2022
SCOPE 3, upstream	38,475.3	80,323	
Production and distribution of fuel (pertaining to scope 1 and 2)	1,788	2,499	
Construction project, new construction	2,107	22,940	In 2022, 2 (6) new constructions were completed
Construction project, refurbishment, tenant adaptation	14,909	32,518	Standard assessments based on project area
Energy and installation projects	6,096	4,224	Standard assessments based on spend data
Regular maintenance	3,275	9,409	Standard assessment based on spend data
Business travel (incl. benefit cars)	188	36	
Commuter travel	363	269	Staff survey
Other purchases	9,750	8,428	Calculation based on spend data
SCOPE 3, Nedströms	37,647	49,586	For emissions factors, see pages 170–171
Tenants' energy consumption	37,513	49,523	Emissions from electricity consumption based on the Nordic residual mix where no information is available on the energy source.
Waste from tenants	134	63	
Sum total of emissions (scope 1, 2 and 3)	82,880	137,062	
Energy suppliers' climate compensation	–2,696	–3,471	Corem has agreed on climate-compensated district heating
Emissions after energy suppliers' climate compensation	80,185	133,591	

CRE3 Greenhouse gas emission intensity in buildings	2022	2021	2020	2019
Emission intensity, scope 1 and 2, kg CO ₂ eq. per lettable sq.m.	1.3	1.1	1.9	3.9
Emission intensity, scope 1.2 and 3, kg CO ₂ eq. per lettable sq.m.	25.1	38.4	42.7	–
<i>Emission intensity construction project, new construction and refurbishment, per sq.m., kg CO₂eq. per sq.m.</i>	<i>116.9</i>	<i>179.5</i>	<i>–</i>	<i>–</i>
<i>Emission intensity construction project, new construction and refurbishment, per SEK invested, kg CO₂eq. per SEK</i>	<i>0.018</i>	<i>0.035</i>	<i>–</i>	<i>–</i>

EXPLANATION OF EMISSION NOTES

Scope	Activity/Category	Data sources	Emission factor	Source:
SCOPE 1	Consumption of oil/gas in properties	Statistics on oil and biogas consumption	Heating oil: Scope 1/3, 268/22 g CO ₂ eq./kWh – biogas Scope 1/3, 0.2/12 g CO ₂ eq./kWh	Energiföretagen (2020)
	Operation vehicles	Information on vehicle fuel purchased.	Petrol: 2,252 g CO ₂ eq./l Diesel: 1,750 g CO ₂ eq./l Vehicle gas: 4 g CO ₂ eq./kg Electric hybrid petrol: 38 g CO ₂ eq./km Petrol cars: 160 g CO ₂ eq./km Diesel cars: 110 g CO ₂ eq./km Average car Sweden 2020: 130 g CO ₂ eq./km HVO: 0 g CO ₂ eq./l	The Swedish Energy Authority, 2021. "Drivmedel 2020" Swedish Environmental Protection Authority, 2021. "Emission-faktorer och värmevärden 2021" Swedish Transport Authority 2020.
	Cooling media	Emissions of cooling media obtained from the respective property's cooling media report, reported to Green View.	R134a: 1,300 kg CO ₂ eq./kg R407C: 1,525 kg CO ₂ eq./kg R410a: 1,725 kg CO ₂ eq./kg R417A: 1,950 kg CO ₂ eq./kg	IPCC, 2013 (AR5) Swedish Environmental Protection Authority Swedish Environmental Protection Authority Swedish Environmental Protection Authority
SCOPE 2	Electricity consumption for all properties' operation	Actual consumption	Guarantees of origin (UG) Wind and Hydropower, EECS-UG 0g CO ₂ eq./kWh Market-based Sweden: Scope 2/3, 77/3 g CO ₂ eq./kWh Market-based Denmark: Scope 2/3, 529/57 g CO ₂ eq./kWh Location-based, Nordic residual mix: Scope 2, 71.8 g CO ₂ eq./kWh	Environmental impact, guarantees of origin (UG) Wind and Hydropower, Energy Market Inspectorate (2022) DEFRA WTT (2021)
	Use of district heating	Actual consumption	Sweden – M/L-based, for respective district heating networks, see www.energiforetagen.se Denmark – L-based: Scope 2, 72 CO ₂ eq./kWh. Scope 3, 32 CO ₂ eq./kWh.	For all Swedish networks "Överenskommelse i Värmevarmingskommittén 2021" Energiföretagen (2022) Denmark: Scope 2, Danish Energy Agency 2020. Scope 3, DEFRA (2021)
	Use of district cooling	Actual consumption	Sweden – M/L-based: 0g CO ₂ eq./kWh Denmark – M/L-based: 0g CO ₂ eq./kWh	For all Swedish networks "Överenskommelse i Värmevarmingskommittén 2021" Energiföretagen (2022) Denmark, DEFRA (2022)
SCOPE 3, Upstream	Construction project	Three approaches have been applied for calculation of new construction, refurbishment, renovation, tenant customization, energy and installation projects. · New construction, climate calculation · Calculation based on built square metre (BTA) · Calculation based on costs (SEK). Calculation based on area BTA is considered to better reflect reality and has therefore been applied in all cases where area was available, with the exception of certain cases where calculation per area was not considered appropriate.	New construction (Reference value for expanded system limit for building stage 2027) 313 kg CO ₂ eq./sq.m. BTA Surfaces and permanent installations: 20.4 kg CO ₂ eq./sq.m. BTA Technical installations: 43.4 kg CO ₂ eq./sq.m. BTA Major renovation, tenant customizations, etc. – climate shells, installations, interiors: 134 kg CO ₂ eq./sq.m. BTA Medium-sized renovation, tenant customizations, etc. – installations, interiors: 115 kg CO ₂ eq./sq.m. BTA Small renovation, tenant customizations, etc. – installations, interiors for retail and offices respectively: 86 and 90 kg CO ₂ eq./sq.m. BTA Construction contracts: 0.006 kg CO ₂ eq./SEK Energy projects and installations: 0.026 kg CO ₂ eq./SEK (craft services, carpentry and construction installations. Solar cell modules: 0.108 kg CO ₂ eq./SEK Architects, technical, nature and environmental consultants, 0.0011 0.026 kg CO ₂ eq./SEK	The Swedish National Board of Housing, 2022. Reference values for climate impact in connection with construction of buildings. Template from Carbon designer in OneClickLCA Template from Carbon designer in OneClickLCA Template from Carbon designer in OneClickLCA The Procurement Authority Miljöspendanalys, inköp och utbetalningar 2019

Scope	Activity/Category	Data sources	Emission factor	Source:
	Regular maintenance	Based on Corem's cost for different activities and regular maintenance measures. Different spend factors (tCO ₂ eq./SEKm) used for calculation of climate impact.	Contracts & technical consultants: 1.1 kg CO ₂ eq./SEK Installation of electrical cables and fixtures: 0.10 g CO ₂ eq./SEK Windows and doors: 50.8 g CO ₂ eq./SEK Elevator service: 2.7 g CO ₂ eq./SEK Ground work and geotechnical work: 5.2 g CO ₂ eq./SEK Painting: 1.3 g CO ₂ eq./SEK Repairs, maintenance and service: 6.6 g CO ₂ eq./SEK Demolition: 6.0 g CO ₂ eq./SEK Roofing work: 25.0 g CO ₂ eq./SEK Heating and cooling pumps and heat exchangers: 26.5 g CO ₂ eq./SEK	The Procurement Authority Miljöspendanalys, inköp och utbetalningar 2019
SCOPE 3, Upstream	Production and distribution of vehicle and energy fuel (appurtenant to scope 1 and 2)	Actual consumption	Environmental values for each energy fuel in scope 3 is listed under scope 1 and 2	See respective sources
	Business travel (train, taxi, flight, hotel, company cars and private cars used for business purposes)	Environmental report from SJ, drivers' logs and travel reports from BCD travel	Passenger car, average: 60 g CO ₂ eq./km National flight (BC): 898 g CO ₂ eq./p.km National flight (EC): 408 g CO ₂ eq./p.km Regional flight (BC): 823 g CO ₂ eq./p.km Regional flight (EC): 374 g CO ₂ eq./p.km Inter-continental flight (BC): 561 g CO ₂ eq./p.km Inter-continental flight (EC): 255 g CO ₂ eq./p.km Taxi: 4 g CO ₂ eq./SEK Train: 6 g CO ₂ eq./p.km Hotel nights in SE: 1800 g CO ₂ eq./room, night	Sweden's climate reporting 2021 Emission factor NTM (2018), RFI from IVL (2020). Flight Emission Map, Chalmers (2021) Taxiförbundet (2021) Report: Branschläget 2021. Assumption of diesel cars as these were most common among taxis in 2021. NTM (2018) Hotel Footprinting Tool (2022)
	Commuter travel	Staff survey commuter travel (car, bus, train, subway, tram, other)	Emissions factors according to previously reported sources	As above
	Other purchases	Baseras on Corem's costs for various purchases of goods and services (not covered by other items). This includes, for example, IT equipment, office material, cleaning, consultancy services, repairs and maintenance of vehicles. Different spend factors (tCO ₂ eq./SEKm) used for calculation of climate impact.	Emission factors for all emission categories see climate report www.corem.se	The Procurement Authority Miljöspendanalys, inköp och utbetalningar 2019
Scope 3, Downstream	Energy consumption of tenants	Based on partly measured operations and partly on estimated operational electricity where an area-based standard assessment is used as statistics are lacking. The emissions are based on origin-marked electricity when Corem purchases electricity for the tenants' activities, the tenant has signed a green lease or has provided the information that they have purchased renewable electricity via a survey. All other electricity is assumed to be Nordic residual mix. In those cases where Corem sells purchased district heating or cooling to the tenant's operations, the emission calculation is based on actual consumption and associated emission factors in Scope 2.	Guarantees of origin (UG) Wind and Hydropower, EECS-UG 0g CO ₂ eq./kWh Nordic residual mix 372 g CO ₂ eq./kWh Sweden – M/L-based, for district heating and district cooling networks respectively see www.energiforetagen.se	Environmental impact, guarantees of origin (UG) Wind and Hydropower, Energy Market Inspectorate (2021) For all Swedish networks "Överenskommelse i Värmemarknadskommitten 2021" Energiföretagen (2022)
	Waste of tenants	Metal (Recycling/Closed circuit) Wood (Combustion) Glass (Recycling/Open circuit) Residual waste (Combustion) Organic waste (Combustion) Organic waste (Anaerobic digestion) Commercial and industrial waste (Combustion) WEEE – mix (Recycling/Open circuit) WEEE – mix (Landfill) Batteries (Recycling/Open circuit) Batteries (Landfill) Plastics, ordinary plastics (Recycling/Open circuit) Paper and cardboard mix (Recycling/Closed circuit) Paper (Recycling/Closed circuit)	Recycling/Closed circuit metal: 989 g CO ₂ eq./ton Combustion: 21,294 g CO ₂ eq./ton Recycling/Open circuit 21,294 g CO ₂ eq./ton Anaerobic digestion: 8,951 g CO ₂ eq./ton Landfill: 8,902 g CO ₂ eq./ton Recycling/Closed circuit paper: 21,294 g CO ₂ eq./ton	DEFRA (2021)

SUSTAINABILITY NOTE 6

ENVIRONMENTALLY CERTIFIED PROPERTIES

CRE8 SHARE OF ENVIRONMENTALLY CERTIFIED BUILDINGS, SHARE OF ENERGY-EFFICIENT BUILDINGS

Environmental certification of buildings is important in a number of different ways. Certification indicates that Corem's buildings have a small environmental impact and it offers a framework to work on continuous improvements, which are demanded by tenants with high environmental requirements.

Environmentally certified buildings combined with low energy consumption are also a prerequisite for green financing.

Delimitation

The report includes Corem's energy efficient properties that are deemed to meet the criteria for a green asset according to Corem's green framework for green financing and the taxonomy regulation's technical review criteria to limit climate changes. The property owners have analyzed these technical review criteria in the study "Topp 15 och 30 procent av de bästa byggnaderna Primärenergital för lokaler och bostäder", published on 14 December 2022. The study also analyzed where the limit for primary energy figures lies in order for a building to belong to the top 15 or 30 percent of buildings in Sweden within different building categories. To determine whether a building significantly contributes to limiting climate change, the technical review criteria make the following specifications for buildings constructed before 31 December 2020:

- the building is rated class A according to the energy reporting system.
- alternatively, the building is within the top 15 percent of the national or regional building stock as regards primary energy in operations

If the building is among the top 15 percent in the national building stock as regards primary energy in operations, this should be proved using relevant data that compares the energy performance to the national building stock.

It is specified in the technical review criteria to determine if a building significantly reduces the most important physical climate risks that are relevant to the activity, i.e. doing no significant harm, that the building should be among the top 30 percent in the national stock. The report from the property owners includes a max value for primary energy figures (kWh per sq.m. atemp per year) in order for a building to belong to the top 15 or 30 percent of the best performing buildings in Sweden in different building categories. The primary energy figure is defined in accordance with the construction rules of Boverket, the National Board of Housing, Building and Planning (BBR 29).

Corem's report on energy efficient buildings covers the buildings that have an energy report of energy class A as well as the buildings that have a primary energy figure under the max value for the top 15 percent of building in each building category. Beyond energy efficiency, Corem's green framework covers all buildings that are environmentally certified or that have a preliminary certification level of at least Miljöbyggnad Silver, BREEAM and BREEAM In-Use Very Good as well as LEED Gold. It also requires the buildings to have an energy performance at least 20 percent lower than BBR. The green framework also includes energy efficient buildings certified in accordance with Green Building.

Responsibility and monitoring

The central technical function is responsible for leading the work on new environmental certifications of existing buildings, while the management team is responsible for the monitoring of the certifications and the certifications in accordance with Green Building. The responsibility for environmental certification of buildings in new construction and renovation lie with the project development organisation. As to the responsibility to drive the work on energy efficient buildings forwards, this follows the same monitoring and responsibility divisions as in the general work with energy efficiency.

Governance

Corem's governance related to environmental certification and energy efficiency is based on the sustainability goals adopted, Corem's green framework for green financing and future taxonomy regulation. Which buildings are to be certified is decided jointly by the sustainability unit, the technical unit, the management organisation and the finance department. The ambitions for the quality of construction as regards energy class and energy projects are adopted jointly by the technical unit and the management.

Goals

Corem's ambition is for buildings corresponding to at least half of the total property value to be green assets according to Corem's green framework by 2025. To achieve this goal, Corem works broadly with energy projects, management and optimization of energy as well as environmental certification.

CERTIFIED BUILDINGS

	2022	2021	2020	2019	2018	2017
Environmentally certified buildings ¹ , number	30	27	19	15	12	8
Buildings certified with Green Building, number	20 ²	22	19	19	19	19

1) MB, MBID lowest level silver BREEAM, BREEAM In Use, lowest level Very Good LEED lowest level Gold

2) Three GB-certified properties were divested during the year

Reporting policy

Data relating to the number of environmentally certified buildings and the buildings certified in accordance with Green Building are given for the years 2017–2022. The share of certified buildings in 2022 is also reported in relation to Corem's total lettable area and property value.

The share of energy efficient buildings is reported in relation to Corem's total lettable area and property value. The category energy efficient buildings also includes the certified buildings that reach the targets for energy efficient buildings.

Corem's ambition is for buildings corresponding to at least half of the total property value to be green assets according to Corem's green framework by 2025.

Outcome

At end of year 2022, a total of 50 (49) buildings were environmentally certified and certified according to Green Building which corresponds to 20 per cent of the area in the portfolio and 24 percent of the total property value. Energy efficient buildings correspond to 13 and 12 percent respectively of the total area and the property value. The goal for the share of green assets according to Corem's green framework is 28 percent.

Asset type	Proportion of total property portfolio value, %	Proportion of total property portfolio area, %
Energy-efficient buildings	12	13
Environmentally and Green Building certified buildings	24	20
Proportion of green assets acc. to Corem's framework	28	26

Contributions to UN Global Sustainability Goals

By working to reduce the energy consumption and use renewable energy, while reporting all emissions and adopting a long-term plan for net zero emissions, Corem is contribution to goals number 7 and 13, Clean and Affordable Energy and Climate action. Environmentally certified buildings are important in many ways beyond energy efficiency. Environmentally certified buildings take into account sustainable choice of materials, climate adaptation measures, the source of energy, and the consumer perspective. This means that our work to environmentally certify buildings contributes to achieving sustainability goals 12 and 13 Sustainable cities and society and Sustainable production and consumption in addition to the goals on sustainable energy and fighting climate change.



Attractive employer

The skills, sense of responsibility and commitment of employees are important factors in making Corem's operations successful in the long term. Corem shall be an attractive employer, with staff choosing to stay and develop. An important foundation is to be a safe and sound workplace where there are equal opportunities for everyone. The work is monitored through Corem's long-term goals and indicators, as well as GRI indicators for health and safety, employee well-being and indicators regarding gender equality and diversity. The indicators to measure the long term goals have been adjusted and are reporting in the index below that is annually monitored via the staff survey. The reporting on sickness absence is no longer an indicator but will continue to be reported and monitored as part of GRI, see sustainability note 7. The table below relates to Corem's long term goals. Goals and outcomes for 2022 are reported in the notes 7 and 8 respectively.

Long-term goals

Corem shall offer a workplace where everyone is treated equally and which is characterized by well-being and diversity.

Corem shall have a sound and safe working environment with a focus on healthy employees and a sustainable work life.

Corem is a value-governed company with business-driven and committed leaders and employees.

Indicators	Index	Outcome 2022	Benchmark
The Engagement Index (EI), Index of Organisational and Social Work Environment (OSI) and Leadership Index (LI) shall have a continued positive trend each year. Lowest level in accordance to the benchmark	EI	79	80
	OSI	75	74
	LI	77	80

SUSTAINABILITY NOTE 7 HEALTH AND SAFETY

403 HEALTH AND SAFETY, 403-9 ACCIDENTS AND NEAR ACCIDENTS DELIMITATION

The employer is responsible for a good work environment and to minimize the risk of work-related injury or disease. Work on ensuring a good work environment for Corem's employees takes place within Corem's own organization. Corem is also responsible for influencing the work environment outside our own organization, for example through our procurement of construction and contract services. In our role as client, Corem can influence the work environment and reduce the risks that exist through preventive work and a good dialogue with entrepreneurs.

This report covers sickness absence, accidents and near-accidents concerning persons employed at Corem, contractors that perform work at Corem's properties and accidents at Corem's building sites. The breakdown is not made by region, category of staff or gender due to the limited size of the organization.

Responsibility and monitoring

The employer has the main responsibility for the work environment and conditions at the workplace but all employees have a share of responsibility. Responsibility and allocation of tasks in work environment take place in an established order of delegation. Allocation of tasks aims at work being carried out at the level in the organization where it is most effective. The delegated managers co-ordinate and drive forward the ongoing work with the work environment and create a good and safe work environment through the participation and sharing of responsibility by all staff. The occupational safety representatives monitor that work with the work environment is performed and act as an important support for the organization's work in this area. All employees have a responsibility to comply with the procedures established that are collected in Corem's safety handbook, HELP24.

Monitoring of work with the work environment takes place centrally through the safety committee around four times a year. The safety committee consists of the HR manager, the property manager, regional managers and representatives of operating and project managers in project development and management, the head safety officer and regional safety officers. In addition, ongoing follow-up takes place in various forums such as safety officer meetings, operating manager meetings and site meetings.

Accidents and near accidents which occur are reported in accordance with special procedures. Reported events are investigated by the responsible manager and compilations with associated analyses of risk areas are made at central level. The compilation and analysis are communicated to managers and safety officers through the safety committee and operating manager meetings. In the event of particularly serious events, a "Safety Note" is sent to affected parts of the organization.

In the case of construction contracts, Corem specifies that the contractor is responsible for the work environment and co-ordination and for managing the work. Accidents or near-accidents in a contract are reported to Corem through procedures in the project operation.

The HR organization ensures that there is access to health promotion measures and the possibility of rehabilitation in the event of illness. Follow-up of sickness absence and long-term sickness absence takes place annually or when required. The respective manager is responsible for reviewing the employee's work situation. Monitoring of the work situation is done via staff surveys, staff interviews and ongoing dialogue during everyday work.

Governance

Corem's work environment work is based on legislation and official regulations and is reviewed in Corem's sustainability policy and code of conduct. The policy, together with guidelines and procedures, govern Corem's effort relating to the work environment. New or updated legal requirements are identified continuously and this process ensures that procedures and working methods are continuously updated to comply with the requirements. Taken as a whole, this describes how the systematic work with the work environment is performed and how the division of responsibilities are shared. Great weight is placed on preventive work with the work environment, which takes place in close collaboration between the management, the safety committee, the safety representative, employees and with the support of company health care. Procedures, action plans and guidelines are described in detail in Corem's safety handbook, HELP24. All employees shall be aware of and know about these and are responsible for complying with set procedures. In 2022, an additional training effort has been made to ensure that all employees know the contents of the safety handbook and how it shall be used in the operational work.

There are procedures for how contract works are to be performed based on a work environment perspective. This includes contractual demands, performance and monitoring. There are special procedures for property management projects, project development and operations.

Information about and exchange of experiences from work on the work environment take place continuously in safety committees and the safety representative forum as well as at an annual safety conference. In addition, the working environment is a standing item on the agenda of different types of meetings such as operational meetings, building meetings and workplace meetings. The managers are responsible for informing about work environment efforts in their respective organizations. Staff can express their points of view in staff surveys, staff dialogues, workplace meetings and through safety representatives. All regulations and other work-environment related descriptions and health promotion benefits are gathered to support management and employees on Corem's intranet, in the HELP24 and the HR portal.

All staff at Corem receive training in work environment issues although the extent differs depending on role and work tasks. The need of training in the work environment has been identified for different roles and posts at Corem. The courses are administered by Corem Academy and carried out in collaboration with external course suppliers.

Corem works in a preventive way with a number of health promotion measures. At most of our units, there are company bicycles for use on short business visits instead of cars. Corem also offers a number of benefits with the view of making it easier for staff to take care of themselves. All employees have access to keep fit hours, keep fit grants and are offered private health insurance. In addition, health check-ups are offered to all employees.

Goals

The overarching goal aims to create a workplace which is sound and safe with the focus on healthy staff and a sustainable working life. In 2022, three specific goals were set to contribute to reaching the overarching goal.

1. All units in the organization shall conduct a working environment inventory (AMI) with the appurtenant action plan to ensure a systematic work on improving the physical and psychosocial working environment.
2. 100 percent completed safety inspections of properties, cars and unit offices.
3. Reported near-accidents would increase to at least 60 and be at least double the number of reported accidents.

Reporting policy

Reporting on the overarching goal of a sound and safe working environment is conducted via the staff survey's index for organizational and social working environments. The objective to conclude a working environment inventory has been monitored by sending all units' HR functions an inventory and action plan for compilation and continued monitoring. The outcome regarding completed safety inspections is compiled by the head safety officer and reported to the Safety committee for further treatment.

Reporting of accidents and near-accidents is made in writing on a special form "Accident report" which is available in HELP24. Every quarter, the accident reports are combined and long-term measures prepared to reduce the risks. An accident or near-accident at a contract is reported to Corem through procedures in the project operation and a compilation is provided to Corem

Accidents and near-accidents	2022	2021	2020
Near accidents at Corem, number	38	27	0
Accidents at Corem, number	24	20	0

SUSTAINABILITY NOTE 8

WORKING CONDITIONS AND COMPOSITION OF THE COMPANY

2-7 FORM OF EMPLOYMENT, TERMS OF EMPLOYMENT AND GENDER

405-1 COMPOSITION OF BOARD, MANAGEMENT AND OTHER EMPLOYEES, BASED ON AGE AND GENDER

Corem operates on the basis of a fundamental view of the equal value of all people. Everyone who works at Corem shall feel included, respected and secure. We have a zero tolerance against all forms of discrimination, special treatment and harassment. Corem encourages and works for diversity in the workplace and operates with the conviction that a diversity of experiences, expertise and points of view at an organization makes it a more attractive and dynamic workplace and provides a better foundation for decisions. Corem works actively to make use of and include the various experiences and expertise of our employees in the development of operations. Corem and its staff shall comply with the law and rules in the countries where we operate and work and stand up for human rights where we are able to exert influence. The right to engage in trade union activity is respected in all parts of operations.

Delimitation

Reporting covers only persons employed in Corem including subsidiaries and not the persons who perform work in conditions resembling employment.

Responsibility and monitoring

The work on diversity and equal treatment is led by the company's HR manager but it is each managers' responsibility to create a composition of groups that are characterized by diversity and to work to ensure no employees experience discrimination. All staff also have a responsibility to contribute to preventing, stopping and acting if they experience any type of discrimination or insulting special treatment in the workplace. Potential cases of discrimination are collected via the annual staff survey, the closest HR manager, the HR organization or through Corem's external whistleblower function.

when the project is completed. Sickness absence is reported via the personnel system.

Outcome

The outcome on the Index for organizational and social work environment in this year's staff survey was 75 which can be compared with the benchmark of 74, see the table on page 175. This shows that Corem's work for a sound and safe working environment is seen as successful by the employees. Total sickness absence amounted to 2.8 (2.1) percent during 2022. Corem's long-term goal was for sickness absence to reach at most 2.5 per cent. The outcome is an increase from the previous survey. This can likely be attributed to employees being back in the workplace after the pandemic. No break-down was made for 2022 at organizational units as the workforce at the respective unit is limited in number.

In 2022, 24 (20) accidents were reported and 38 (27) near accidents. The outcome is an increase that can largely be linked to the company's ongoing work to highlight the importance of always reporting near-accidents and accidents. The increase is in line with Corem's ambitions and make it possible to continuously develop the systematic efforts on the work environment. This year's efforts on work environment inventories, AMI, is meant to secure that the work environment efforts are prioritizing the right issues in the short term while strengthening the systematic and long-term effort to improve the working environment. The goals related to completed AMIs and Safety inspections were reached.

Sickness absence	2022	2021	2020	2019	2018
Sickness absence, total, %	2.8	2.1	4.4	5.5	3.8
of which longterm sickness leave %	0.7	1.0	2.8	4.5	2.7

Governance

Corem's sustainability policy and code of conduct describe our view on human rights, diversity and equal opportunities. The policy establishes that there is zero tolerance against all forms of discrimination, insulting special treatment, or other harassment. In addition to this, work with discrimination and insulting special treatment are described in a special procedure in support of operations. Corem's values describe the expectations on staff as they conduct their work. Corem's code of conduct for suppliers describes the demands we make on our suppliers based on the sustainability policy.

Goals

Corem's overarching goal aims to create a workplace where everyone is treated equally, staff feel well and which is characterised by diversity. Corem shall be an attractive and value-driven employer with competent and committed employees, who are satisfied with their work and who contribute to driving Corem toward its vision. Corem also has a zero tolerance of discrimination and insulting special treatment.

Reporting policy

Reporting on the overarching goals is conducted through the staff survey. The information concerning employees has been obtained from Corem's HR system. Corem does not register staff's belonging to a minority group or an ethnic group. Instead, information about the proportion of employees with a foreign background is obtained from Statistics Sweden (SCB). According to SCB, a foreign background is defined as persons who are born abroad or persons who are born in Sweden with two parents born abroad. The proportion of staff who perceive that their workplaces are free of discrimination has been obtained from the staff survey or notifications received by the compliance function through the various channels for reporting irregularities to the nearest manager, HR manager or whistleblower service.

Outcome

At year-end, the number of employees in Corem incl. subsidiaries was 371 (375), of which 333 (368) were permanent employees and the remainder employees for a fixed period. The number of employees with collective agreements was 66 (70). The remaining employees are officials who are covered by employment agreements which follow the same levels as the collective agreement signed for the industry.

The composition of the Board, executive management and other employees based on gender and age, covers Corem and subsidiaries at year-end.

Within Corem, 15 (13) per cent of the staff have a foreign background which is defined by SCB as persons born abroad or persons who are born in Sweden with two parents born abroad.

During 2022, a complete staff survey was conducted in which the employees' experiences were evaluated through a number of different indices such as the Commitment Index (EI), the Management Index (LI) and the Organizational and Social Working Environment index (OSI). Corem's long-term goal is for the respective index to have a positive trend and to be at least on a level

with external benchmarks. The outcome for 2022 is presented in the tables above.

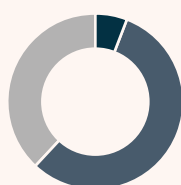
Contributions to UN Global Sustainability Goals

Through our preventive work with health and safety for our employees, we contribute to goals number 3 and 8 Good health and well-being and Decent work.



BREAKDOWN WOMEN AND MEN AS AT 31 DECEMBER 2022

AGE BREAKDOWN



■ -29 year 6% (8)
■ 30-49 year 56% (57)
■ 50- year 38% (35)

ALL STAFF



■ Women 46% (46)
■ Men 54% (54)

EXECUTIVE MANAGEMENT



■ Women 50% (60)
■ Men 50% (40)

BOARD



■ Women 33% (40)
■ Men 67% (60)

ORGANISATIONAL DIVISION AND DISTRIBUTION OF WOMEN AND MEN, AS AT 31 DECEMBER 2022

	2022
Management and support functions*, number	99
women/men, %	67/33
Region Stockholm, number	99
women/men, %	42/58
Region Stockholm logistics, number	21
women/men, %	10/90
Region East, number	43
women/men, %	47/53
Region West, number	47
women/men, %	32/68
Project development, number	20
women/men, %	40/60
Abroad, number	4
women/men, %	25/75

STAFF SURVEY

Index	2022	Benchmark
Commitment index (EI)	79	80
Index of organisational and social work environment (OSI)	75	74
Leadership index (LI)	77	80

FORM OF EMPLOYMENT AND GENDER AS AT DECEMBER 31 2022

	Women	Men	Sum
Permanent employees, number	154	179	333
Part-time employees, number	17	21	38
Contract workers, number	18	25	43
Full-time employees, number	146	175	321
Part-time employees, number	8	4	12

ALL EMPLOYEES PER 31 DECEMBER 2022

	2022	2021	2020
Permanent employees, number	333	368	57
of which employed under collective agreements, number	66	70	0*
Employed for a fixed period, number	38	7	3
Proportion of employees with foreign background, %	15	13	19

* Corem has had terms of employment in accordance with collective agreements

FORM OF EMPLOYMENT AND ORGANISATIONAL DIVISIONS AS AT DECEMBER 31 2022

	Management and support functions*	Region Stockholm	Region Stockholm Logistics	Region East	Region West	Project development	International	Total
Number of permanent employees	99	99	21	43	47	20	4	333
Number of employed for a fixed period	7	21	3	2	3	2	-	38
Number of contract workers without a guaranteed number of hours	13	22	1	2	4	1	-	43
Number of full-time employees	94	95	21	42	45	20	4	321
Number of part-time employees	5	4	-	1	2	-	-	12

*CEO, management, support function, finances and concept development

The auditor's report from the review of Corem Property Group AB's sustainability report and the statement regarding the statutory sustainability report.

To Corem Property Group AB (publ), org. no. 556463-9440

Introduction

We have been engaged by the Board of Directors of Corem att översiktligt granska Corem Property Group AB:s hållbarhetsredovisning för år 2022. The company has defined the scope of the Sustainability Report to the pages referred to in the GRI index on pages 162–163, of which the Statutory Sustainability Report is defined on page 60.

Responsibilities of the Board of Directors and executive management

The Board of Directors and the Executive Management are responsible for the preparation of the Sustainability Report including the Statutory Sustainability Report in accordance with applicable criteria and the Annual Accounts Act respectively. The criteria are defined on pages 154–155 in the Sustainability Report, and are part of the Sustainability Reporting Guidelines published by GRI (The Global Reporting Initiative), that are applicable to the Sustainability Report, as well as the reporting policies and calculation principles that the Company has developed. This responsibility also includes the internal control relevant to the preparation of a Sustainability Report that is free from material misstatements, whether due to fraud or error.

Auditor's responsibilities

Our responsibility is to express a conclusion on the Sustainability Report based on the review we have performed and to express an opinion regarding the Statutory Sustainability Report. Our assignment is limited to the information in this document and to the historical information reported and does therefore not include future oriented information.

We conducted our limited assurance engagement in accordance with ISAE 3000 (reworked) Other assurance engagements other than audits or reviews of financial information. A review consists of making inquiries, primarily of persons responsible for the preparation of the Sustainability Report, and applying analytical and other review procedures. Our review regarding the Statutory Sustainability Report has been conducted in accordance with FAR's accounting standard RevR 12 The auditor's opinion regarding the statutory sustainability report. A review and an examination according to RevR 12 is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden.

The audit firm applies ISQC 1 (International Standard on Quality Control) and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements. We are independent of Corem Property Group AB in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

The review procedures performed and the examination according to RevR 12 do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. The conclusion based on a review and an examination according to RevR 12 does therefore not provide the same level of assurance as a conclusion based on an audit.

Our review of the sustainability reporting is based on the criteria defined by the Board of Directors and Executive Management as described above. We consider these criteria suitable for the preparation of the Sustainability Report.

We believe that the evidence obtained is sufficient and appropriate to provide a basis for our conclusions below.

Conclusions

Based on our review, nothing has come to our attention that causes us to believe that the Sustainability Report is not prepared, in all material respects, in accordance with the criteria defined by the Board of Directors and Executive Management.

A statutory sustainability report has been prepared.

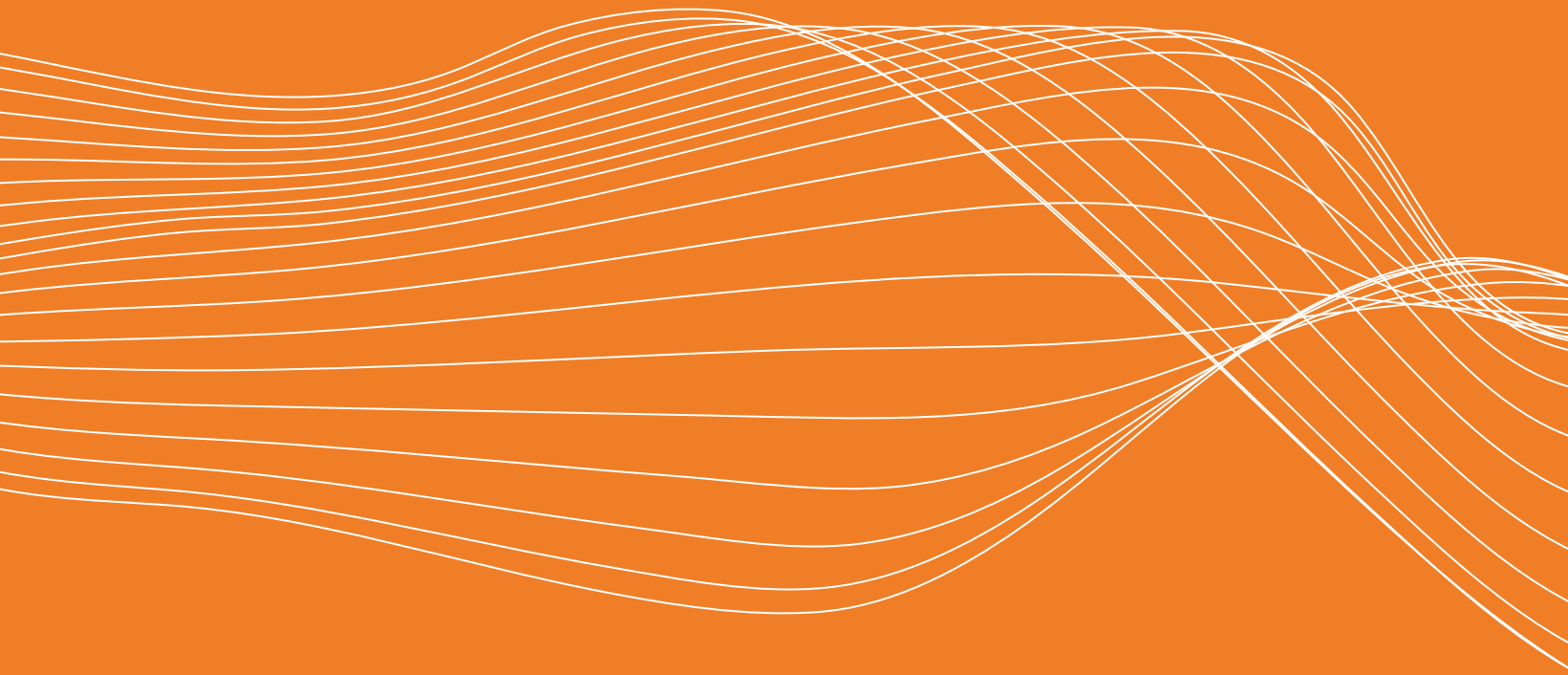
Stockholm, 31 March 2023

Ernst & Young AB

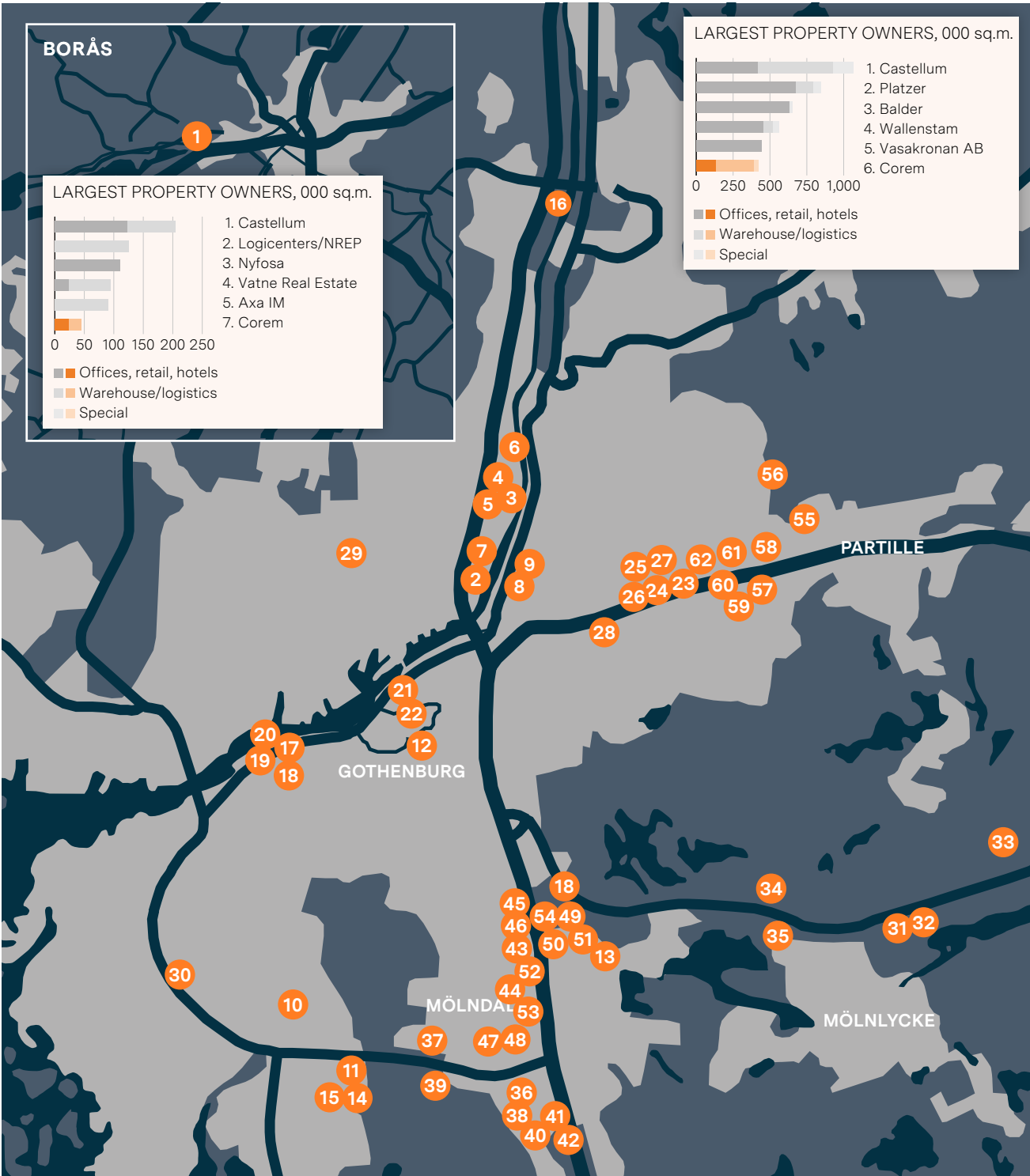
Katrine Söderberg
Authorized Public
Accountant

Charlotte Söderlund
Authorized Public
Accountant

Property list



Gothenburg incl. Borås



GOTHENBURG INCL. BORÅS

					Area, sq.m.					Rental value, SEKm	Ec. occupancy rate, %	Tax value, SEKm	
No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Office	Ware- house/ logistics	Retail	Other*				Total
1	Skruben 3	Sandlidsg. 1-3, Borås	-	-/-	Warehouse/logistics	7,615	21,610	15,502	266	44,993	46.3	98	221.9
2	Backa 21:8	Exportg. 19, Gothenburg	-	1960/1960	Warehouse/logistics	1,134	15,961	-	672	17,767	9.0	2	67.2
3	Backa 22:17	Exportg. 65, Gothenburg	-	1972/1982	Warehouse/logistics	645	8,158	-	-	8,803	10.7	85	41.8
4	Backa 25:1	Exportg. 30 A-C, Gothenburg	-	1981/1986	Offices	3,667	375	-	-	4,042	4.0	41	35.8
5	Backa 25:6	Exportg. 24A, Gothenburg	-	1981/1981	Warehouse/logistics	-	3,360	-	-	3,360	5.3	100	16.7
6	Backa 30:4	Importg. 23, Gothenburg	-	-/1988	Warehouse/logistics	-	10,375	-	-	10,375	16.5	100	48.8
7	Backa 96:2	Exportg. 23, Gothenburg	-	2020/-	Retail	-	-	22,419	-	22,419	27.3	87	128.4
8	Gamlestaden 39:13	Lilla Waterlooogatan 8,10, Gothenburg	-	1963/1963	Offices	7,575	5,811	445	-	13,831	23.4	92	72.3
9	Gamlestaden 39:14	Lilla Waterlooogatan 15, Gothenburg	-	1905/1952	Warehouse/logistics	-	880	-	-	880	2.3	100	3.0
10	Högsbo 16:16	Amalia Jönssons g. 5-9, Gothenburg	-	1960/1994	Warehouse/logistics	433	7,903	-	-	8,336	7.8	80	48.2
11	Högsbo 38:3	Södra Långebergsg. 30, Gothenburg	-	1977/1977	Warehouse/logistics	-	5,246	-	-	5,246	7.0	100	23.5
12	Inom Vallgraven 15:2	Drottningg. 28, Södra Hamng. 27, Gothenburg	-	2003/2003	Offices	4,123	-	-	217	4,340	17.8	100	154.0
13	Kallebäck 17:1	Solhusg. 11, Gothenburg	-	1992/2000	Offices	20,053	117	-	200	20,370	29.9	99	137.1
14	Kobbegården 155:2	Askims Verkstadsv. 9, Gothenburg	-	1977/1980	Warehouse/logistics	-	5,943	-	-	5,943	6.2	100	24.8
15	Kobbegården 6:141	Datav. 6, 8, 10, Gothenburg	-	1983/1983	Offices	10,159	2,006	1,465	23	13,653	18.9	95	113.3
16	Kärra 91:1	Orrekulla Industrig. 47, Gothenburg	-	2014/2014	Warehouse/logistics	-	12,992	-	-	12,992	12.2	100	95.0
17	Majorna 219:7	Fiskhamnsg. 6A-C, Skärgårdsg. 1, Gothenburg	S	2002/2002	Offices	11,679	1,933	1,897	201	15,710	20.1	23	177.0
18	Majorna 220:4	Fiskhamnsg. 2, Gothenburg	-	1986/1986	Offices	5,663	33	-	-	5,696	12.6	91	62.4
19	Majorna 220:5	Skärgårdsg. 4, Gothenburg	-	1990/1990	Education/Health care/Other	579	16	-	3,815	4,410	8.1	100	-
20	Majorna 223:5	Fiskhamnen 11, Gothenburg	S	1994/1987	Offices	1,745	-	-	-	1,745	2.2	100	9.1
21	Nordstaden 18:3	Kronhusg. 7, Torgg. 17, Gothenburg	-	1985/1985	Offices	1,911	6	354	-	2,271	6.0	84	57.0
22	Nordstaden 18:4	Torgg. 19, Gothenburg	-	1985/1985	Offices	-	-	-	-	-	-	0	-
23	Sävenäs 169:1	von Utfallsg. 21, Gothenburg	-	1975/1975	Warehouse/logistics	-	7,653	-	-	7,653	5.5	93	19.8
24	Sävenäs 170:12	von Utfallsg. 18, 20, Gothenburg	-	1990/1990	Warehouse/logistics	894	3,155	-	-	4,049	4.0	100	15.5
25	Sävenäs 170:13	von Utfallsg. 16, 16A, Gothenburg	-	1979/1979	Offices	1,624	465	-	-	2,089	2.3	100	10.5
26	Sävenäs 170:14	von utfallsg. 16B-C, Gothenburg	-	1991/1991	Offices	4,700	509	250	-	5,459	6.0	90	28.4
27	Sävenäs 170:17	von Utfallsg. 18, 20, Gothenburg	-	1990/1990	Warehouse/logistics	-	-	-	-	-	-	0	2.0
28	Sävenäs 67:4	Torpavallsg. 11, 13, Gothenburg	-	1982/1991	Offices	2,296	-	-	40	2,336	3.0	86	13.4
29	Tuve 86:2	Hildedalsg. 1, Gothenburg	S	2007/2007	Warehouse/logistics	-	5,301	-	-	5,301	5.3	100	29.7
30	Tynnered 1:15	Femvågsskålet 4, Gothenburg	S	1979/1979	Warehouse/logistics	-	2,600	-	-	2,600	2.9	100	16.7
31	Bråta 2:136	Fraktv. 3, m fl, Härryda	-	-/-	Warehouse/logistics	-	20,212	-	-	20,212	17.7	81	101.3
32	Bråta 2:150	Åkarev. 1-3, Härryda	-	2013/2013	Warehouse/logistics	-	17,930	-	-	17,930	18.5	100	91.1
33	Håltåsås 1:17	Mediav. 2-4, 8, Härryda	-	2010/2010	Warehouse/logistics	-	9,278	-	-	9,278	8.7	100	34.1
34	Härryda Solsten 1:117	Konstruktionsv. 3, Härryda	-	2008/2010	Warehouse/logistics	744	6,271	-	-	7,015	6.9	100	56.8
35	Kindbogården 1:107	Metallv. 8, Härryda	-	1983/-	Warehouse/logistics	-	2,470	-	-	2,470	2.8	100	13.6
36	Gastuben 3	Argong. 2D, Mölndal	-	1991/1994	Offices	5,990	-	-	-	5,990	8.9	92	59.6
37	Härddisken 3	Alfag. 8, Mölndal	-	2012/2012	Offices	3,274	-	-	-	3,274	5.9	100	32.8

GOTHENBURG INCL. BORÅS CONTD.

No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Area, sq.m.				Rental value, SEKm	Ec. occu- pancy rate, %	Tax value, SEKm	
						Office	Ware- house/ logistics	Retail	Other*				Total
38	Kryptongasen 8	Kryptong. 2, Neong. 6–10, Mölndal	–	–/–	Warehouse/logistics	4,322	6,031	–	–	10,353	10.2	92	72.4
39	Mejramen 1	Lunnagårdsg. 4, Mölndal	–	1999/1999	Offices	11,642	2,617	741	117	15,117	25.3	89	110.3
40	Neongasen 2	Neong. 7, Mölndal	–	1977/1977	Warehouse/logistics	200	2,021	–	–	2,221	4.0	96	14.1
41	Pottegården 2	Taljegårdsg. 1, Mölndal	–	1965/1965	Warehouse/logistics	429	1,371	–	–	1,800	1.7	91	11.2
42	Pottegården 4	Kråketorpsg. 20, Mölndal	–	1991/1991	Offices	3,059	1,871	–	–	4,930	5.6	71	35.2
43	Spinnaren 1	Göteborgsv. 92, Mölndal	–	2011/2011	Warehouse/logistics	–	13,437	–	–	13,437	11.9	100	102.2
44	Spinnaren 5	Göteborgsv. 44, Mölndal	–	1973/1973	Warehouse/logistics	–	–	–	–	–	0.4	100	1.9
45	Stockrosen 2	Norra Åg. 40, Mölndal	–	1988/1988	Offices	1,141	4	898	1,007	3,050	4.6	100	11.3
46	Stockrosen 7	Norra Åg. 32, Mölndal	–	1947/1997	Offices	3,680	1,012	97	–	4,789	7.6	97	41.6
47	Travbanan 2	Åby Arenav. 8, Mölndal	–	2018/2018	Education/Health care/Other	3,560	–	–	9,646	13,206	34.5	93	180.4
48	Travbanan 3	Åby Arenav. 10, Mölndal	–	2018/2018	Education/Health care/Other	–	–	–	15,646	15,646	22.9	85	–
49	Törnrosen 2	Flöjelbergsg. 12, Mölndal	–	1964/1964	Offices	3,680	2,341	225	–	6,246	7.0	84	18.8
50	Törnrosen 4	Flöjelbergsg. 14C, Mölndal	–	1989/1989	Offices	2,683	773	–	–	3,456	5.4	89	14.2
51	Törnrosen 5	Flöjelbergsg. 14A, Mölndal	–	Land/–	Other	–	–	–	–	–	0.2	100	1.6
52	Violen 1	Göteborgsv. 40, Mölndal	–	1958/1980	Retail	–	–	718	238	956	0.8	85	5.1
53	Väskan 2	Gamla Kungbackav. 15, Mölndal	–	1961/1671	Offices	1,184	95	1,005	–	2,284	3.2	100	7.7
54	Ängsviolen 1	Flöjelbergsg. 18, Mölndal	–	1960/1960	Warehouse/logistics	2,571	2,797	180	–	5,548	5.6	100	21.9
55	Mellby 3:198	Mellbyv. 21, 23, Partille	–	1967/1983	Education/Health care/Other	–	–	–	2,576	2,576	3.3	100	–
56	Mellby 5:120	Ögärdesv. 19, Partille	–	1990/1990	Offices	3,859	1,233	–	–	5,092	5.5	85	27.3
57	Ugglum 1:76	Göteborgsv.88, Tillfällav. 27–29, Partille	–	1988/1988	Retail	1,860	270	1,931	421	4,482	6.5	96	31.2
58	Ugglum 7:117	Industriv. 39, Partille	–	1969/1999	Warehouse/logistics	819	2,176	–	325	3,320	3.5	97	14.4
59	Ugglum 8:37	Tillfällav. 23–25 / Göteborgsv. 78–84, Partille	–	1937/1975	Offices	2,202	82	1,324	278	3,886	5.1	79	31.4
60	Ugglum 8:92	Tillfällav. 17–21 / Göteborgsv. 74–76, Partille	–	1992/1992	Offices	4,744	382	720	78	5,924	12.0	94	46.0
61	Ugglum 9:242	Industriv. 2, 4, 6, 51, 53, 55, 57, 59, Partille	–	1989/1989	Offices	10,554	4,569	365	588	16,076	18.6	97	70.4
62	Ugglum 9:243	Industriv. 6, Partille	–	Land site	Education/Health care/Other	–	–	–	–	–	–	0	5.0
TOTAL						158,692	221,651	50,536	36,354	467,233	597	90	2,939

* Consists of education, health care, motion/leisure, residential properties, land and other space such as laboratory, fair, postal centre and technical facilities.
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Halmstad

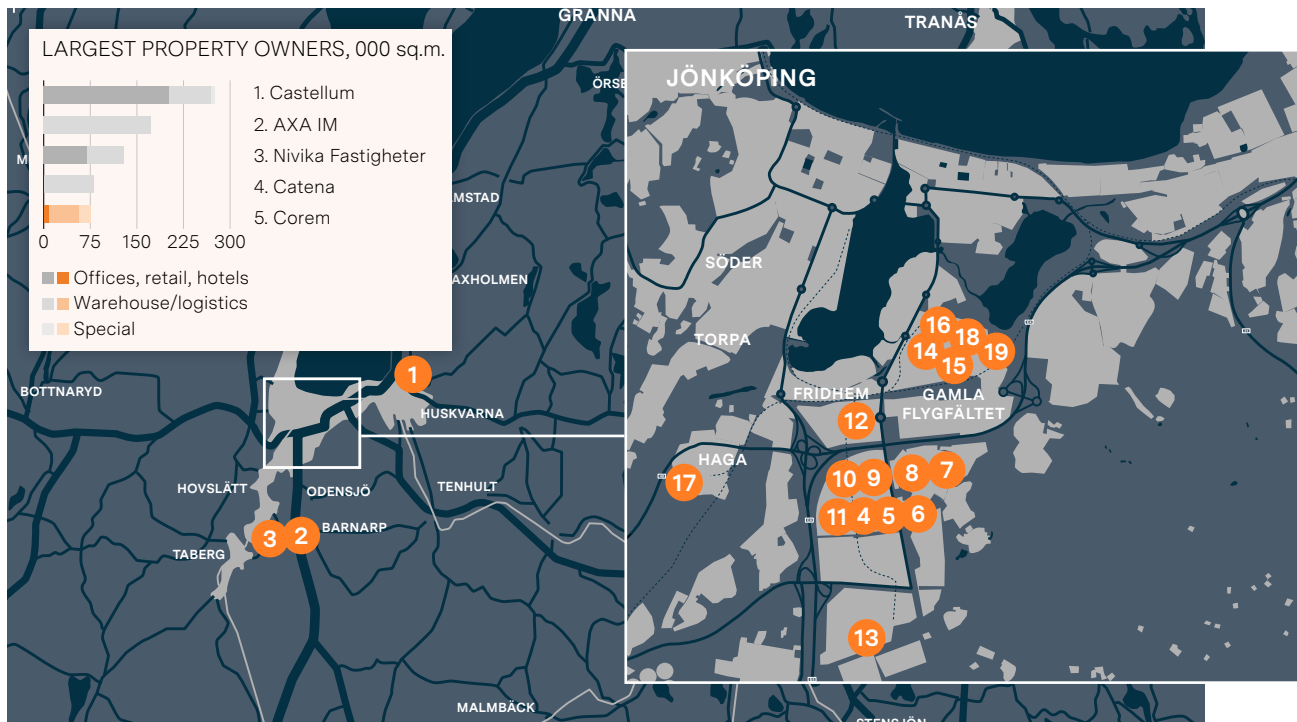


HALMSTAD

No.	Property	Address	Site lease- hold	Building year/ value	Type of property	Area, sq.m.					Rental value, SEKm	Ec. occupancy rate, %	Tax value, SEKm
						Office	Warehouse/ logistics	Retail	Other*	Total			
1	Eketånga 24:37	Kristinebergsv. 18–20, Halmstad	–	1989/1990	Warehouse/logistics	611	1,107	–	–	1,718	1.2	100	7.0
2	Eketånga 24:49	Kristinebergsv. 22, Halmstad	–	1989/1989	Warehouse/logistics	1,803	3,465	–	–	5,268	2.9	79	18.6
3	Eketånga 5:417	Industriv. 1, Halmstad	–	1962/1962	Warehouse/logistics	277	3,275	–	–	3,552	1.9	99	9.9
4	Fotbollen 17	Bolmeng 11, Halmstad	–	1929/1929	Offices	480	–	–	–	480	0.8	100	–
5	Fregatten 7	Svetsareg. 8, Halmstad	–	1978/1978	Offices	1,517	–	–	–	1,517	1.3	100	5.4
6	Halmstad 2:25	Stationsg. 37, Halmstad	–	Land site	Education/Health care/Other	–	–	–	–	–	–	0	–
7–9	Halmstad 2:28	Stationsg. 37, Halmstad	–	1920/1929	Warehouse/logistics	5,505	10,270	1,795	–	17,570	25.7	96	85.2
10	Halmstad 2:49	Strandg 1, 3, Halmstad	–	1911/1953	Offices	3,035	–	–	–	3,035	6.4	100	30.9
11	Järnvägen 3	Gamletullsg. 12,14, Halmstad	–	2017/2017	Offices	4,451	–	–	1,053	5,504	13.4	96	105.8
12	Orkanen 1	Stationsg. 52, Halmstad	–	1930/1930	Warehouse/logistics	211	939	–	256	1,406	0.6	63	1.0
13	Orkanen 2	Stationsg. 50, Halmstad	–	1948/1948	Warehouse/logistics	–	1,300	–	–	1,300	0.0	0	0.7
14	Ostkupan 3	Stålvärgsg. 1, Halmstad	–	1950/1950	Offices	7,158	5,462	–	–	12,620	6.1	82	30.8
15	Slättern 2	Kundv. 15, Halmstad	–	2008/2008	Retail	–	–	2,981	635	3,616	3.1	82	29.4
TOTAL						25,048	25,818	4,776	1,944	57,586	63	93	325

* Consists of education, health care, motion/leisure, residential properties, land and other space such as laboratory, fair, postal centre and technical facilities. A property can consist of a number of jointly administered properties or several large buildings.

Jönköping



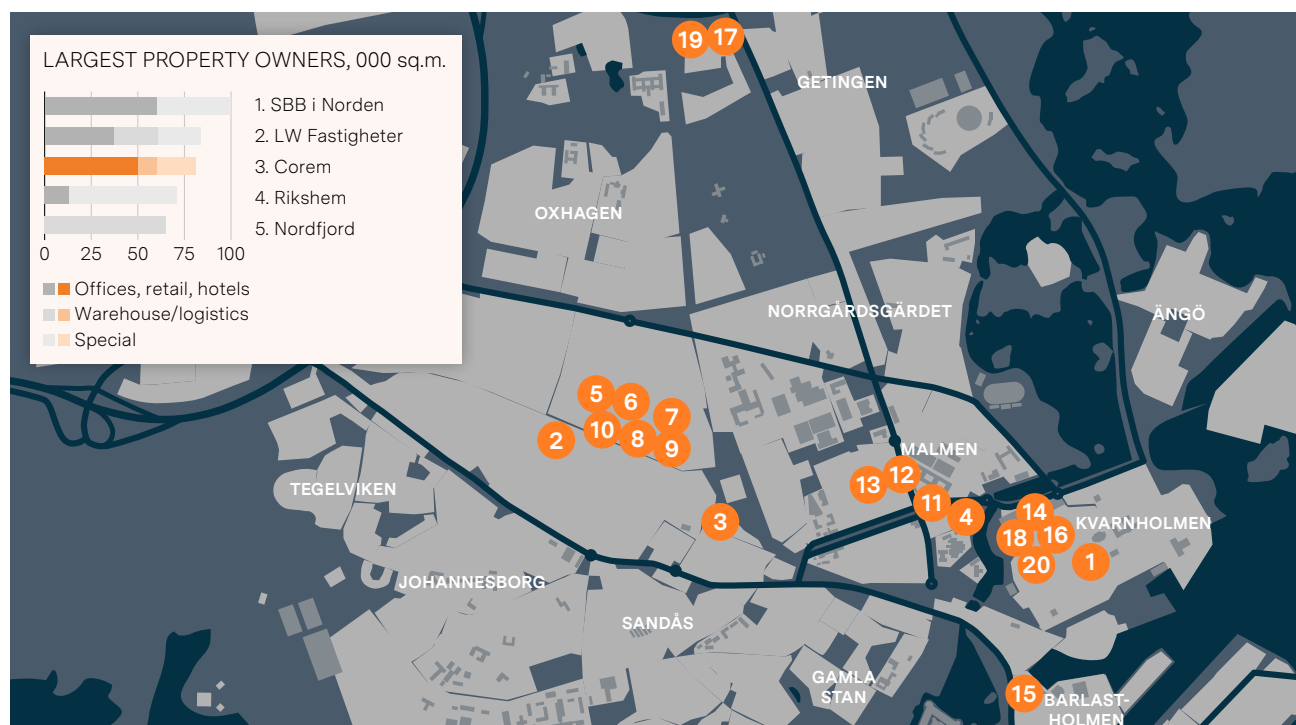
JÖNKÖPING

JÖNKÖPING

						Area, sq.m.				Rental value, SEKm	Ec. occupancy rate, %	Tax value, SEKm	
No.	Property	Address	Site lease-year/hold	Building value/year	Type of property	Office	Warehouse/ logistics	Retail	Other*				Total
1	Budkaveln 18	Järnvägs. 18, Huskvarna	–	1943/1950	Warehouse/logistics	169	8,167	–	45	8,381	4.0	93	18.4
2	Flahult 21:14	Alfav. 3, Jönköping	–	2001/2001	Warehouse/logistics	–	3,526	–	–	3,526	3.7	97	17.4
3	Flahult 21:36	Betav. 4, Betav. 13, Jönköping	–	2000/2001	Warehouse/logistics	–	12,878	–	–	12,878	9.7	100	39.9
4	Ädelkorallen 1	Bultv. 2, Jönköping	–	1976/1976	Warehouse/logistics	–	1,350	–	–	1,350	1.1	100	6.5
5	Ädelkorallen 10	Bultv. 6 a, Jönköping	–	1978/1978	Warehouse/logistics	–	435	–	–	435	0.3	100	2.1
6	Ädelkorallen 17	Bultv. 4, Jönköping	–	1986/1986	Offices	1,117	1,027	–	–	2,144	1.9	79	8.4
7	Ädelmetallen 12	Grossistg. 12, Jönköping	–	1987/1987	Warehouse/logistics	258	1,746	–	–	2,004	1.7	97	10.3
8	Ädelmetallen 14	Grossistg. 5, 7, Jönköping	–	1987/1987	Offices	1,537	1,021	–	–	2,558	2.4	79	11.0
9	Ädelmetallen 4	Kabelv. 14, Jönköping	–	1975/–	Warehouse/logistics	–	4,394	–	–	4,394	5.3	100	–
10	Ädelmetallen 5	Kabelv. 2, Jönköping	–	1978/1983	Warehouse/logistics	–	5,167	–	–	5,167	4.4	100	21.6
11	Älgskytten 4	Industrig. 14A, Jönköping	–	1983/1987	Warehouse/logistics	–	6,608	–	–	6,608	4.3	100	32.6
12	Äreporten 3	Fridhemsv. 12, Jönköping	–	1985/1985	Offices	1,302	–	–	–	1,302	1.3	100	7.2
13	Ättehögen 9	Fordonsv. 2, Jönköping	–	2006/–	Warehouse/logistics	–	5,843	–	–	5,843	3.5	100	–
14	Öronlappen 7	Bangårdsg. 1, Jönköping	–	1967/1974	Retail	–	333	2,915	–	3,248	3.7	99	26.2
15	Öronlappen 8	Bangårdsg. 3, Jönköping	–	1999/1999	Offices	1,229	–	192	755	2,176	4.2	100	23.7
16	Öronskyddet 9	Gnejsv. 2, Jönköping	–	1997/1997	Warehouse/logistics	583	1,100	–	–	1,683	2.1	100	11.9
17	Öskaret 16	Kindgrensg. 15, Jönköping	–	–/–	Warehouse/logistics	535	6,487	–	1,315	8,337	6.5	100	–
18	Överlappen 15	Granitv. 10, Jönköping	–	2003/2003	Warehouse/logistics	298	1,656	–	–	1,954	1.9	68	11.8
19	Överlappen 8	Granitv. 8, Jönköping	–	1974/1985	Warehouse/logistics	–	1,726	–	–	1,726	1.3	84	8.4
TOTAL						7,028	63,464	3,107	2,115	75,714	63	97	257

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Kalmar

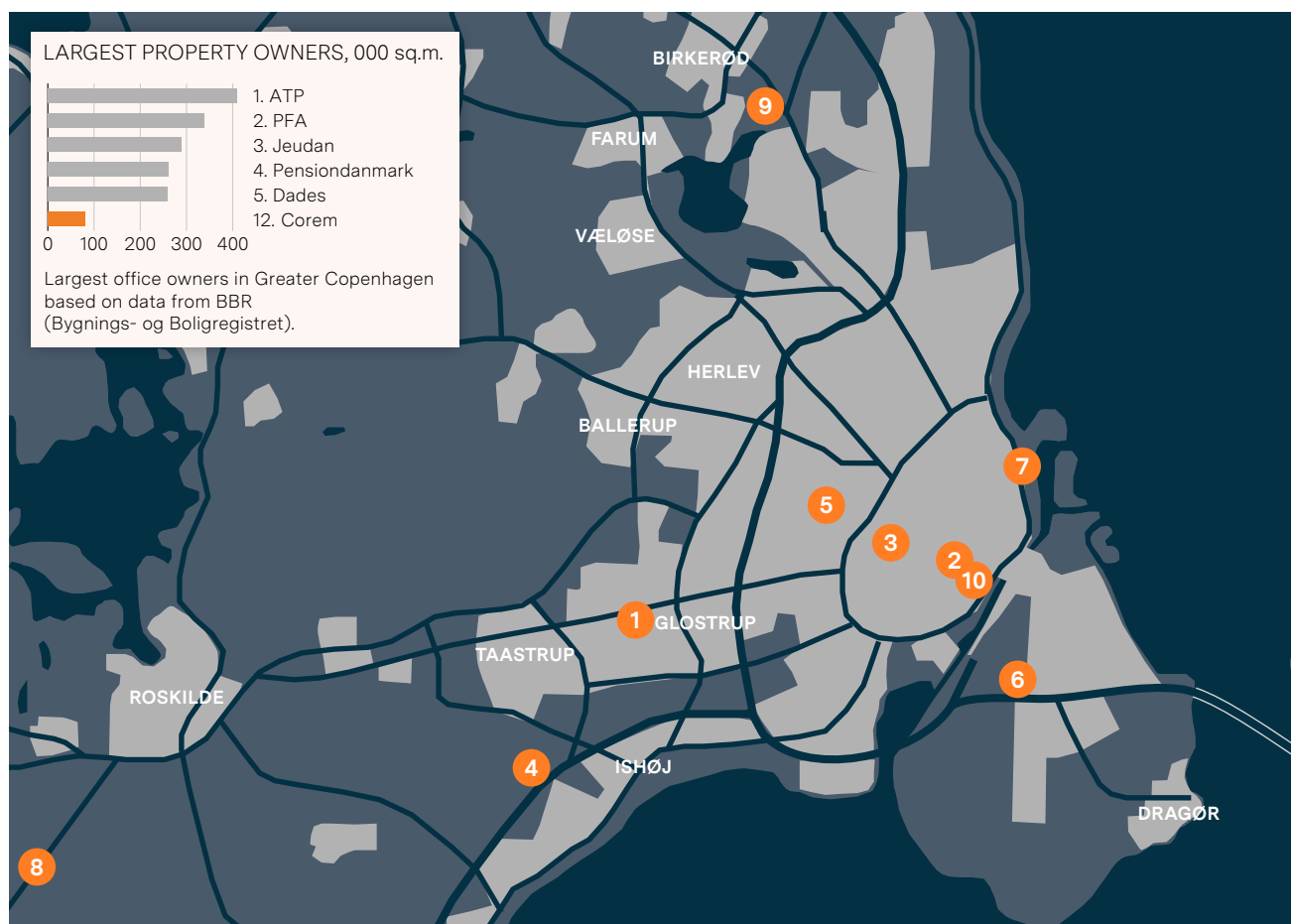


KALMAR

No.	Property	Address	Site lease- hold	Building year/ value	Type of property	Area, sq.m.					Rental value, SEKm	Ec. occupancy rate, %	Tax value, SEKm
						Office	Ware- house/ logistics	Retail	Other*	Total			
1	Apotekaren 20	Storg. 28, 30, V. Sjög. 13, Kalmar	–	1965/1965	Retail	771	101	817	182	1,871	3.5	95	24.6
2	Elefanten 3	Torsåsg. 9, Kalmar	–	1970/1971	Offices	3,923	2,072	2,500	–	8,495	7.4	100	28.5
3	Fredriksdal 1	Lorensbergsleden 1, 3, Kalmar	–	1975/1975	Education/Health care/Other	750	913	–	1,835	3,498	2.4	72	–
4	Guldfisken 2	Postg. 2, Kalmar	–	1947/1947	Education/Health care/Other	–	–	–	3,848	3,848	7.6	100	–
5–9	Gumsen 31	Verkstadsg. 3, Kalmar	–	1950/1960	Warehouse/logistics	6,662	9,787	1,026	7,717	25,192	18.5	93	49.4
10	Gumsen 41	Torsåsg. 16, Kalmar	–	1975/1975	Offices	2,042	–	–	–	2,042	1.2	100	6.4
11	Koljan 24	Norrav. 18, S. Malmg. 7, Kalmar	–	1967/1967	Education/Health care/Other	1,470	644	477	3,190	5,781	7.9	92	–
12	Korpen 18	Fabrikslg. 31, Kalmar	–	1976/1976	Offices	3,117	694	–	–	3,811	5.3	98	25.7
13	Korpen 20	Fabrikslg. 29, Nyg. 30, Kalmar	–	1979/1979	Offices	3,129	270	–	2,890	6,289	6.7	49	–
14	Lärilingen 5	Kaggensg 40, 42, 44, Strömg. 7, Kalmar	–	1960/1960	Offices	2,123	245	471	1,735	4,574	6.7	88	35.0
15	Matrosen 1	Tjärhovsg. 1, 3, 5, 7, Kalmar	S	1995/1995	Education/Health care/Other	971	–	–	1,288	2,259	2.8	66	11.0
16	Mästaren 28	Kaggensg. 30, Fiskareg. 20, Kalmar	–	1962/1962	Retail	568	68	712	–	1,348	2.1	89	15.1
17	Rybsen 1	Dagöv. 1B, Kalmar	–	2000/2000	Offices	1,112	–	–	–	1,112	1.4	100	7.3
18	Tenngjutaren 1	Strömg. 2, Larmg. 40, Kalmar	–	1974/1979	Offices	1,199	92	–	297	1,588	1.9	49	15.9
19	Timotejen 1	Öselv. 1, Kalmar	–	1991/1991	Retail	370	–	650	532	1,552	1.4	67	5.6
20	Äldermannen 25	Kaggensg. 29, Storg. 21, Kalmar	–	1978/1978	Retail	1,273	553	4,109	2,613	8,548	8.4	26	73.1
TOTAL						29,480	15,438	10,762	26,127	81,807	85	81	298

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A property can consist of a number of jointly administered properties or several large buildings.

Copenhagen

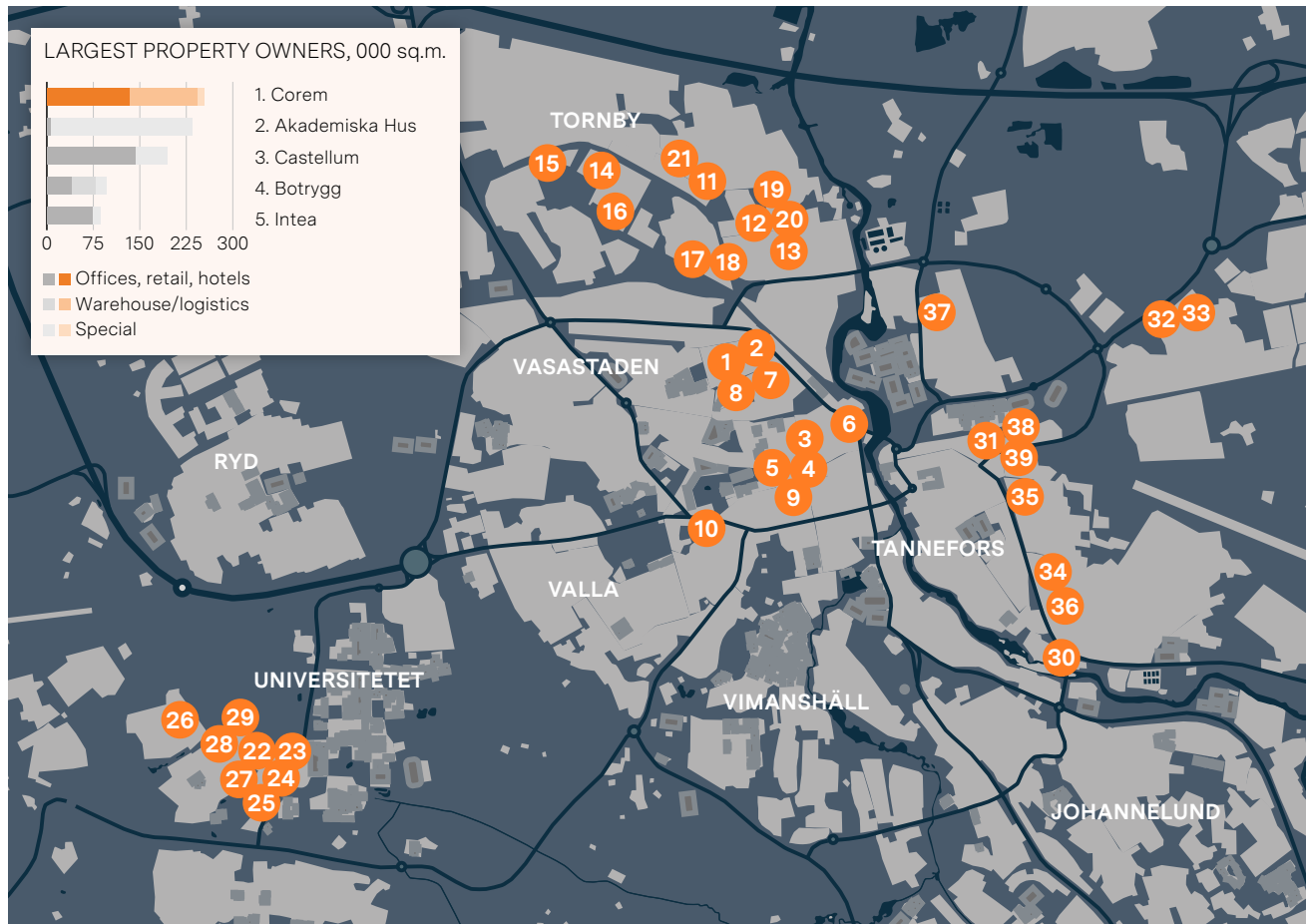


COPENHAGEN

No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Area, sq.m.				Rental value, SEKm	Ec. occupancy rate, %	Tax value, SEKm
						Office	Ware- house/ logistics	Retail	Other*			
1	12p Vridsløselille By	Roskildevej 157, Albertslund	-	1982/2000	Offices	8,630	-	-	-	8,630	9.2	100
2	24a Frederiksberg (1, 2)	Gammel Kongevej 60, Frederiksberg	-	1967/2004	Offices	30,003	468	-	-	30,471	83.1	100
3	26er, 26fg, 26fi Frederiksberg	Porcelænsbøden 16A, 18A och 26, Frederiksberg	-	1922/2005	Education/Health care/Other	-	-	-	19,300	19,300	39.4	100
4	Hundigevej 85	Hundigevej 85, 87, Greve	-	-/-	Warehouse/logistics	-	13,412	-	-	13,412	14.2	100
5	3269b Vanløse	Indertofte 10, København	-	1964/1964	Offices	6,444	271	-	-	6,715	11.8	100
6	383 Eksercerpladsen	Arne Jacobsens Allé 7, København	-	2012/2012	Offices	15,156	-	-	506	15,662	29.3	79
7	984 Østervold Kvarter	Amerika Plads 38, København	-	2008/2008	Offices	6,034	-	-	-	6,034	17.5	100
8	Kumlehusvej 1A	Kumlehusvej 1 a, Roskilde	-	2014/-	Warehouse/logistics	-	23,711	-	-	23,711	16.9	100
9	1kh Rudegård Ny Holte	Kongevejen 495B, Rudersdal	-	1994/1994	Offices	5,341	-	-	-	5,341	8.6	0
10	1689, Undebys Vester Kvarter	Kalvebod Brygge 32, København	-	1967/2020	Offices	28,798	-	-	-	28,798	71.2	100
TOTAL						100,405	37,862	-	19,806	158,073	301	95

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Linköping



LINKÖPING

No.	Property	Address	Site lease- hold	Building year/ value	Type of property	Area, sq.m.				Rental value, SEKm	Ec. occupancy rate, %	Tax value, SEKm
						Office	Ware- house/ logistics	Retail	Other*			
1	Amor 1	Platensg. 26, Linköping	-	1929/1990	Offices	3,292	-	-	-	3,292	7.3	50.8
2	Beridaren 12	Platensg. 29, Hertig Karlsg. 5A-D, Linköping	-	1929/1959	Offices	3,996	361	112	-	4,469	7.7	45.1
3	Brevduvan 17	Kungsg. 20, S:t Larsg. 18, 20, Linköping	-	1916/1978	Offices	7,191	391	-	330	7,912	15.2	87.5
4	Brevduvan 20	Åg.31, S:t Larsg. 24, Linköping	-	1990/1990	Offices	3,441	223	480	67	4,211	7.3	62.8
5	Brevduvan 21	Klosterg. 19, Åg. 33-37, Linköping	-	1991/1991	Offices	8,661	68	348	511	9,588	14.2	127.0
6	Bromsaren 4	Stureg. 1, S:t Larsg. 1-3, Linköping	-	1958/1992	Offices	5,532	201	-	4,742	10,475	17.8	-
7	Bävern 13	Hertig Karlsg. 2 A-C, 4 A-B, Linköping	-	1981/1981	Offices	5,434	403	-	55	5,892	9.4	61.2
8	Bävern 2	Platensg. 25, Linköping	-	1940/1940	Education/Health care/Other	145	8	-	1,017	1,170	1.1	-

LINKÖPING CONTD.

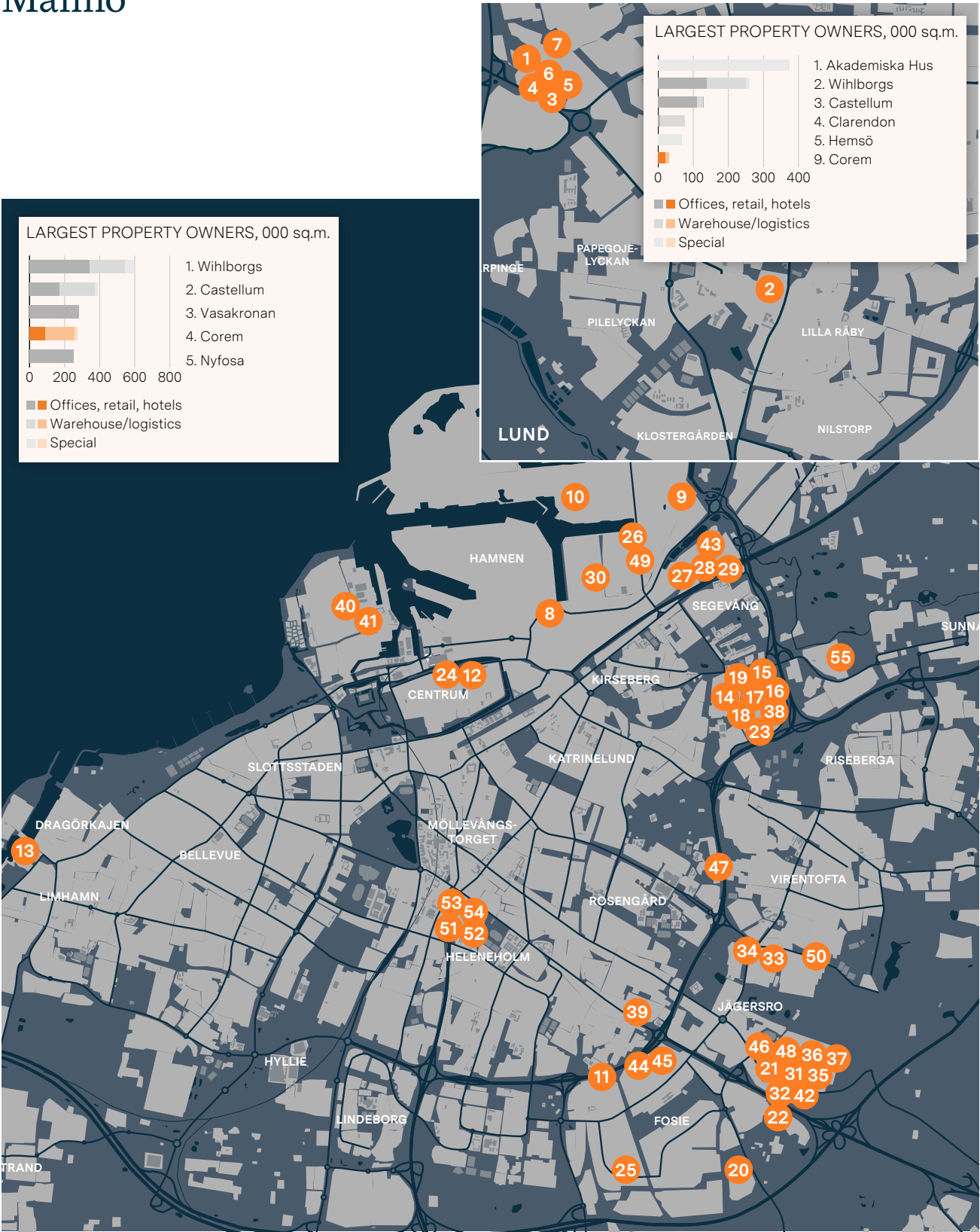
LINKÖPING CONT'D.

No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Area, sq.m.					Rental value, SEKm	Ec. occupancy rate, %	Tax value, SEKm
						Office	Ware- house/ logistics	Retail	Other*	Total			
9	Dahlian 18	St Larsg. 30, Storg. 38, Linköping	-	1963/1963	Retail	1,828	276	2,284	298	4,686	10.1	99	69.2
10	Elefanten 17	Barnhemsg. 2, Storg. 80, 82, Linköping	-	1978/1985	Offices	6,310	-	-	-	6,310	10.6	100	56.6
11	Galgen 3	Gillbergag. 23, 25, Linköping	-	1975/1975	Retail	715	942	1,622	625	3,904	2.7	84	17.9
12	Ganymeden 7	Roxeng. 9, 11, Linköping	-	1963/1973	Warehouse/logistics	3,130	9,710	440	2,079	15,359	6.0	75	49.4
13	Garvaren 9	Florag. 10, Norra Oskarsg. 27A-D, Roxeng. 18, Linköping	-	1946/1960	Offices	3,620	730	-	-	4,350	4.2	93	25.0
14	Glasberget 1	Attorpsg. 7-23, Linköping	-	1989/1992	Offices	7,072	580	-	1,995	9,647	12.1	97	60.8
15	Glasbiten 1	Attorpsg. 2, Linköping	-	1977/1977	Warehouse/logistics	-	4,160	-	-	4,160	3.7	66	20.2
16	Glasbiten 7	Roxtorpsg. 9, Linköping	-	1973/1989	Warehouse/logistics	1,085	10,302	-	-	11,387	15.2	100	57.4
17-18	Glasblåsaren 7	Tornbyv. 1, Linköping	-	1929/1929	Offices	4,908	881	3,697	496	9,982	12.2	93	84.0
19	Guvernören 13	N Oskarsg. 18, Linköping	-	1968/1971	Warehouse/logistics	680	2,080	-	529	3,289	2.2	95	12.6
20	Gymnasten 2	Roxeng. 7, Linköping	-	1977/1977	Offices	1,802	-	310	-	2,112	2.6	100	12.8
21	Gården 1	Gottorpsg. 1, Linköping	-	1987/1987	Offices	1,140	332	-	-	1,472	1.3	52	12.8
22	Idégivaren 1	Teknikringen 4, Linköping	-	1989/1989	Offices	4,130	-	-	-	4,130	6.2	93	38.2
23-25	Idéläran 1	Teknikringen 2, Teknikringen 6, Diskettg. 11, Linköping	-	1986/1999	Offices	12,128	974	-	3,607	16,709	31.5	97	181.3
26	Idéskaparen 2	Datalinjen 4, Linköping	-	1999/2002	Offices	23,650	-	-	128	23,778	26.8	100	191.6
27	Idéskissen 1	Teknikringen 3, Linköping	-	1984/1984	Education/Health care/Other	-	-	-	4,726	4,726	7.5	100	-
29-29	Idétävlingen 4	Wallenbergsg. 1, Datalinjen 2, Linköping	-	1990/2001	Offices	21,144	105	670	640	22,559	34.8	93	202.0
30	Kvarnen 4	Stationsg. 14, 16, 18, Linköping	-	1935/1955	Retail	1,934	1,017	2,154	-	5,105	5.2	95	26.4
31	Magasinet 1	Hagalundsv. 3A, Linköping	-	1929/1929	Warehouse/logistics	-	635	-	-	635	0.2	0	4.6
32	Magneten 2	Finnög. 12, Linköping	S	1980/1980	Warehouse/logistics	48	6,181	-	-	6,229	4.1	98	28.1
33	Megafonen 4	Finnög. 10, Linköping	S	1980/1980	Warehouse/logistics	-	-	-	-	-	-	0	-
34	Mekanikern 18	Gelbgjutareg., Linköping	-	Land site	Education/Health care/Other	-	-	-	-	-	0.1	100	1.8
35	Mekanikern 22	G Tanneforsv. 17A, Vimarkg. 1, 3, 5, 7, 9, Linköping	-	1947/1998	Warehouse/logistics	1,452	14,201	312	4,991	20,956	14.4	92	59.4
36	Morellen 1	Gelbgjutareg. 2, Linköping	-	1929/1949	Warehouse/logistics	6,324	9,711	-	2,672	18,707	26.5	100	106.7
37	Paletten 1	Gumpekullav. 8, Ottarg. 3, Linköping	-	1980/1980	Offices	5,343	341	-	8	5,692	5.4	83	31.6
38	Tannefors 1:89	Hagalundsv. 3B, Linköping	-	1986/1986	Warehouse/logistics	-	1,071	-	-	1,071	0.1	100	6.9
39	Tannefors 1:90	Hagalundsv. 3B, Linköping	-	Land site	Education/Health care/Other	-	-	-	-	-	-	0	-
-	Olaus Petri 3:234	Ö Bang. 7, Örebro	-	1979/1979	Offices	10,589	154	-	7,619	18,362	26.1	45	71.6
TOTAL						156,724	66,038	12,429	37,135	272,326	352	92	1,863

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Malmö



MALMÖ

						Area, sq.m.				Rental value, SEKm	Ec. occu- pancy rate, %	Tax value, SEKm		
No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Office	Ware- house/ logistics	Retail	Other*				Total	
	1	Harven 2	Traktorv. 14, Lund	-	1998/1998	Offices	3,200	-	-	-	3,200	4.6	100	20.3
	2	Sankt Clemens 8	Kattesund 6A, Lund	-	1976/1976	Education/Health care/Other	432	238	400	2,622	3,692	10.4	98	96.8
	3-4	Traktorn 4	Traktorv. 13, Lund	-	1983/1983	Offices	6,641	1,306	6,054	-	14,001	16.2	76	123.4
	5	Välten 4	Traktorv. 8, Lund	-	2004/2004	Warehouse/ logistics	-	3,100	-	-	3,100	3.7	100	20.2
	6	Välten 5	Traktorv. 10, Lund	-	1974/1987	Warehouse/ logistics	-	3,645	-	-	3,645	3.7	100	13.3
	7	Ärdret 12	Höstbruksv. 14, Lund	-	1991/1991	Warehouse/ logistics	193	1,816	-	-	2,009	1.9	37	8.8
	8	Betongen 11	Krang. 4, Malmö	S	1992/1992	Offices	4,872	37	-	-	4,909	8.7	98	40.8
	9	Bredskär 1	Fårög. 6, Malmö	S	1976/1976	Warehouse/ logistics	-	2,127	-	-	2,127	1.4	100	8.6
	10	Brämön 4	Bjurög. 15-17 et al., Malmö	-	-/-	Warehouse/ logistics	2,995	10,607	-	660	14,262	10.7	92	-
	11	Båtyxan 1	Järnyxeg. 13, Malmö	S	1969/1989	Warehouse/ logistics	523	1,906	-	-	2,429	1.6	90	13.4
	12	Carolus 32	Österg. 12, Malmö	-	1971/1999	Retail	-	117	13,961	1,681	15,759	27.3	79	210.0
	13	Dragör 1	Övägen 8, Malmö	-	2014/2014	Offices	1,574	42	618	-	2,234	7.1	62	45.8
	14	Flygbasen 2	Höjdroderg. 21, Malmö	-	1995/1995	Offices	1,771	-	-	-	1,771	2.5	100	13.0
	15-16	Flygfyrn 1	Höjdroderg. 29, Flygfältsv. 1, Malmö	-	1955- 2004/1955- 2004	Warehouse/ logistics	360	9,958	1,830	-	12,148	10.3	55	51.5
	17	Flygfyrn 3	Höjdroderg. 25, Malmö	-	1990/1990	Offices	3,377	1,202	595	-	5,174	6.3	86	30.6
	18	Flygledaren 3	Höjdroderg. 18, Malmö	S	1990- 2000/1990- 2000	Warehouse/ logistics	745	852	-	-	1,597	2.4	100	8.0
	19	Flygvärdinnan 4	Vattenverkstv. 47, Höjdroderg. 30-34, Malmö	S	1940- 2001/1978- 2001	Offices	6,421	2,260	-	260	8,941	12.5	89	74.5
	20	Fornminnet 6	Stenåldersg. 27, Malmö	-	1989/1995	Warehouse/ logistics	-	4,710	-	-	4,710	4.1	100	25.0
	21	Förbygeln 1	Ridspög. 1, Malmö	-	1975/1981	Warehouse/ logistics	-	5,146	-	-	5,146	4.5	100	23.4
	22	Gånggriften 3	Djurhageg. 14, Malmö	-	2007/2007	Retail	-	-	6,486	-	6,486	7.5	100	61.2
	23	Höjdrodret 3	Kabing. 11, Malmö	-	1990/1990	Offices	1,182	162	-	-	1,344	1.8	79	9.2
	24	Innerstaden 1:152	Österg. 12, Malmö	-	1971/1999	Education/Health care/Other	-	-	-	900	900	0.1	0	5.5
	25	Krukskärvan 8	Stenyxeg. 34, Malmö	-	1973/1978	Warehouse/ logistics	1,318	3,194	640	-	5,152	3.4	96	26.8
	26	Kullen 5	Sturkög. 5, Malmö	-	1960/1960	Warehouse/logistics	-	5,089	-	-	5,089	3.3	67	5.0



MALMÖ CONTD.

						Area, sq.m.					Rental value, SEKm	Ec. occu- pancy rate, %	Tax value, SEKm
No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Office	Ware- house/ logistics	Retail	Other*	Total			
27	Murman 11	Murmansg. 118–120, Kruseg. 21, Malmö	S	1960/1960	Warehouse/logistics	3,205	4,407	–	987	8,599	6.9	75	23.3
28	Murman 7	Murmansg. 124 A–C, Kruseg. 25, Malmö	S	1959/1959	Warehouse/logistics	2,214	4,324	–	–	6,538	5.2	86	18.9
29	Murman 8	Murmansg. 126, Kruseg. 27, Malmö	–	1960/1968	Offices	7,105	93	–	–	7,198	9.5	86	23.9
30	Måseskär 5	Kosterög. 8–10, Styrsög. 3, Väderög. 7, Malmö	–	1977/1984	Warehouse/logistics	2,232	17,023	–	–	19,255	14.4	95	58.6
31	Nackremmen 1	Jägersrov. 211, Malmö	S	1977/1977	Warehouse/logistics	–	1,034	709	–	1,743	1.5	100	7.9
32	Nackremmen 2	Jägersrov. 213, Malmö	–	1979/1979	Warehouse/logistics	385	1,871	157	–	2,413	1.3	20	10.9
33	Nejlkebuketten 4	Derbyv. 6, Malmö	–	1991/1991	Offices	5,926	–	–	617	6,543	10.3	74	52.2
34	Nejlkebuketten 6	Derbyv. 4, Malmö	–	1987/1987	Offices	1,750	–	–	–	1,750	1.7	100	11.7
35	Nosgrimman 1	Jägersrov. 215, Malmö	S	1982/1982	Warehouse/logistics	200	1,628	–	–	1,828	1.1	100	9.6
36	Sadelgjorden 1	Galoppg. 4, Malmö	S	2004/2006	Warehouse/logistics	1,035	8,060	–	–	9,095	6.0	100	40.1
37	Sadelknappen 3	Betselg. 2, m fl, Malmö	S	1982/1982	Warehouse/logistics	227	1,261	–	–	1,488	0.9	100	8.0
38	Skevrodet 1	Kabing. 9, Malmö	–	1978/1978	Offices	1,982	–	–	–	1,982	3.8	100	8.6
39	Smörbollen 12	Cypressv. 12, Malmö	–	1970/1970	Warehouse/logistics	–	3,757	–	–	3,757	2.8	100	12.3
40	Stapelbädden 2	Östra Varvsg. 2, Malmö	–	2005/2005	Offices	4,488	24	–	–	4,512	14.4	86	98.0
41	Stapelbädden 4	Östra Varvsg. 4, Malmö	–	2008/2008	Offices	7,699	27	309	–	8,035	17.7	86	158.0
42	Stigladret 11	Skrittg. 7, Sadelg. 2, Malmö	–	1977/1981	Warehouse/logistics	–	5,993	–	–	5,993	4.1	95	27.4
43	Stillman 40	Kruseg.34, Malmö	–	1961/1975	Warehouse/logistics	458	1,274	–	–	1,732	2.0	100	6.9
44	Stridsyxan 4	Agnefridsv. 179, Malmö	–	2017/2017	Warehouse/logistics	555	7,880	87	–	8,522	6.4	97	42.5
45	Stridsyxan 5	Bronsyxeg. 6, Malmö	–	1970/1974	Warehouse/logistics	–	6,171	–	–	6,171	5.6	100	21.2
46	Stångbättet 15	Travbaneg. 5, Ridbaneg. 6, Malmö	–	1986/1986	Warehouse/logistics	–	3,943	–	–	3,943	3.0	100	27.3
47	Svedjenävan 3	Stenbärsrg. 4–6, Malmö	–	1991/1991	Offices	4,299	–	614	–	4,913	8.2	95	40.6
48	Tränsbättet 2	Travbaneg. 4, Malmö	–	1989/1989	Warehouse/logistics	265	3,373	–	–	3,638	2.0	90	15.9
49	Utlängan 1	Tärnög. 6, Malmö	–	1972/1986	Warehouse/logistics	–	9,980	–	–	9,980	5.7	100	28.1
50	Värbuketten 3	Husiev. 21, Malmö	–	1992/1997	Warehouse/logistics	1,595	1,722	–	–	3,317	3.1	63	17.3
51–52	Västerbotten 11	Estlandsg. 2, 4, 6, Fosiev. 4, 6, 8, Malmö	–	1971/1971	Education/Health care/Other	2,156	5,079	922	6,520	14,677	15.4	81	16.4
53–54	Västerbotten 9	Ystadsv. 15, 17, 19, Fosiev. 2, Malmö	–	1929/1929	Retail	5,829	2,547	8,317	3,682	20,375	21.9	96	54.6
55	Grävstekeln 1	Stekelng. 4B, Malmö	–		Offices	1,923	–	–	–	1,923	3.5	100	11.2
TOTAL						91,132	148,985	41,699	17,929	299,745	334	87	1,786

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New York



NEW YORK

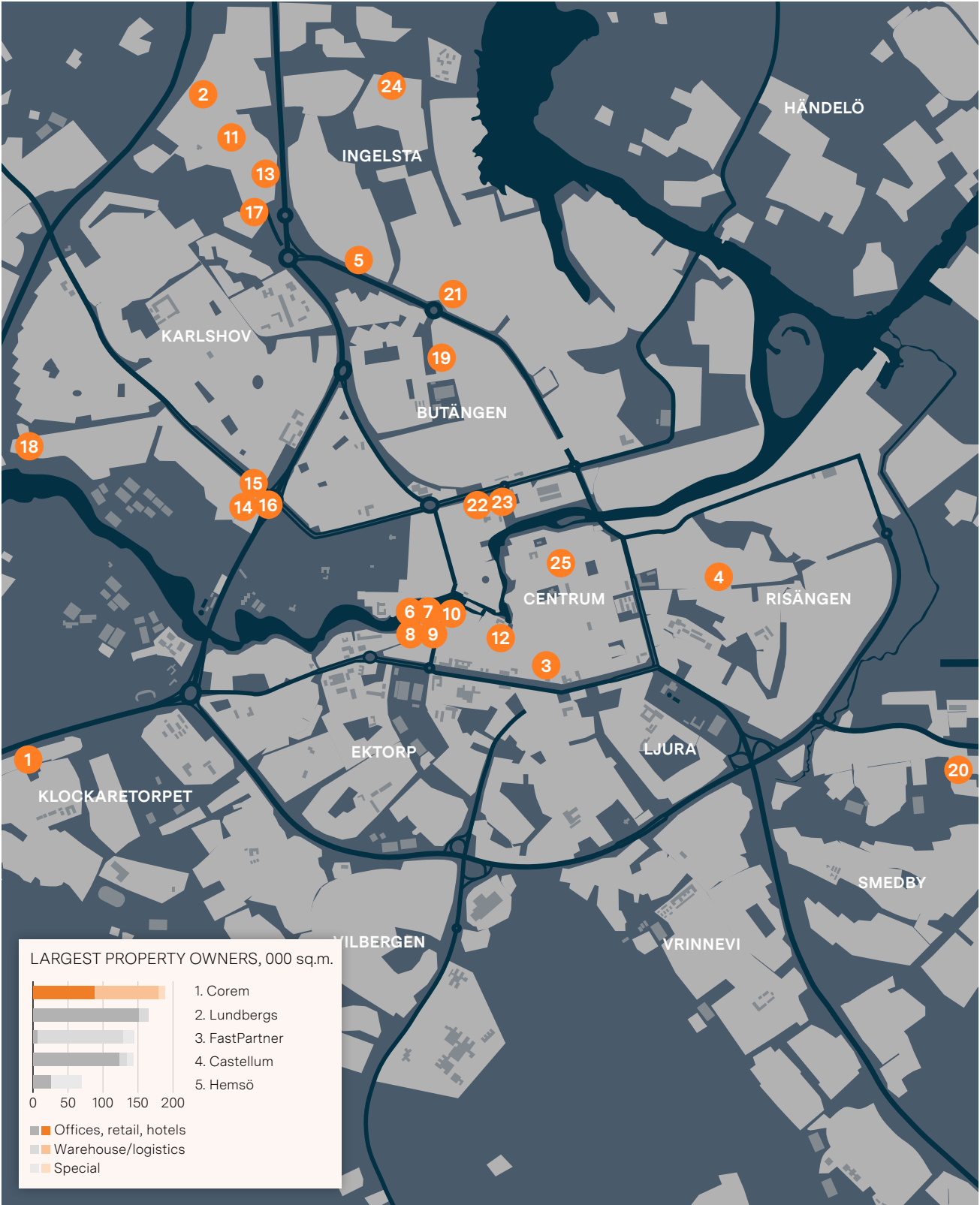
No.	Property	Address	Site lease- hold	Building year/ value year	Type of prop- erty	Area, sq.m.				Rental value, SEKm	Ec. occu- pancy rate, %	Tax value, SEKm
						Office	Ware- house/ logistics	Retail	Other*			
1	118 10th Avenue	118 10th Avenue, New York	S	Land site	Offices	–	–	–	–	–	0	–
2	1241–1251 Broadway	1241–1251 Broadway, New York	S	–	Offices	5,910	–	–	–	63.7	100	–
3	322–326 7th Avenue	322–326 7th Avenue, New York	–	1940	Offices	600	–	–	–	7.8	100	–
4	417 Park Avenue	417 Park Avenue, New York	–	–	Offices	–	–	–	–	–	0	–
TOTAL						6,510	–	–	–	72	100	–

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** Development property.



Norrköping



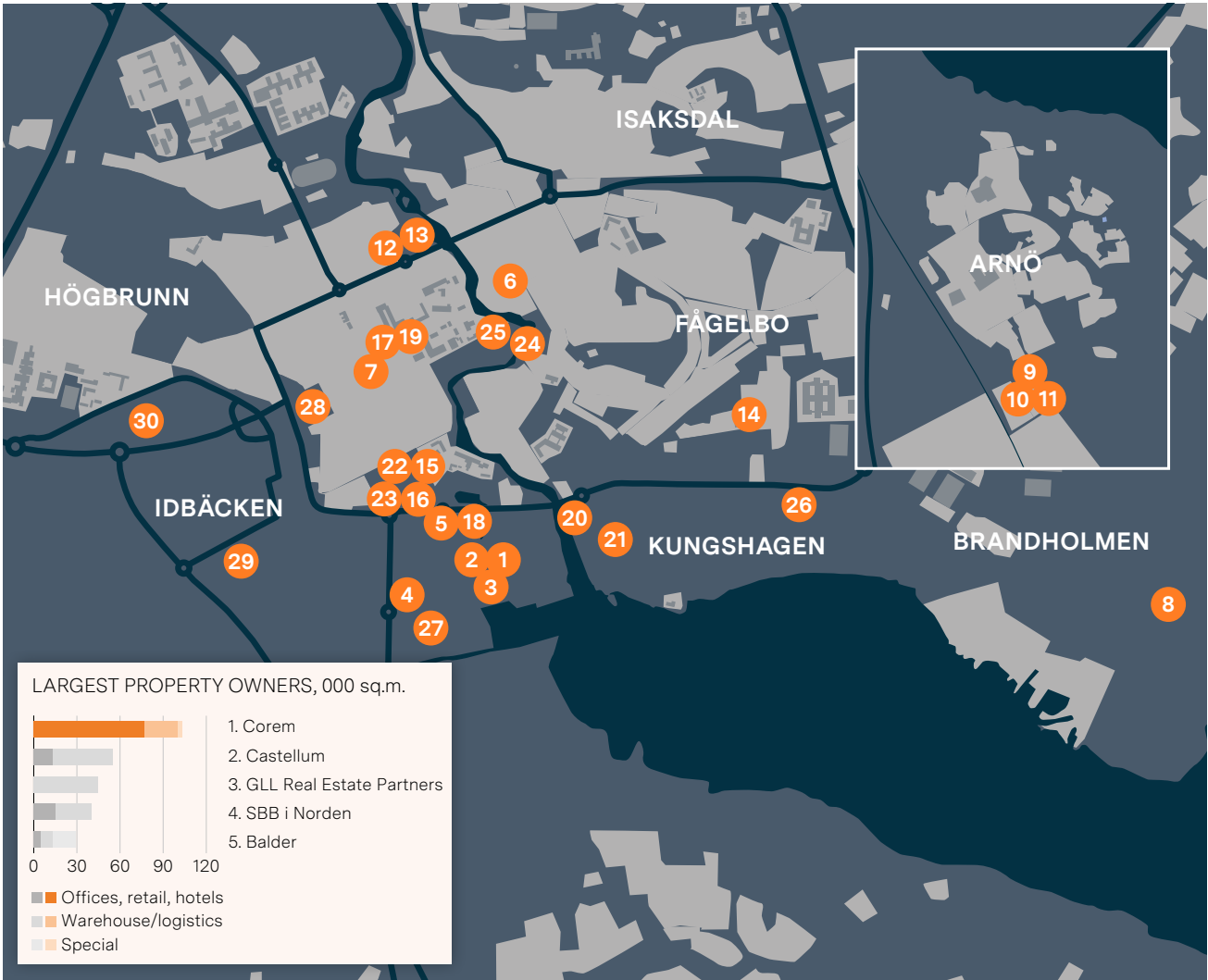
NORRKÖPING

						Area, sq.m.				Rental value, SEKm	Ec. occupancy rate, %	Tax value, SEKm	
No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Office	Ware- house/ logistics	Retail	Other*				Total
1	Basfiolen 9	Moa Martinsons g. 10b, Norrköping	S	1983/1983	Offices	1,266	–	–	–	1,266	1.6	72	5.1
2	Bronsen 2	Tenng. 4, Norrköping	–	1971/1971	Warehouse/logistics	2,629	6,069	1,803	41	10,542	10.2	95	42.7
3	Diket 10	Drottningg. 66, Nyg. 93, Norrköping	–	1968/1968	Offices	2,814	167	1,364	571	4,916	9.6	87	64.9
4	Kabeln 1	Bangårdsg. 5, Lindöv. 25, 27, Växthusg. 2, 4, Norrköping	–	1940/1993	Warehouse/logistics	2,153	2,510	–	224	4,887	5.0	89	17.5
5	Kondensatorn 1	Ståthögav. 48, Norrköping	–	1960/1993	Warehouse/logistics	7,821	13,021	3,228	7,775	31,845	38.1	96	101.7
6–9	Kopparhammaren 2	Norra Grytsg, St. Persg., Norrköping	–	1929/1999	Offices	31,866	1,241	1,082	9,099	43,288	74.1	87	365.8
10	Kopparhammaren 7	Kungsg. 56, N Grytsg. 2,4,6, Norrköping	–	1929/1929	Offices	3,382	106	–	990	4,478	9.6	99	–
11	Kopparn 10	Kopparg. 11–15, Norrköping	–	1980/1989	Offices	4,271	2,919	–	–	7,190	7.0	99	43.2
12	Kvarnholmen 4	Dalsg. 7, Norrköping	–	1993/1993	Offices	8,498	–	–	1,267	9,765	17.0	97	112.6
13	Malmen 8	Kopparg. 10, Norrköping	–	Land site	Education/Health care/Other	–	–	–	–	–	1.0	100	2.0
14–16	Omformaren 7	Hagag. 4–10, Norrköping	–	1951/1968	Warehouse/logistics	–	4,960	4,178	3,065	12,203	9.6	91	35.6
17	Platinan 1	Platinag. 1, Norrköping	–	1988/1988	Retail	–	–	4,375	–	4,375	5.2	100	15.9
18	Regulatorn 3	Kabelv. 15, Norrköping	–	1996/1996	Warehouse/logistics	1,395	2,865	580	60	4,900	3.0	62	18.3
19	Ritsaren 10	Industrig. 7–9, Masking. 23, Norrköping	–	1964/1986	Warehouse/logistics	–	5,002	–	696	5,698	3.4	45	21.7
20	Rotfjärilen 1	Svärmareg. 1, 3, Norrköping	–	1992/1993	Offices	5,725	1,704	–	–	7,429	9.4	87	44.4
21	Statorn 10	Malmg. 4, Norrköping	–	1938/1978	Warehouse/logistics	1,536	2,113	1,085	61	4,795	6.0	96	26.9
22	Stjärnan 15	Slottsg. 114, 116, Norrköping	–	1958/1958	Offices	8,589	240	3,053	850	12,732	19.3	93	108.0
23	Stjärnan 16	Slottsg. 114, 116, Norrköping	–	1958/1958	Offices	–	–	–	–	–	–	0	–
24	Stålet 3	Malmg. 18, Norrköping	–	1976/1976	Warehouse/logistics	1,652	8,417	–	338	10,407	7.2	92	52.0
25	Svärdet 8	Hospitalsg. 17 m fl, Norrköping	–	1967/1976	Offices	7,638	15	365	10	8,028	12.8	72	80.4
TOTALT						91,235	51,349	21,113	25,047	188,744	249	90	1,159

* Consists of education, health care, motion/leisure, residential properties, land and other space such as laboratory, fair, postal centre and technical facilities.
A property can consist of a number of jointly administered properties or several large buildings.



Nyköping



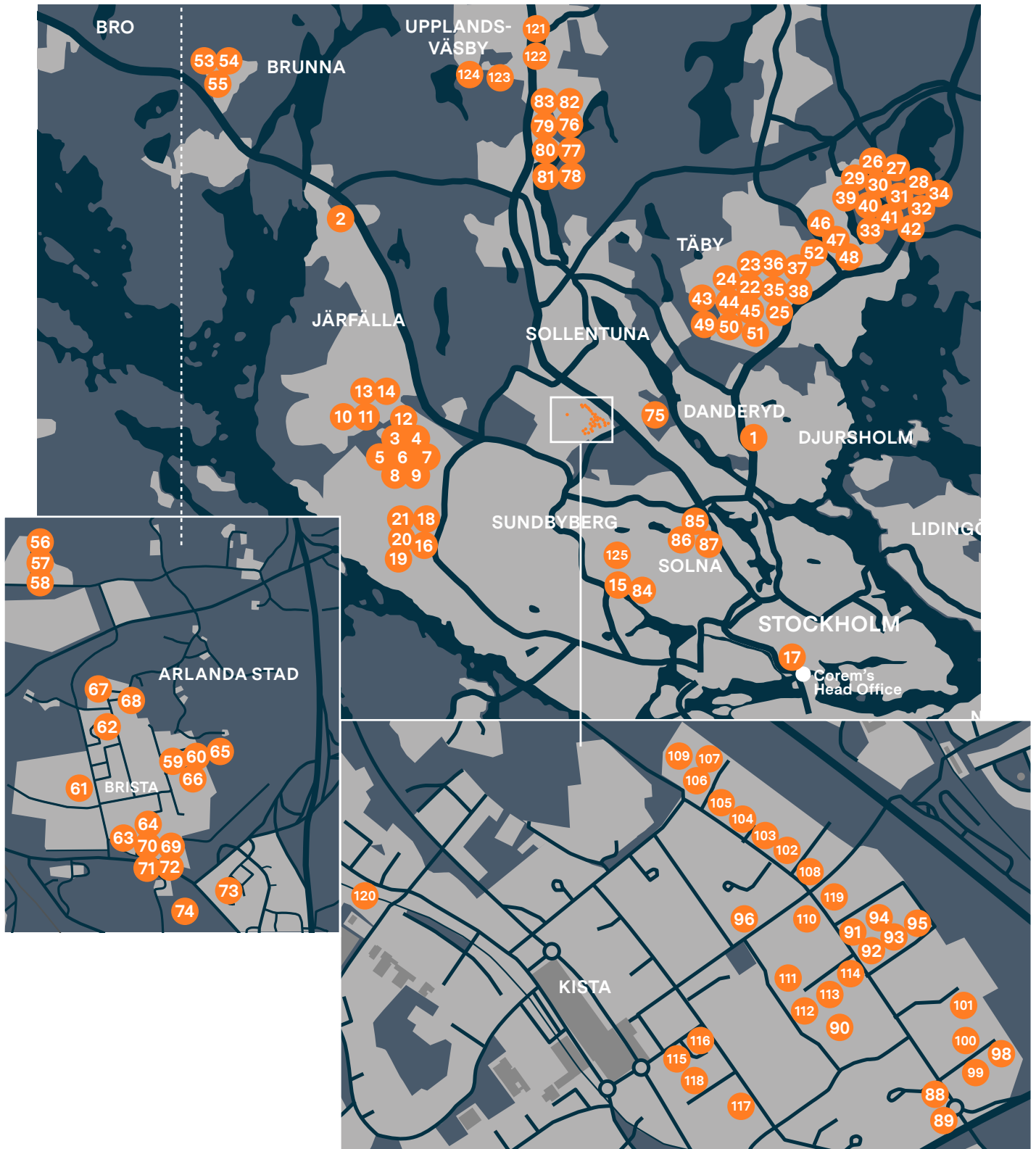
NYKÖPING

NYKÖPING

No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Area, sq.m.					Rental value, SEKm	Ec. occu- pancy rate, %	Tax value, SEKm
						Office	Ware- house/ logistics	Retail	Other*	Total			
1-3	Ana 11	Gästabudsv. 2 m fl, Spelhagsv. 3 mfl, Nyköping	-	1940/1978	Offices	12,246	4,570	-	6,259	23,075	31.0	95	121.5
4	Ana 12	Spelhagsvägen 1, Nyköping	-	1984/1984	Warehouse/logistics	-	2,710	520	10	3,240	3.7	98	11.5
5	Ana 13	Nyckelv. 14, Nyköping	-	Land site	Education/Health care/Other	-	-	-	-	-	0.0	0	1.0
6	Bagaren 20	Ö Storg. 5, S:t Anneg. 6, Nyköping	-	1962/1962	Retail	400	-	802	681	1,883	2.5	97	20.4
7	Biografen 19	V Storg. 18, 20, Brunnsg. 29, Nyköping	-	1929/1987	Retail	551	75	1,112	856	2,594	4.6	97	36.7
8	Brandholmen 1:9	Pontong. 11, Nyköping	-	1962/1970	Warehouse/logistics	296	6,719	-	797	7,812	4.8	94	28.5
9	Fabrikatet 1	Materialv. 3, Nyköping	-	1980/1980	Warehouse/logistics	-	-	-	-	-	-	0	7.4
10	Fabrikatet 4	Materialv. 3, Nyköping	-	Land site	Warehouse/logistics	-	-	-	-	-	-	0	0.7
11	Fabrikatet 5	Materialv. 3, Nyköping	-	Land site	Warehouse/logistics	-	-	-	-	-	-	0	0.4
12-13	Fors 11	Repslagareg. 43, Nyköping	-	1929/1987	Offices	9,015	2,010	506	-	11,531	15.8	78	55.6
14	Furan 2	Domänv. 11, Nyköping	-	2001/2001	Education/Health care/Other	-	-	-	950	950	1.4	100	-
15	Glödlampan 16	Bagareg. 2, 4, Hamnv. 6, Nyköping	-	1929/1929	Offices	783	16	-	-	799	1.1	100	4.7
16	Glödlampan 17	Bagareg. 2, 4, Hamnv. 6, Nyköping	-	1929/1929	Offices	535	-	-	-	535	1.3	99	4.3
17	Gripen 1	V Storg. 25, Nyköping	-	1929/1986	Retail	475	168	523	-	1,166	1.7	85	14.8
18	Jarlen 1	Nyckelv. 14, Nyköping	-	1899/2003	Offices	680	-	-	-	680	1.2	100	5.7
19	Klädeshandlaren 15	Brunnsg. 36, 38, 40. V. Storg. 24, 26, 28. V. Trädgårdsg. 39, 41, Nyköping	-	1962/1972	Retail	4,796	459	6,759	652	12,666	16.2	82	122.2
20	Kungshagen 1:6	Ö Skeppsbron 1, Ö Länggdg 4, 6, Nyköping	-	1929/1989	Offices	1,143	-	450	-	1,593	2.8	100	13.0
21	Lansen 13	Gasverksv. 2, Ö Längdg. 5, 7, Nyköping	-	1977/1991	Offices	4,065	432	1,873	-	6,370	8.6	94	42.6
22-23	Mjölklaskan 8	Bagareg. 3 A-C, Fruängsg. 4, Kungsg. 16, Nyköping	-	1929/1940	Education/Health care/Other	3,752	334	157	3,955	8,198	12.2	95	-
24	Nyköpings Bruk 1	V Kvarng. 64, Nyköping	-	1929/1983	Offices	1,864	10	270	-	2,144	2.9	79	15.6
25	Nyköpings Bruk 7	V Kvarng. 62, Nyköping	-	1910/1991	Offices	1,531	290	-	100	1,921	2.4	85	14.5
26	Skölden 2	Gasverksv. 15, Nyköping	-	1989/1989	Offices	1,927	73	-	-	2,000	1.9	84	10.0
27	Spänten 7	Spelhagsv. 4, 6, 8, Nyköping	-	2009/2009	Retail	-	-	1,280	-	1,280	1.5	100	13.3
28	Standard 17	V Storg. 2-6, 8, 10, Bagareg. 29, Fruängsg. 28, 30, Nyköping	-	1969/1993	Offices	3,057	44	2,876	695	6,672	9.6	97	72.4
29	Stensöten 5	Ildbäcksv. 8 B, Nyköping	-	1971/1985	Retail	279	1,354	3,285	-	4,918	4.0	100	15.8
30	Säven 4	Norrköpingsv. 9, Nyköping	-	1987/1987	Education/Health care/Other	-	-	-	1,853	1,853	2.2	100	-
TOTAL						47.395	19.264	20.413	16.808	103.880	133	91	632

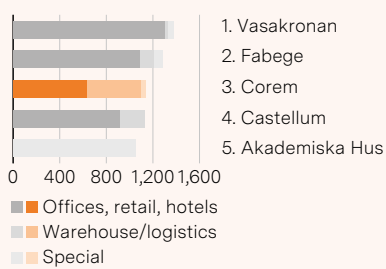
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Stockholm North

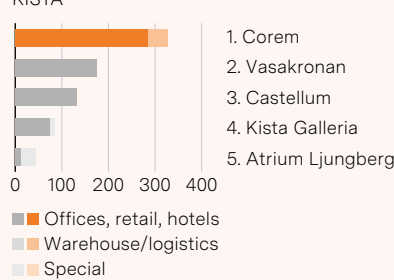


LARGEST PROPERTY OWNERS, 000 sq.m. STOCKHOLM

The ranking refers to the County of Stockholm.



LARGEST PROPERTY OWNERS, 000 sq.m. KISTA



STOCKHOLM NORTH

No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Area, sq.m.				Rental value, SEKm	Ec. occu- pancy rate, %	Tax value, SEKm
						Office	Ware- house/ logistics	Retail	Other*			
1	Timmerhuggaren 2	Vendev. 90, Danderyd	-	1969/1969	Offices	6,251	1,947	990	1,400	10,588	17.2	75
2	Kallhäll 9:36	Galgbacken 3, Järfälla	-	--	Warehouse/logistics	-	5,150	-	-	5,150	5.5	100
3	Skälby 3:1321	Spjutv. 1, Järfälla	-	1976/1976	Warehouse/logistics	296	3,360	-	-	3,656	4.4	95
4	Skälby 3:1418	Spjutv. 5G, Järfälla	S	1986/1986	Offices	699	644	-	-	1,343	1.6	92
5	Skälby 3:1431	Spjutv. 5C-D, Järfälla	S	1986/1986	Warehouse/logistics	567	2,098	-	-	2,665	3.4	100
6	Skälby 3:1446	Spjutv. 5 A, Järfälla	S	1987/1987	Offices	832	427	-	585	1,844	2.5	93
7	Skälby 3:1452	Spjutv. 5 H, Järfälla	-	1995/1995	Warehouse/logistics	567	1,850	-	-	2,417	2.6	95
8	Skälby 3:674	Spjutv. 5 E-F, Järfälla	S	1982/1982	Warehouse/logistics	895	2,376	-	-	3,271	4.0	94
9	Skälby 3:676	Spjutv. 5 B, Järfälla	S	1987/2011	Offices	1,288	636	-	-	1,924	2.3	90
10	Veddesta 2:31	Nettov. 13, Järfälla	-	1972/1983	Warehouse/logistics	-	4,836	-	-	4,836	6.7	100
11	Veddesta 2:43	Bruttov. 1,3,7, Datav. 14, Järfälla	-	1985/1985	Warehouse/logistics	661	18,287	323	-	19,271	89.6	100
12	Veddesta 2:63	Fakturav. 9, Järfälla	-	1987/1987	Warehouse/logistics	-	4,896	-	-	4,896	5.7	100
13	Veddesta 2:79	Elektronikhöjden 12-22, Järfälla	-	1982/1989	Warehouse/logistics	2,090	33,486	766	-	36,342	41.5	96
14	Veddesta 2:90	Elektronikhöjden 4, Järfälla	-	2013/-	Warehouse/logistics	-	19,581	-	-	19,581	24.0	100
15	Induktorn 37	Ranhammarsv. 26, Bromma	S	1996/1996	Warehouse/logistics	-	6,685	-	-	6,685	8.2	100
16	Johannelund 7	Krossg. 10, 12, 14, 16, 18, Sorterarg. 23, Stockholm	S	1969/1969	Offices	12,825	4,438	4,070	801	22,134	25.1	73
17	Orgelpipan 4	Klarabergsg. 33, 35, Stockholm	S	1957/1957	Offices	2,613	-	-	1,631	4,244	0.0	0
18	Singeln 13	Krossg. 26-28, Stockholm	S	1966/1966	Warehouse/logistics	1,807	2,293	-	-	4,100	4.1	26
19	Stenen 1	Krossg. 15, 17, Sorterarg. 31, 33, 35, Stockholm	S	1970/1970	Offices	9,122	2,231	-	-	11,353	9.7	42
20	Stenmjölet 1	Siktg. 1, 3, Stockholm	S	1960/1960	Offices	2,695	340	975	2,110	6,120	6.8	43
21	Stenmjölet 2	Siktg. 3A-3B, Stockholm	S	1960/1960	Warehouse/logistics	1,018	2,730	1,076	-	4,824	5.1	78
22	Dahlian 5	Enhagsv. 5, Täby	-	1998/1998	Retail	-	-	1,237	-	1,237	2.3	100
23	Kannringen 1	Enhagsslingen 2, 4 Täby	-	1988/1988	Offices	4,101	-	-	-	4,101	6.4	81
24	Kannringen 2	Enhagsslingen 6, 8 Täby	-	1991/1991	Offices	1,990	16	-	-	2,006	3.0	86
25	Kardborren 13	Kanalv. 15, 17 Täby	-	1981/1981	Offices	12,852	351	-	1,374	14,577	24.8	74
26	Linjalen 60	Måttbandsv. 12 Täby	-	1991/1991	Offices	3,072	631	-	-	3,703	5.3	83
27	Linjalen 61	Tillverkarv. 9 Täby	-	1990/1990	Warehouse/logistics	-	741	-	-	741	1.0	100
28	Linjalen 65	Måttbandsv. 8, 10 Täby	-	1989/1989	Warehouse/logistics	-	872	526	-	1,398	1.6	100
29	Linjalen 66	Linjalv. 9, 11 Täby	-	1990/1990	Warehouse/logistics	-	3,815	108	-	3,923	5.1	100
30	Linjalen 7	Måttbandsv. 4 Täby	-	1989/1989	Warehouse/logistics	-	800	-	-	800	0.7	100
31	Linjalen 8	Måttbandsv. 6 Täby	-	1989/1989	Warehouse/logistics	-	600	-	-	600	0.7	100
32	Lodet 2	Tumstocksv. 9, 11 Täby	-	1990/1990	Offices	5,595	2,847	70	6	8,518	11.0	96
33	Mallen 3	Mallslingen 1, Tillverkarv. 8 Täby	-	1994/1994	Warehouse/logistics	486	1,002	-	-	1,488	2.1	94
34	Mätstången 2	Linjalv. 6 A-B, Kundv. 5 Täby	-	1991/1991	Offices	3,847	-	-	-	3,847	5.5	96
35	Roslags-Näsby 24:44	Stockholmsv. 100, 102 Täby	-	1965/1965	Retail	-	-	-	-	-	-	0
36	Roslags-Näsby 24:45	Stockholmsv. 100, 102 Täby	-	1965/1965	Retail	-	-	-	-	-	-	0
37	Roslags-Näsby 25:7	Stockholmsv. 100, 102 Täby	-	1965/1965	Retail	-	530	2,181	-	2,711	3.6	100
38	Roslags-Näsby 25:8	Stockholmsv. 100, 102 Täby	-	1965/1965	Retail	-	-	-	-	-	-	0
39	Smygvinkeln 10	Ritarslingen 20 Täby	-	1991/1991	Offices	930	-	-	-	930	1.3	100
40	Smygvinkeln 11	Ritarslingen 18 Täby	-	1991/1991	Warehouse/logistics	-	1,634	258	500	2,392	3.0	81
41	Smygvinkeln 12	Ritarslingen 16 Täby	-	1992/1992	Warehouse/logistics	550	1,314	-	-	1,864	2.5	100

STOCKHOLM, NORTH CONTD.

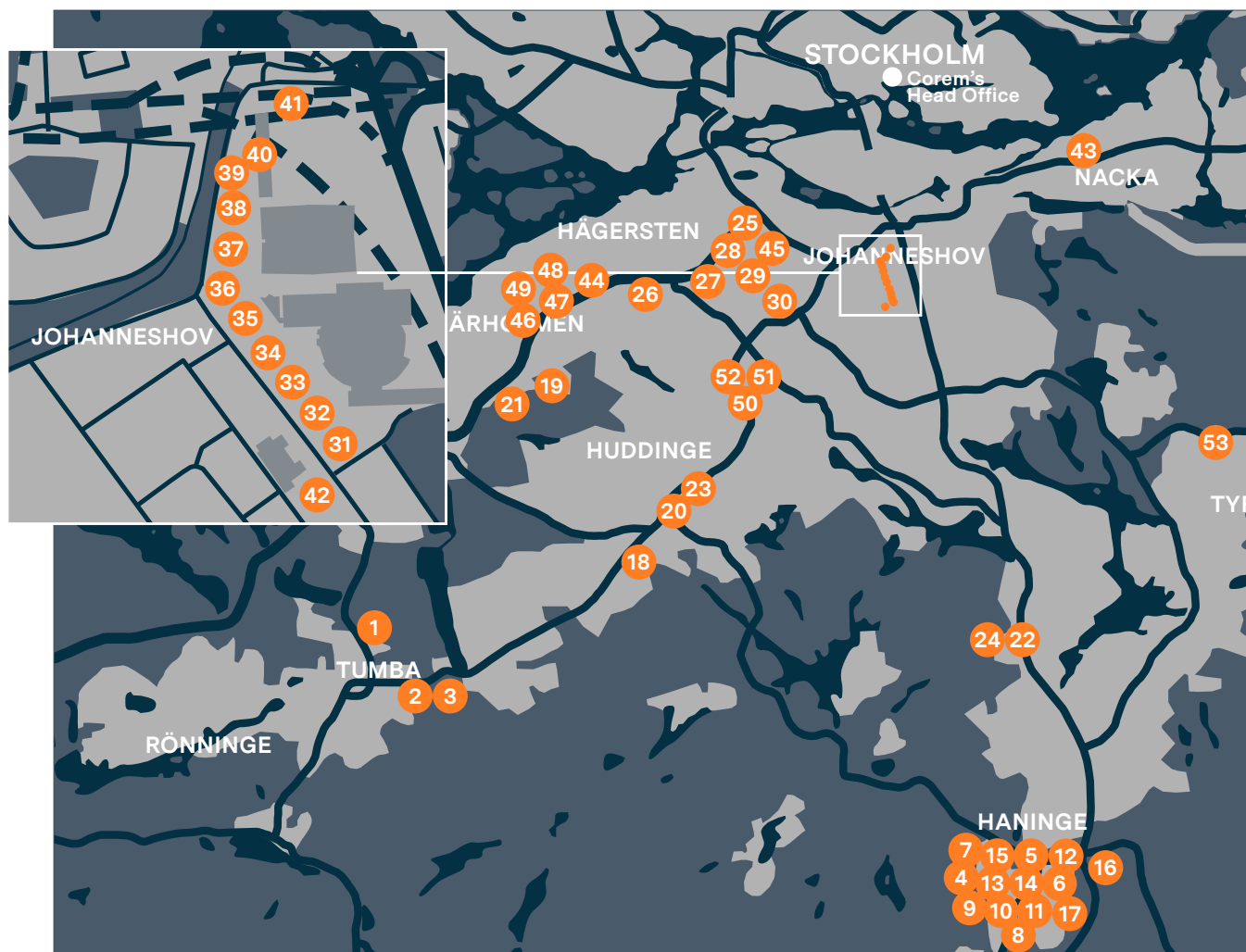
No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Area, sq.m.					Rental value, SEKm	Ec. occu- pancy rate, %	Tax value, SEKm
						Office	Ware- house/ logistics	Retail	Other*	Total			
42	Smygvinkeln 9	Ritarslingan 22 Täby	–	1991/1991	Warehouse/logistics	–	960	–	–	960	1.0	79	5.8
43	Svånghjulet 1	Enhagsslingan 23, 25 Täby	–	1990/1990	Education/Health care/Other	–	424	445	3,493	4,362	7.3	98	–
44	Svånghjulet 2	Enhagsslingan 5, 7, 9, 11, 13 Täby	–	1989/1989	Offices	1,660	12	–	1,323	2,995	3.8	64	25.4
45	Svånghjulet 3	Enhagsslingan 15, 17, 19, 21 Täby	–	1991/1991	Offices	4,329	579	–	–	4,908	7.2	89	46.4
46–47	Tryckaren 3	Reprov. 6, Viggbyholmsv. 81 Täby	–	1945/1992	Warehouse/logistics	1,258	2,240	–	–	3,498	4.2	83	18.5
48	Tumstocken 8	Hantverkav. 5 Täby	–	1997/1997	Retail	–	–	2,413	–	2,413	4.0	100	24.3
49	Ventilen 1	Enhagsslingan 1A–B Täby	–	1987/1987	Offices	1,981	678	297	–	2,956	4.3	93	26.0
50	Växellådan 1	Enhagsv. 7 Täby	–	1978/1983	Offices	2,400	390	–	–	2,790	4.3	69	24.8
51	Växellådan 3	Enhagsv. 9 Täby	–	1978/1978	Offices	1,149	414	313	–	1,876	1.7	79	12.8
52	Åkerby 10	Kemistv. 6 Täby	–	1975/1989	Offices	1,177	12	–	–	1,189	1.6	69	7.9
53	Viby 19:32	Effektv. 14, Upplands–Bro	–	1991/1991	Warehouse/logistics	406	783	–	–	1,189	1.4	100	9.1
54	Viby 19:53	Kraftv. 30, 32, Upplands–Bro	–	1992/1992	Warehouse/logistics	–	2,022	–	–	2,022	2.0	100	7.9
55	Viby 19:54	Kraftv. 26, 28, Upplands–Bro	–	1992/1994	Warehouse/logistics	–	2,038	–	–	2,038	1.4	100	11.1
56	Broby 11:6	Östra Bang. 18, Sigtuna	–	1989/1989	Offices	942	–	–	–	942	1.1	100	5.1
57	Broby 12:6	Östra Bang. 2 A, Sigtuna	–	1978/1978	Warehouse/logistics	368	632	–	–	1,000	1.2	100	6.9
58	Broby 12:9	Östra Bang. 2 B, Sigtuna	–	1986/1986	Warehouse/logistics	–	1,545	–	–	1,545	1.5	68	8.8
59	Märsta 11:11	Generatorg. 1, Sigtuna	–	1980/1980	Warehouse/logistics	–	2,129	–	–	2,129	2.2	100	16.2
60	Märsta 11:14	Generatorg. 3, 5, Sigtuna	–	1988/1990	Warehouse/logistics	380	2,881	–	–	3,261	3.2	83	16.8
61	Märsta 15:7	Bristag. 13, Sigtuna	–	2013/2013	Warehouse/logistics	–	17,575	–	–	17,575	15.8	100	131.2
62	Märsta 21:22	Masking. 17, Sigtuna	–	1981/1981	Warehouse/logistics	–	3,372	–	–	3,372	4.7	100	17.7
63	Märsta 21:34	Söderbyv. 1, Sigtuna	S	1988/1988	Retail	2,822	1,074	3,098	–	6,994	9.4	92	52.9
64	Märsta 21:42	Söderbyv. 3, Sigtuna	–	1989/1995	Offices	5,161	2,230	–	–	7,391	10.9	96	56.4
65–66	Märsta 21:46	Generatorg. 11, Sigtuna, Sigtuna	–	1989/–	Warehouse/logistics	864	2,317	–	–	3,181	–	–	13.1
67	Märsta 21:50	Masking. 29, Sigtuna	–	1991/1991	Warehouse/logistics	1,043	3,599	–	–	4,642	4.4	91	27.5
68	Märsta 21:53	Kabelg. 8, Sigtuna	–	1992/1992	Offices	460	–	–	–	460	0.5	100	2.3
69	Märsta 24:10	Söderbyv. 8, Sigtuna	S	1983/1983	Warehouse/logistics	–	872	–	–	872	1.0	100	4.8
70	Märsta 24:11	Söderbyv. 12, Pionjärsv. 25, Sigtuna	S	1987/–	Retail	559	–	768	–	1,327	1.8	88	11.1
71	Märsta 24:12	Söderbyv. 14, Sigtuna	S	1986/1986	Warehouse/logistics	417	609	–	–	1,026	1.3	100	6.3
72	Märsta 24:8	Söderbyv. 10, Sigtuna	–	1989/1989	Offices	1,141	–	–	–	1,141	1.0	0	7.2
73	Norslunda 1:10	Lindberghs g. 9, Sigtuna	–	2003/2003	Offices	2,181	762	–	–	2,943	3.7	66	24.2
74	Rosersberg 11:151	Norrsundav., Sigtuna	–	Mark/Mark	Other	–	–	–	–	–	–	–	18.2
75	Malten 1	Vetenskapsv. 10, 12, 14, Sollentuna	–	2005/2005	Offices	12,409	527	690	253	13,879	30.8	87	220.0
76	Revisorn 1	Bergkällav. 27 Sollentuna	–	1986/1986	Offices	1,596	1,348	–	–	2,944	4.2	100	22.5
77	Revisorn 2	Bergkällav. 29 Sollentuna	S	1985/2000	Warehouse/logistics	–	4,491	–	–	4,491	5.4	100	34.6
78	Revisorn 3	Bergkällav. 31C Sollentuna	–	1988/1988	Offices	559	–	557	–	1,116	1.4	93	9.3
79	Ringpärmen 1	Bergkällav. 26 Sollentuna	–	1985/1985	Warehouse/logistics	–	6,198	–	–	6,198	7.2	100	41.8
80	Ringpärmen 2	Bergkällav. 28 Sollentuna	–	1986/1986	Warehouse/logistics	–	7,388	–	–	7,388	8.4	100	52.3
81	Ringpärmen 6	Bergkällav. 36 Sollentuna	–	1986/1990	Warehouse/logistics	2,150	5,608	280	–	8,038	11.0	84	48.1
82	Rotorn 1, Sollentuna	Bergkällav. 25 Sollentuna	–	1984/1984	Retail	–	–	1,290	–	1,290	2.6	100	13.1
83	Rotorn 2	Bergkällav. 23 Sollentuna	–	1987/1987	Offices	811	754	–	–	1,565	2.1	100	10.2
84	Aprikosen 2	Hemvärnsg. 5, 7, 9, Solna	–	1975/1992	Offices	26,503	3,438	997	3,718	34,656	89.2	93	598.0
85–87	Hilton 3	Gustav III:s Boulevard 40–46, Solna	–	2003/2003	Offices	18,971	682	326	6	19,985	63.4	94	513.0
88	Alptanäs 2	Torshamnsg. 7, 7A, 9, Haukadalsg. 1, Kista	S	1981/1981	Offices	2,783	247	–	–	3,030	4.1	51	23.8
89	Alptanäs 3	Torshamnsg. 1, 3, 5, Kista	S	Land site	Education/Health care/Other	–	–	–	–	–	1.6	100	5.3
90	Blåfjäll 1	Kistav. 21–25, Kista	–	2002/2002	Offices	18,720	–	–	6	18,726	53.9	100	408.0
91	Borg 1	Torshamnsg. 16, Kista	S	1977/1977	Offices	1,411	–	–	–	1,411	2.1	81	12.0
92	Borg 2	Strömög. 3, Kista	S	1981/1981	Warehouse/logistics	–	4,655	–	–	4,655	5.8	100	33.4
93	Borg 3	Strömög. 5, Kista	S	1978/1978	Warehouse/logistics	–	1,837	–	–	1,837	2.4	100	13.7
94	Borg 4	Vågög. 6, Kista	S	1979/1979	Offices	1,931	–	–	–	1,931	3.7	54	35.9
95	Borg 6	Strömög. 7, Vågög. 8, Kista	S	1980/1980	Warehouse/logistics	1,505	4,912	–	–	6,417	8.8	84	50.2
96	Borgarfjord 4	Kistagången 12, Torshamnsg. 31–33, Kista	S	1983/1983	Offices	12,657	245	654	6	13,562	34.4	67	206.0
97	Domnarvet 11	Domnarvsg. 35, Kista	S	1978/1978	Offices	1,895	1,778	–	–	3,673	4.9	100	31.6
98	Geysir 1	Österög. 4, Kista	S	1979/1979	Warehouse/logistics	–	5,110	–	–	5,110	6.2	100	40.4
99	Geysir 2	Österög. 2, Kista	S	1980/1980	Warehouse/logistics	1,862	4,792	165	–	6,819	10.7	84	53.2
100	Gullfoss 3	Österög. 1, 3, Kista	S	1979/1983	Offices	4,833	1,098	–	1,587	7,517	10.7	43	64.0
101	Gullfoss 5	Viderög. 6, Kista	S	1979/1983	Offices	3,508	–	–	–	3,508	6.3	98	30.3
102	Helgafjäll 1	Torshamnsg. 22, 24 A–D, 26 A–B, Kista	S	1979/1979	Offices	10,673	1,592	–	–	12,265	28.1	92	165.0

STOCKHOLM, NORTH CONTD.

No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Area, sq.m.					Rental value, SEKm	Ec. occu- pancy rate, %	Tax value, SEKm
						Office	Ware- house/ logistics	Retail	Other*	Total			
103-104	Helgafjäll 2	Torshamnsg. 28 A-B, 30 A-E, 32 A-D, 34 A-B, Kista	S	1981/1981	Offices	17,030	2,348	-	7,560	26,938	58.2	78	328.0
105	Helgafjäll 3	Torshamnsg. 36, 38, 40, Kista	S	1980/1990	Warehouse/logistics	3,965	10,502	-	-	14,467	18.4	73	115.8
106-107	Helgafjäll 4	Torshamnsg. 42, 44, 46, Kista	S	1998/1998	Offices	10,467	2,370	226	850	13,913	29.6	47	205.2
108	Helgafjäll 5	Kistagången 2, 4, Torshamnsg. 20, Kista	S	1978/1988	Offices	10,463	559	1,530	2,922	15,474	30.0	70	225.0
109	Helgafjäll 7	Torshamnsg. 48, 50, 52, 54, Kista	-	2001/2002	Offices	17,654	330	1,013	3,053	22,050	52.9	76	387.0
110	Isafjord 4	Torshamnsg. 21, 23, Torshamnsg. 2, 4, 6, Grönlandsg. 10, Kista	-	1976/2008	Offices	62,231	20	-	9,807	72,058	165.9	100	1,069.0
111	Isafjord 5	Grönlandsg. 8, Kista	-	Land site	Education/Health care/Other	-	-	-	-	-	-	0	-
112	Isafjord 6	Grönlandsg. 6, Torshamnsg. 9, Kista	-	1976/2008	Education/Health care/Other	-	-	-	3,222	3,222	4.0	100	-
113	Isafjord 7	Hans Werthéns Gata 19, Kista	-	Land site	Education/Health care/Other	-	-	-	-	-	1.1	100	-
114	Isafjord 8	Torshamnsg. 17, Hans Werthéns Gata 19, Torshamnsg. 3, Skaftåg. 14, 16, Kista	-	2016/2016	Offices	23,698	303	1,230	-	25,231	70.8	99	569.0
115	Knarrarnäs 3	Färög. 5,7, Kista	S	1985/1985	Offices	5,504	234	-	1,417	7,155	14.5	56	95.1
116	Knarrarnäs 4	Färög. 3, Isafjordsg. 19, 21, Kista	S	1985/1985	Education/Health care/Other	559	194	-	7,012	7,765	16.8	87	124.5
117	Knarrarnäs 6	Isafjordsg. 3, 5, Kista	S	1987/1987	Offices	4,419	300	-	-	4,719	9.7	61	67.2
118	Knarrarnäs 9	Knarrarnäsg. 15, Kista	S	1984/1986	Offices	4,748	172	-	3	4,923	9.0	64	76.0
119	Lidarände 1	Torshamnsg. 18, Kista	-	1979/2008	Education/Health care/Other	3,007	126	533	16,280	19,946	38.6	78	204.4
120	Röros 1	Norgeg. 1, Kista	S	1985/1985	Offices	3,155	136	-	1	3,292	5.8	46	31.6
121	Glädjen 1:51	Truckv. 14, Upplands Väsby	-	1982/1982	Offices	2,912	192	-	-	3,104	3.5	79	27.0
122	Glädjen 1:52	Truckv. 16, Upplands Väsby	-	1982/1987	Offices	708	559	-	-	1,267	1.6	65	13.5
123	Hammarby-Smedby 1:435	Travg. 92, Upplands Väsby	-	1989/1989	Offices	1,056	-	-	-	1,056	1.5	100	11.1
124	Törnby 2:2	Jupiterv. 10, Upplands Väsby	-	1970/1970	Warehouse/logistics	2,586	16,619	296	-	19,501	20.8	92	83.7
125	Sprängaren 9	Ekenbergsv. 128, Sundbyberg	-	2019	Offices	1,000	-	118	756	1,874	5.8	100	38.6
-	Gotland Visby S:ta Maria 37	Ryska gränd 22, Visby	-	1909/1960	Education/Health care/Other	-	-	-	115	115	-	0	4.9
TOTAL						408,286	275,256	29,819	71,797	785,158	1,425	88	8,602

* Consists of education, health care, motion/leisure, residential properties, land and other space such as laboratory, fair, postal centre and technical facilities.
A property can consist of a number of jointly administered properties or several large buildings.

Stockholm South



No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Area, sq.m.				Rental value, SEKm	Ec. occupancy rate, %	Tax value, SEKm
						Office	Ware- house/ logistics	Retail	Other*			
1	Koborg 2	Tuna Gårdsv. 14, Botkyrka	-	2015/2015	Warehouse/logistics	-	1,548	-	-	1,548	2.0	15.7
2	Skyttbrink 30	Kompassv. 11 (Skyttbrinksv. 12), Botkyrka	-	2000/2000	Warehouse/logistics	-	2,896	-	-	2,896	3.1	19.3
3	Skyttbrink 36	Skyttbrinksv. 35 Botkyrka	-	2003/2003	Warehouse/logistics	-	860	-	-	860	1.3	6.1
4	Jordbromalm 4:5	Lillsjöv. 15, Haninge	-	1986/1986	Warehouse/logistics	-	925	-	-	925	2.3	8.8
5	Jordbromalm 5:2, 5:3	Lagerv. 1, Haninge	-	1969/-	Warehouse/logistics	-	6,659	-	-	6,659	6.5	35.7
6	Jordbromalm 6:11	Rörv. 10, Haninge	-	1974/1974	Warehouse/logistics	-	4,133	-	-	4,133	4.3	19.9
7	Jordbromalm 6:18	Lagerv. 36, Haninge	-	2018/2018	Warehouse/logistics	1,139	10,019	-	-	11,158	11.6	87.4
8	Jordbromalm 6:59	Armaturv. 5, Haninge	-	1988/1988	Warehouse/logistics	-	3,272	-	-	3,272	3.4	15.2
9	Jordbromalm 6:62	Lagerv. 14, Armaturv. 3F, Haninge	-	2001/2001	Warehouse/logistics	-	2,463	-	85	2,548	2.9	19.5
10	Jordbromalm 6:64	Armaturv. 3B, Haninge	-	1989/1989	Offices	516	480	-	-	996	0.9	4.6

STOCKHOLM, SOUTH CONTD.

						Area, sq.m.				Rental value, SEKm	Ec. occu- pancy rate, %	Tax value, SEKm	
No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Office	Ware- house/ logistics	Retail	Other*				Total
11	Jordbromalm 6:65	Armaturv. 3C, Haninge	-	1989/1989	Offices	898	112	-	-	1,010	1.3	93	4.2
12	Jordbromalm 6:66	Dåntorpsv. 3, Haninge	-	1990/1990	Retail	-	-	1,512	-	1,512	2.0	100	8.9
13	Jordbromalm 6:67	Armaturv. 3D, Haninge	-	1989/1989	Offices	510	476	-	-	986	1.1	78	4.0
14	Jordbromalm 6:68	Armaturv. 3E, Haninge	-	1989/1989	Warehouse/logistics	432	563	-	-	995	1.0	58	4.1
15	Jordbromalm 6:89	Lagerv. 5A-5D, Haninge	-	2006/2006	Warehouse/logistics	1,002	8,984	-	-	9,986	12.7	97	60.3
16	Kalvsvik 16:20	Albybergsringen 106, Haninge	-	2016/2016	Warehouse/logistics	440	5,748	-	36	6,224	7.8	100	54.2
17	Åby 1:197	Rörv. 60, Haninge	-	1990/1993	Warehouse/logistics	-	2,818	554	-	3,372	4.0	100	17.4
18	Anoden 2, 5	Jonv. 2, Regulatorv. 4, Huddinge	-	-/-	Warehouse/logistics	-	8,336	-	-	8,336	8.5	100	49.7
19	Ellipsen 5	Ellipsv. 17, Huddinge	-	1997/1997	Offices	2,820	-	-	-	2,820	4.4	100	19.5
20	Förstugan 1	Fullersta Torg 18, 20, Huddinge	-	1989/1989	Offices	1,600	-	-	-	1,600	3.5	100	24.0
21	Rektangeln 3	Pyramidb. 2, 4, Huddinge	-	1986/1986	Education/Health care/Other	-	477	-	2,654	3,131	12.6	100	26.9
22	Slipskivan 9	Speditionsv. 35, Huddinge	-	2009/-	Warehouse/logistics	417	495	-	-	912	1.6	66	8.6
23	Valen 2	Kommunalv. 1, 3, 5, Huddinge	-	1987/1987	Offices	4,248	232	-	-	4,480	9.3	93	64.2
24	Ångmaskinen 5	Lyfkransv. 16, Huddinge	-	2012/2012	Warehouse/logistics	60	2,562	-	-	2,622	3.1	100	22.1
25	Dagskiftet 2	Elektrav. 20, 22, Hägersten	S	1956/1968	Warehouse/logistics	4,321	7,176	455	-	11,952	16.9	100	68.2
26	Damskon 2	Elsa Brändströms g. 50, 52 Hägersten	S	1977/1977	Warehouse/logistics	1,082	3,740	-	-	4,822	6.9	100	21.0
27	Elektra 20	Elektrav. 53 Hägersten	S	2016/2016	Warehouse/logistics	1,791	3,888	-	-	5,679	9.5	100	64.6
28	Elektra 23	Elektrav. 25, Västberga Allé Hägersten	S	1949/1969	Offices	3,284	2,647	1,176	-	7,107	10.2	93	37.7
29	Elektra 27	Västberga allé 32 Hägersten	S	1962/1962	Offices	2,778	2,735	-	-	5,513	8.4	97	53.6
30	Nattskiftet 12, 14	Drivhjulsv. 36, Hägersten	S	1986, 1955/1986, 1955	Warehouse/logistics	2,814	6,560	1,656	-	11,030	13.5	83	57.9
31-34	Arenan 2	Arenaslingan 1-3, Arenav. 49, 55-63, Johanneshov	-	1989/1989	Offices	31,093	4,379	16,531	4,042	56,045	171.4	85	1,398.0
35-36	Arenan 3	Arenav. 39-47, Johanneshov	-	1989/1989	Offices	13,754	1,007	-	1,803	16,564	58.8	96	455.0
37-40	Arenan 6	Arenav. 17, 21-35, Johanneshov	-	1991/1993	Offices	17,703	3,138	2,819	7,392	31,052	98.4	82	400.0
41	Arenan 8	Arenav. 7-13, Johanneshov	-	2001/2001	Offices	14,150	-	-	-	14,150	42.2	100	383.0
42	Sandhagen 8	Rökerig. 21, Johanneshov	S	1984/1984	Education/Health care/Other	-	-	759	841	1,600	1.2	77	11.1
43	Sicklaön 356:1	Jarlbergsv. 2, Nacka	-	1981/1981	Retail	-	-	11,348	-	11,348	11.2	100	88.2
44	Hällsättra 3	Stensättrav. 5, Skärholmen	S	1976/1976	Warehouse/logistics	591	7,829	1,835	-	10,255	14.5	100	50.0
45	Lastkajen 3	Upplagsv. 34, 38, Stockholm	S	1966/1972	Warehouse/logistics	294	11,887	-	-	12,181	11.5	75	75.8
46	Lillsättra 1	Storsättragränd 5, Skärholmen	S	1993/1993	Offices	4,966	1,978	-	-	6,944	10.7	91	58.0
47	Lillsättra 3	Storsättragränd 3, Skärholmen	S	2008/2008	Warehouse/logistics	-	8,570	-	-	8,570	13.6	100	74.8
48	Stensättra 17	Strömsättrav. 18, Skärholmen	S	1976/1976	Warehouse/logistics	206	4,717	-	-	4,923	6.4	100	21.3
49	Storsättra 1	Storsättragränd 4-26, Skärholmen	S	1972/1972	Offices	12,167	8,731	4,615	6,451	31,964	45.6	90	204.0
50	Fabrikören 6	Grossistv. 6, Älvsjö	-	1977/1982	Warehouse/logistics	-	1,440	-	-	1,440	2.1	100	9.6
51	Magasinet 6	Konsumentv. 12, 14, Älvsjö	S	1965/1965	Warehouse/logistics	855	7,183	-	-	8,038	10.8	99	37.1
52	Magasinet 7	Varuv. 15, Älvsjö	S	1986/1986	Warehouse/logistics	98	6,339	-	-	6,437	5.9	100	30.4
53	Slänten 1	Bollmorav. 123, Tyresö	-	1929/1983	Warehouse/logistics	-	830	-	-	830	0.7	100	6.3
TOTAL						126,029	158,832	43,260	23,304	351,425	681	91	4,206
STOCKHOLM TOTAL						534,315	434,088	73,079	95,101	1,136,582	2,107	89	12,808

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Uppsala

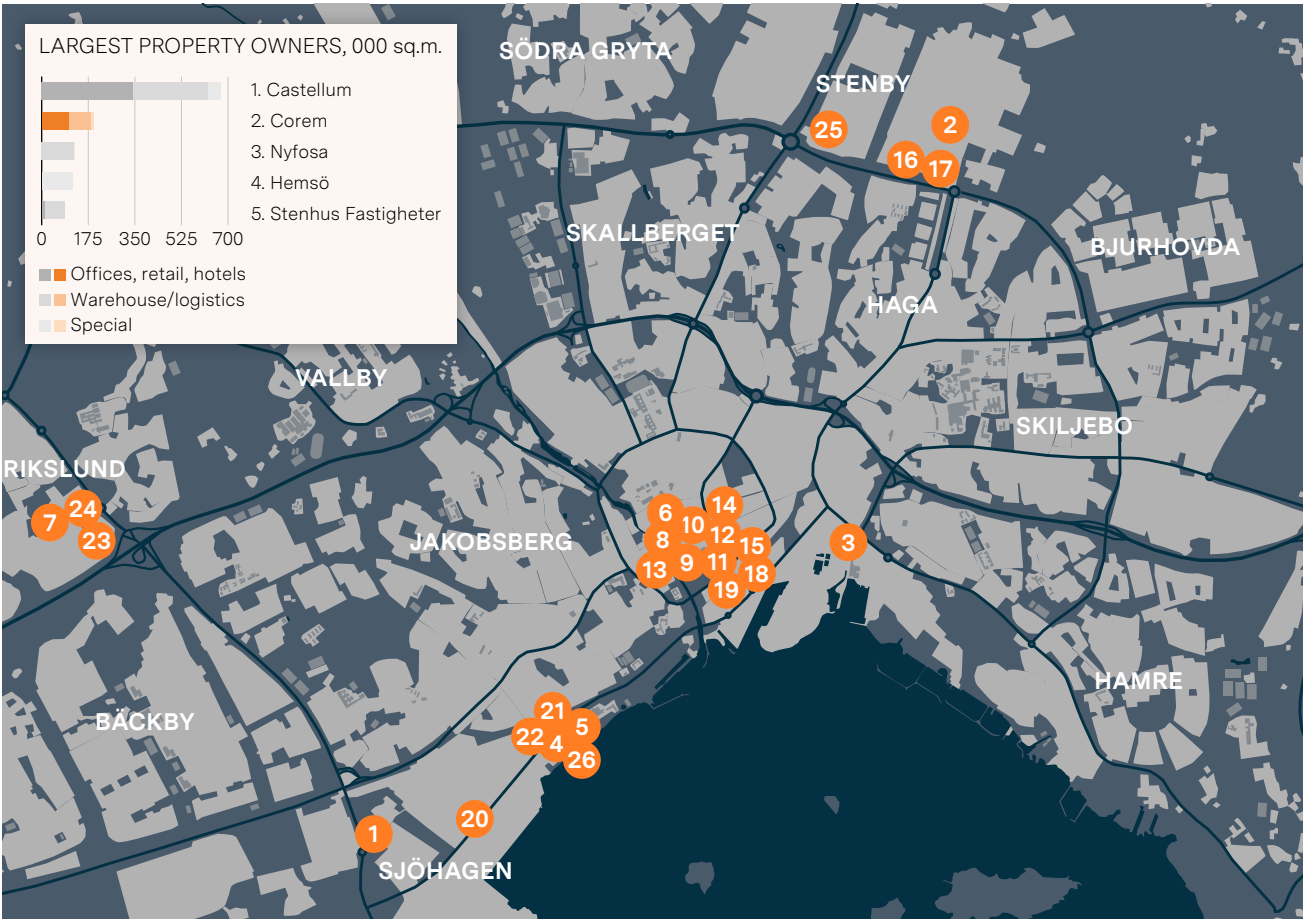


UPPSALA

No.	Property	Address	Site lease- hold	Building year/ value	Type of property	Area, sq.m.				Rental value, SEKm	Ec. occupancy rate, %	Tax value, SEKm
						Office	Ware- house/ logistics	Retail	Other*			
1-4	Boländerna 33:2	Kungsängsv. 15 mfl	-	1991/1991	Offices	17,510	389	486	259	18,644	38.5	244.0
5-13	Fyrislund 6:6	Rapsg. 7	-	1921/2003	Education/Health care/Other	22,452	7,696	1,276	28,490	59,914	134.6	601.5
14	Kungsängen 10:1	Bävernsgård 17, 19, 21, Kungsg. 48, 50	-	1966/1989	Education/Health care/Other	8,943	137	-	10,132	19,212	54.2	216.0
15	Kungsängen 10:2	Suttungs gränd 4, 6	-	2017/2017	Education/Health care/Other	-	-	-	-	-	0	233.0
16	Kungsängen 24:3	Kungsängsg. 70-74	-	1998/1998	Retail	696	-	5,665	-	6,361	10.2	83.4
17	Kungsängen 29:1	Kungsg. 70A-E	-	1985/1985	Offices	2,518	593	1,366	-	4,477	5.7	48.4
18	Kungsängen 37:13	Kungs. 107-115, Stallängsg. 19-25	-	1989/1989	Offices	7,889	582	6,725	-	15,196	31.5	192.0
TOTAL						60,008	9,397	15,518	38,881	123,804	275	1,618

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Västerås



VÄSTERÅS

No.	Property	Address	Site lease- hold	Building year/ value year	Type of property	Area, sq.m.				Total	Rental value, SEKm	Ec. occu- pancy rate, %	Tax value, SEKm
						Office	Ware- house/ logistics	Retail	Other*				
1	Bogserbåten 1	Saltängsv. 22, Västerås	–	Land site	Education/Health care/Other	–	–	–	–	–	–	0	1.6
2	Finnslätten 2	Hydrov. 1, 3, 5, 7, 9, Turbov. 2, 4, 6, Västerås	–	1966/1990	Offices	3,399	929	–	1,617	5,945	5.1	47	24.1
3	Gastuben 5	Björnövs. 8, Västerås	–	1943/1943	Retail	–	–	2,442	–	2,442	2.4	93	12.9
4	Gustavsvik 13	Sjöhagsv. 3, 5, 7, Stensborgsg. 2, Västerås	–	1957/1962	Warehouse/logistics	9,942	11,593	450	7,372	29,357	26.1	65	85.6
5	Icander 1	Stensborgsg. 1, Västerås	–	1987/1987	Education/Health care/Other	–	–	–	2,517	2,517	5.8	80	–
6	Klas 8	Smedjeg. 13, Västerås	–	1956/1956	Retail	1,309	196	2,196	1,774	5,475	8.3	88	60.5
7	Kranlinan 1	Traversg. 13, Västerås	–	2009/2009	Warehouse/logistics	–	2,580	2,423	–	5,003	7.1	100	32.0
8–11	Leif 19	Hantverkarg. 2, Västerås	–	1929/1964	Retail	5,138	1,081	7,984	6,883	21,086	36.2	94	259.3
12	Lennart 17	Vasag. 12, Västerås	–	1965/1994	Retail	3,286	283	7,774	1,894	13,237	24.7	81	190.0
13	Livia 16	Skomakarg. 2, Västerås	–	1992/1992	Offices	4,960	378	595	–	5,933	15.3	91	84.4
14	Loke 24	Kopparbergsv., Västerås	–	1962/1983	Retail	7,250	2,082	9,604	2,836	21,771	19.0	77	224.8
15	Mats 5	Stora g. 21, Västerås	–	1968/1983	Retail	466	1,878	9,986	6,665	18,995	42.2	81	282.5
16–17	Omformaren 6	Betongg. 1, Wijkmansg. 7, Västerås	–	1962/1985	Offices	5,674	4,191	–	–	9,865	9.1	93	45.2
18	Sigurd 3	Sigurdsg. 27, 29, 31, 33, 35, 37, Västerås	–	1932/1989	Warehouse/logistics	2,275	4,040	1,324	2,483	10,122	7.7	46	31.4
19	Sigurd 7	Sigurdsg. 23, Västerås	–	1929/1929	Education/Health care/Other	3,285	1,223	–	4,280	8,788	19.6	98	126.2
20	Sjöhagen 12	Sjöhagsv. 14, Västerås	–	1952/1980	Warehouse/logistics	618	6,614	–	–	7,232	6.2	93	21.8
21	Stensborg 2	Sjöhagsv. 2, Västerås	–	1957/1977	Offices	738	134	–	–	872	1.1	81	4.2
22	Stensborg 4	Sjöhagsv. 4, Västerås	–	1989/1989	Education/Health care/Other	–	–	–	2,143	2,143	6.8	100	–
23	Traversföraren 1	Traversg. 2, Västerås	–	1988/1996	Retail	–	300	2,200	–	2,500	3.1	66	21.2
24	Traversföraren 3	Traversg. 4, Västerås	–	1990/1990	Retail	–	–	2,560	–	2,560	4.0	100	28.8
25	Turbinen 1	Stenbyg. 2–4, Västerås	–	1968/1986	Warehouse/logistics	–	17,757	–	–	17,757	10.7	84	57.2
26	Västerås 2:5	Stensborgsg. 4, Västerås	–	1982/1989	Offices	1,429	–	–	21	1,450	2.3	78	11.2
–	Vampyren 9	Kungsg. 25, Eskilstuna	–	1937/1975	Education/Health care/Other	3,937	837	5,855	6,138	16,767	18.7	79	175.4
–	Vestalen 10	Kungsg. 24, Eskilstuna	–	1966/1966	Retail	383	408	7,388	2,539	10,717	24.7	88	157.8
–	Vestalen 8	Rademacherg. 29, Eskilstuna	–	Land site	Education/Health care/Other	–	–	–	–	–	0.4	100	0.5
TOTAL						54,089	56,503	62,780	49,162	222,534	307	83	1,939

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Historical overview and key figures

SEKm	2022	2021	2020	2019	2018
INCOME STATEMENT					
Income	4,491	2,805	894	961	965
Property costs	-1,558	-911	-226	-260	-232
Net operating income	2,933	1,894	668	701	733
Central administration	-187	-116	-39	-39	-40
Acquisition costs	-	-21	-	-	-
Net financial items	-1,071	-579	-209	-262	-313
Profit from property management	1,675	1,178	420	400	380
Income, residential development	-	-36	-	-	-
Share of profit in associated companies	-862	3	-	148	499
Changes in value, properties	-2,934	3,432	759	1,695	458
Changes in value, financial placements	-1,105	870	-1,042	1,089	-
Change in value, derivatives	1,375	256	-31	-17	12
Impairment of goodwill	-635	-21	-	-	-
Profit before tax	-2,486	5,682	106	3,315	1,349
Tax	548	-1,187	-214	-201	-166
Net profit for the year	-1,938	4,495	-108	3,114	1,183
Translation differences, etc.	942	295	-11	-8	16
Net comprehensive income for the year	-996	4,790	-119	3,106	1,199
SEKm	2022	2021	2020	2019	2018
BALANCE SHEET					
Goodwill	2,374	3,059	-	-	-
Investment properties	78,387	83,084	14,002	12,114	13,479
Right-of-use assets	1,623	1,000	218	209	-
Shares in associated companies	3,415	472	-	-	2,165
Financial assets at fair value	5	2,263	4,347	3,191	-
Derivatives	1,312	251	-	-	-
Other non-current assets	232	153	7	5	2
Properties classified as current assets	206	63	-	-	-
Other current assets	1,230	1,320	85	62	52
Short-term investments	1,099	-	-	1,542	-
Liquid funds	979	571	15	8	14
Total assets	90,862	92,236	18,674	17,131	15,712
Equity attributable to the Parent Company's shareholders	31,268	33,342	7,277	8,172	5,302
Equity attributable to holdings without controlling influence	43	596	-	-	-
Long-term interest-bearing liabilities	32,745	32,016	5,510	5,264	7,574
Long-term leasing liabilities	1,623	1,000	218	209	-
Deferred tax liability	7,562	8,127	800	592	395
Derivatives	22	337	455	424	407
Other long-term liabilities	43	67	7	7	8
Short-term interest-bearing liabilities	14,728	14,548	4,086	2,091	1,694
Other short-term liabilities	2,828	2,203	321	372	332
Total equity and liabilities	90,862	92,236	18,674	17,131	15,712

	2022	2021	2020	2019	2018
Property-related					
Investment properties, fair value, SEKm	78,387	83,084	14,002	12,114	13,479
Yield requirement in valuations, %	5.2	5.1	5.5	5.8	6.5
Rental value, SEKm	4,940	4,957	970	912	1,112
Lettable area, sq.m.	3,194,535	3,478,659	985,887	959,495	1,439,793
Economic occupancy rate, %	89	89	93	91	91
Area-based occupancy rate, %	83	83	91	88	88
Operating margin, %	65	68	75	73	76
No. of investment properties	458	518	167	162	186
Average remaining contract term, yrs	3.9	3.7	4.4	4.0	4.9
	2022	2021	2020	2019	2018
Financial					
Return on equity, %	-6.0	21.7	-1.4	46.2	24.5
Adjusted equity ratio, %	39	43	48	55	39
Equity ratio, %	34	36	39	48	34
Interest-bearing net debt, SEKm	45,439	43,818	5,258	2,629	7,848
Loan-to-value ratio, %	57	53	38	22	58
Loan-to-value ratio, properties, %	45	38	46	46	51
Interest coverage ratio	2.5	2.7	2.5	2.8	2.9
Average interest rate, %	3.6	2.4	2.7	3.4	3.2
Average period of fixed interest, years	1.9	2.6	2.7	3.4	2.1
Average period of tied-up capital	3.3	3.8	1.9	2.2	3.0
	2022	2021	2020	2019	2018
Share-related					
Profit from property management per Class A and B ordinary share, SEK	1.10	1.16	1.01	0.90	0.84
Earnings per Class A and B ordinary share, SEK	-2.25	5.52	-0.52	8.35	3.05
Net asset value (NAV) per Class A and B ordinary share, SEK	26.42	29.60	22.22	22.74	14.27
Equity per Class A and B ordinary, SEK	22.17	23.94	18.56	19.95	12.07
Equity per Class D ordinary share, SEK	289.59	289.59	-	-	-
Equity per preference share, SEK	312.72	312.72	251.67	251.67	251.67
Dividend per class A and B ordinary share, SEK	0.40 ¹⁾	0.40	0.65	0.60	0.45
Dividend per Class D ordinary share, SEK	20.00 ¹⁾	20.00	20.00	-	-
Dividend per preference share, SEK	20.00 ¹⁾	20.00	20.00	20.00	20.00
Share price, Class A ordinary share, SEK	10.45	32.60	18.80	27.00	10.00
Share price, Class B ordinary share, SEK	8.39	32.65	18.80	27.00	10.70
Share price, Class D ordinary share, SEK	170.60	316.00	-	-	-
Share price, preference share, SEK	211.50	324.00	320.00	392.00	294.00
No. of shares, thousands					
No. of outstanding Class A and B ordinary shares	1,078,717	1,084,778	343,195	364,270	364,270
Average number of outstanding Class A and B ordinary shares	1,081,271	740,815	343,429	364,270	364,728
Number of outstanding Class D ordinary shares	7,504	7,546	-	-	-
No. of outstanding preference shares	12,415	12,415	3,600	3,600	3,600

¹⁾ Proposed dividend.

Definitions

In this annual report, a number of financial key ratios and measures 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 analysing the Company's operations. Because not all companies calculate financial key ratios and measures in the same way, these are not

RETURN ON EQUITY

Net profit on an annual basis, as a percentage of average equity² during the period.

LOAN TO VALUE (LTV)³

Interest-bearing liabilities after deduction for the market value of listed shareholdings, interest-bearing assets and liquid funds, in relation to the fair value of the properties and shares in associated companies.

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.

CENTRAL ADMINISTRATION

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

REQUIRED YIELD

The required return on the residual value of the property valuations.

NET OPERATING INCOME

Income minus property costs (such as operating and maintenance costs as well as property tax).

EQUITY PER ORDINARY SHARE OF CLASS A AND B

Equity² after deduction of equity attributable to preference shares and ordinary shares of class D and hybrid bonds, in relation to the number of outstanding ordinary shares of class A and B.

EQUITY PER ORDINARY SHARE OF CLASS D

The ordinary share of class D's average issue-price.

EQUITY PER PREFERENCE SHARE

The preference share's average issue price.

ECONOMIC OCCUPANCY RATE

Annual contracted rent divided by rental value.

always comparable. The definitions of selected key figures and measures are presented below. The definitions are also displayed on Corem's website (<https://www.corem.se/investor-relations/definitioner/>). For the key figures that are not directly identifiable from the financial reports, there is a supplementary calculation appendix on the website.

INVESTMENT PORTFOLIO

Properties currently being actively managed.

INVESTMENT PROPERTIES

The term investment properties in the balance sheet includes the investment portfolio as well as the development portfolio.

PROFIT FROM PROPERTY MANAGEMENT

Net operating income, central administration and net financial income.

PROFIT FROM PROPERTY MANAGEMENT PER ORDINARY SHARE OF CLASS A AND B

Profit from property management after deduction of dividend on preference shares and ordinary shares of class D and interest on hybrid bonds in relation to the average number of outstanding ordinary shares of class A and B.

DEVELOPMENT PORTFOLIO

Properties where conversion or extension projects are in progress or planned, which lead to a higher standard or changed use of premises.

AVERAGE PERIOD OF TIED-UP CAPITAL

Average remaining term of interest-bearing liabilities.

AVERAGE INTEREST RATE

Average borrowing rate for interest-bearing liabilities and derivatives.

AVERAGE PERIOD OF FIXED INTEREST

Average remaining period of fixed interest on interest-bearing liabilities and derivatives.

RENTAL VALUE

Annual contract value with a supplement for assessed rent of vacant premises.

ADJUSTED EQUITY RATIO

Equity², adjusted for the value of derivatives including tax, repurchased shares (based on the share price at the end of respective period), and reported deferred tax properties, less goodwill attributable to deferred tax, as well as deferred tax of 5 per cent attributable to the difference between the properties' fair value and residual value for tax purposes, as a percentage of total assets adjusted for goodwill attributable to deferred tax and rights of use assets.

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.

NET LETTING

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

PROPERTIES CLASSIFIED AS CURRENT ASSETS

Properties with ongoing development of tenant-owned housing or which are intended for future development of tenant-owned housing.

UNREALIZED CHANGES IN VALUE, PROPERTIES

Change in fair value excluding acquisitions, divestments, investments, and currency translation.

REALIZED CHANGES IN VALUE, PROPERTIES

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

EARNINGS PER ORDINARY SHARE OF CLASS A AND B

Net profit after deduction of dividend on preference shares and ordinary shares of class D and interest on hybrid bonds, in relation to the average number of outstanding ordinary shares of class A and B.

INTEREST-BEARING NET DEBT

Interest-bearing liabilities less interest-bearing assets, current and non-current financial assets and liquid funds.

INTEREST-BEARING LIABILITIES

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

INTEREST COVERAGE RATIO

Profit from property management plus share of associated companies' profit from property management, and profit from residential development excluding financial expenses¹, divided by financial expenses¹.

EQUITY RATIO

Equity² as a percentage of total assets.

NAV (NET ASSET VALUE) PER ORDINARY SHARE OF CLASS A AND B

Equity², after deduction of equity attributable to preference shares and ordinary shares of class D, hybrid bonds and goodwill attributable to deferred tax, adding back derivatives and deferred tax liability, in relation to the number of outstanding ordinary shares of class A and B.

TOTAL NUMBER OF SHARES

Registered shares, including repurchased shares.

OUTSTANDING ORDINARY SHARES

Registered shares, less repurchased shares.

LETTABLE AREA

Total area available for letting.

AREA-BASED OCCUPANCY RATE

Rented area divided by total lettable area.

ANNUAL CONTRACT VALUE

Rent including supplements and index on an annual basis.

OPERATING MARGIN

Net operating income as a percentage of income.

1) Excluding site leasehold fees

2) Equity attributable to the Parent Company's shareholders.

3) After having divested properties to the associated company Klövern, the definition of the key figure was changed in connection with the interim report for the period January–June 2022 in order to better reflect the operations. Historical figures have been adjusted in line with the new definition without any effect on the reported key figures for the comparable periods.

ANNUAL GENERAL MEETING 2023

Corem's Annual General Meeting will be held on 28 April 2023. Notification, proposal for the dividend and information about registration is available on www.corem.se.

REPORTS CALENDAR

Interim Report January–March 2023	28 April 2023
Interim Report January–June 2023	14 July 2023
Interim Report January–September 2023	26 October 2023

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Properties for *the future*.

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