



Corem Property Group AB (publ)

Annual General Meeting, 24 April 2026



ABOUT COREM

Properties *for the future*

We have solid expertise in managing commercial real estate, but above all in creating possibilities. Premises which are tailored to our customer's businesses, and in the right locations.

At our core lies in-house, locally based and sustainable property management. Complemented by our expertise in property development, we build long term tenant relations and create conditions to grow together with our tenants.



COPENHAGEN, Fairway House
Letting to Elgiganten, 3 725 sqm



STOCKHOLM, Sundbyberg Aranya, letting of 1 000 sq.m



STOCKHOLM Västberga, Nattskiftet 12, 14
Construction and refurbishment



NORRKÖPING, Svärdet 8
Letting of 3 289 sqm and tenant adaptation for Norrköpings kommun



STOCKHOLM, Globenområdet
Urban development of Söderstaden.

DEVELOPMENT POSSIBILITIES	
Commercial	11 000 BTA
Retail and service	5 000 BTA
Residential	128 units



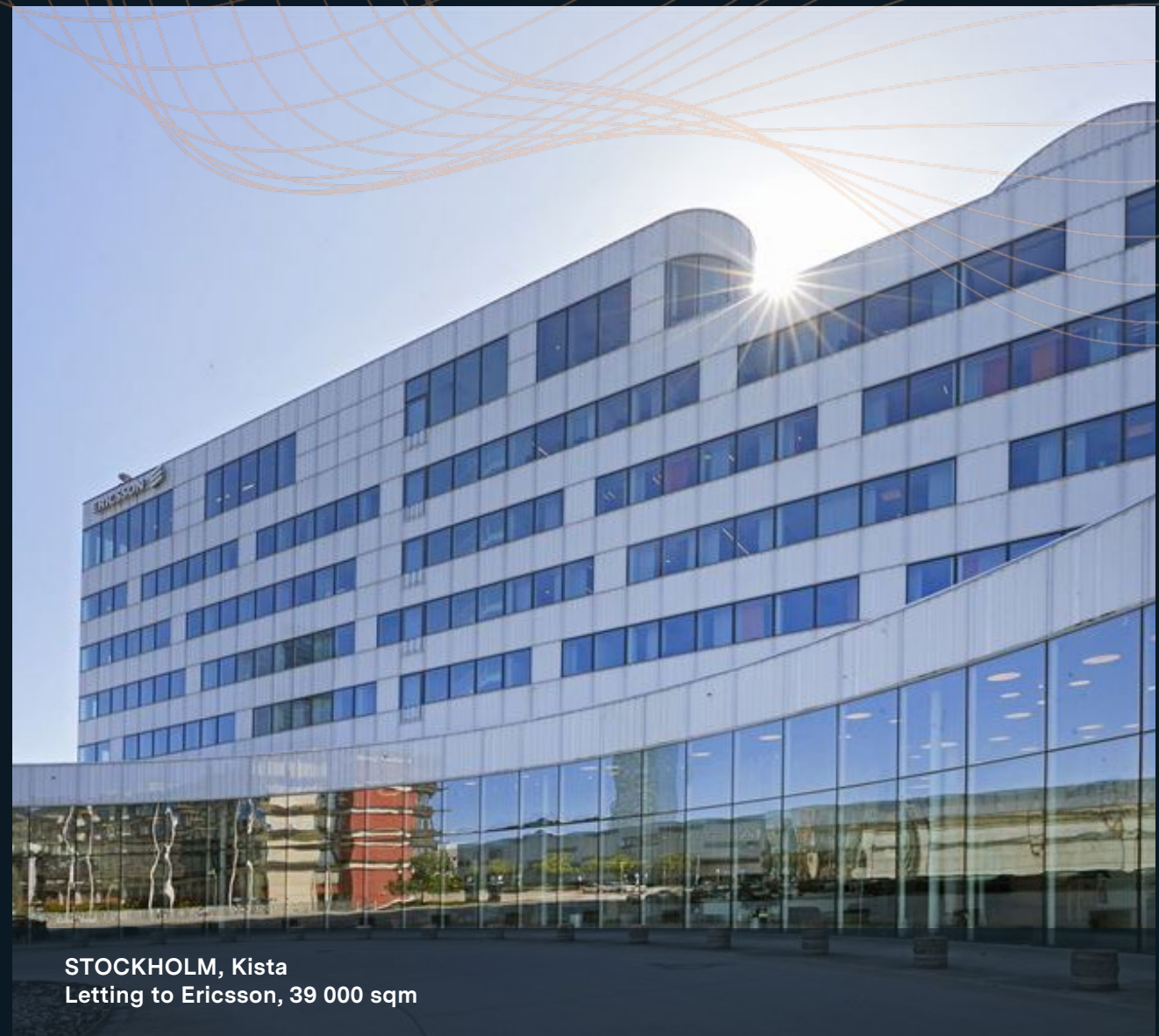
STOCKHOLM, Globenområdet
Example of lettings during the year are Region Stockholm, 1 752 kvm and Circle K, 2 038 sqm



STOCKHOLM, Kista
Ongoing tenant adaptation for Smartoptics, 4 178 sq.m



STOCKHOLM Kista, Helgafjäll 1
Tenant adaptation completed, Mycronic



STOCKHOLM, Kista
Letting to Ericsson, 39 000 sqm



LINKÖPING, CAG Ateles,
Letting during Q1, 500 sq.m



NYKÖPING, Fors 11
Tenant adaptation, Trafikverket



VÄSTERÅS
Urban development with Resecentrum, Mälarporten, increased connectivity with the city center.

DEVELOPMENT POSSIBILITIES	
Commercial	33 650 BTA
Resecentrum	5 300 BTA
Residential	400 units

DEVELOPMENT POSSIBILITIES	
Commercial	42 000 BTA
Lab, industrial	142 000 BTA
Retail and service	8 000 BTA
Mobility	30 000 BTA



UPPSALA BUSINESS PARK
Urban development



GOTHENBURG
Kollmorgen Automation expansion to 3 300 sq.m



GOTHENBURG, Majorna 219:7
Conversion from single- to multi-tenant
Kustbevakningen, Freemelt

SUSTAINABILITY

Solid track-record and continued strong progress

For Corem, sustainability means working methodically, securing long-term competitiveness, reduce risk and meet long term market expectations and demands.

We actively increase the properties performance, both in regard to minimising negative environmental impact as well as increasing attractiveness, quality and value for tenants. This is combined with systematically working with customer satisfaction and staff engagement, which takes us forward.

Working with suppliers as well as tenants we strive to be a positive influence, develop sustainable properties and prosperous neighbourhoods.

Customer
Satisfaction, NKI

75

Engagement
Index, Staff

88

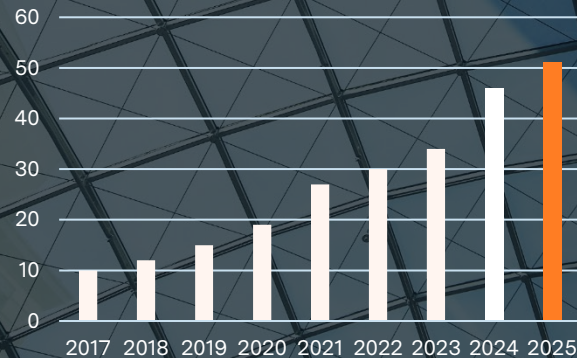
Green Assets,
share of property
value

33%

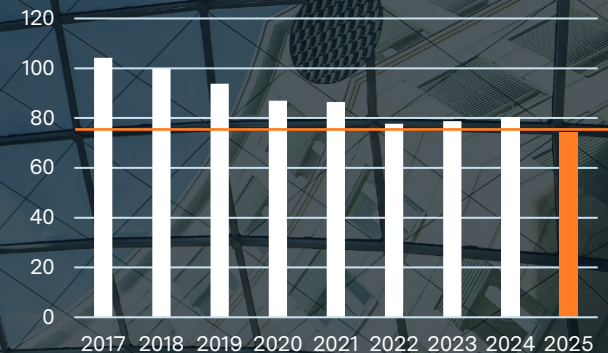
Energy efficiency,
portfolio average
kWh/sqm

74,2

Environmentally certified buildings
(BREEAM, Breeam In Use, LEED, Miljöbyggnad)



Continually increased energy
efficiency, kWh/sq.m.

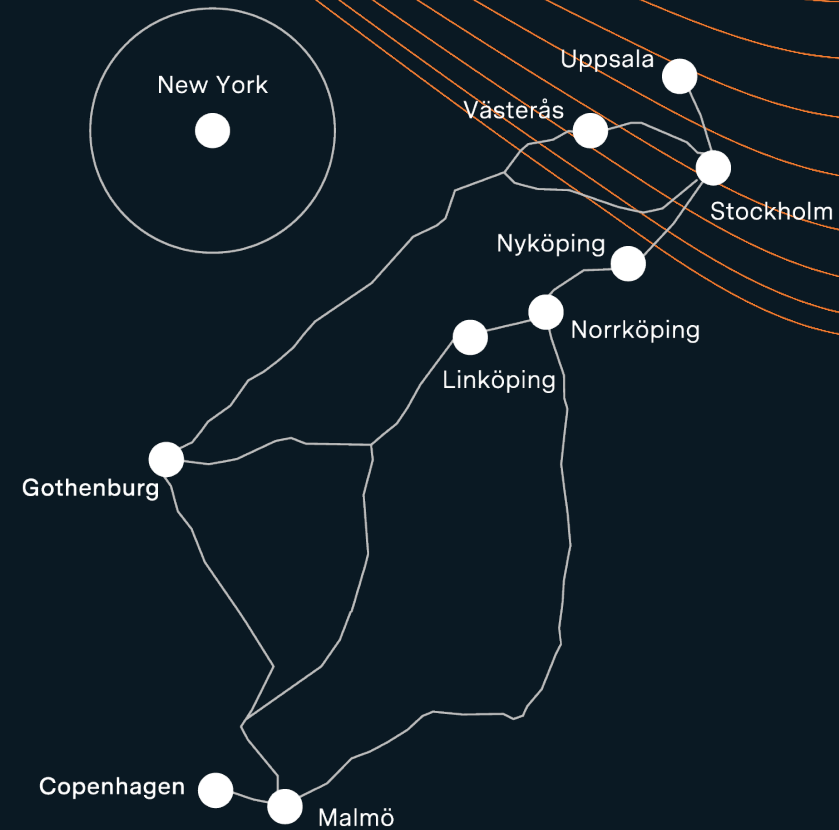
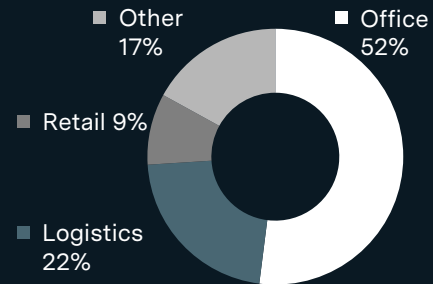


The taxonomy threshold for top 15% is 80 kWh/sqm for office premises. Long term target is to reach 65 kWh/sqm. Target for 2025 was to reach 75 kWh/sqm, a target which was surpassed as average consumption reached 74,2 kWh/sqm.

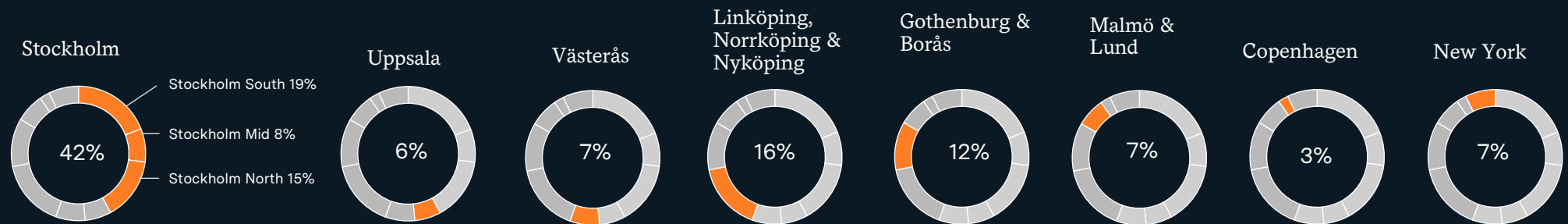
Property portfolio geographically well focused to attractive locations within *major cities and growth regions*

- Portfolio with premises for commercial use
- In-house property management
- Expertise in property development
- Proven track record in sustainability
- Long term tenant relations for mutual growth

LETTABLE AREA BY TYPE



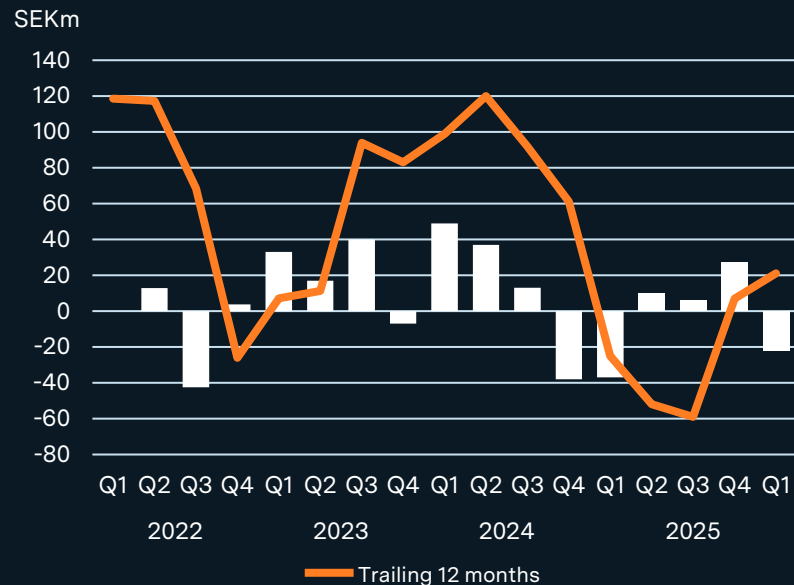
SHARE OF PROPERTY VALUE



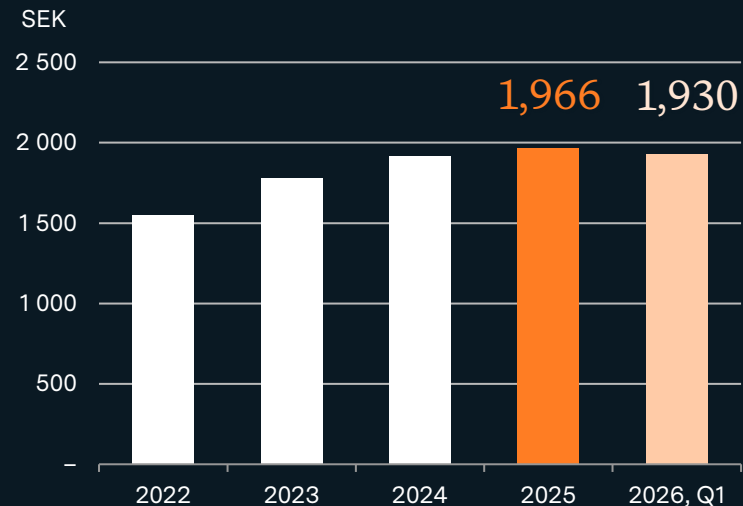
47

Property value, SEKbn

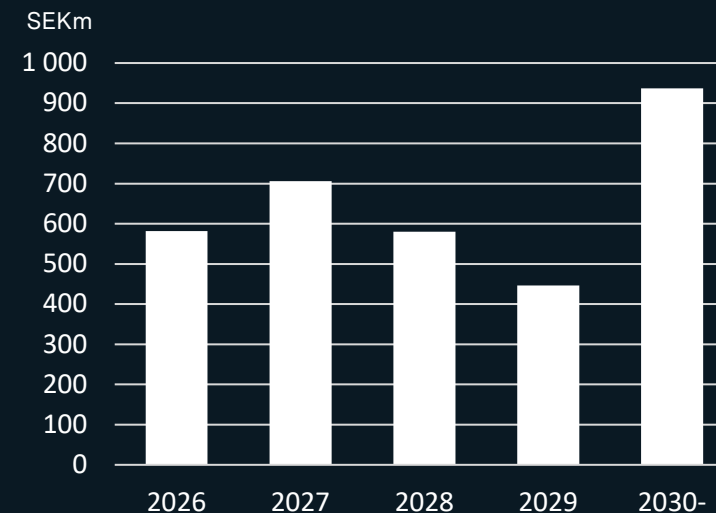
Net letting



Rental value per sq.m



Contract maturity



7

Net letting
2025, SEKm

21

Net letting
trailing 12 months,
per Q1 2026,
SEKm

71

Contract value
signed lettings
2026, SEKm

3,938

Rental value,
SEKm, Q1 2026

83

Economic
occupancy rate, %

3.3

Average remaining
lease, years

2,700

No. of tenants

4,900

No. of leases

75

Customer Satisfaction, NKI

17

Share of public sector tenants, in the office segment, %



SAMSUNG



ICA

Attendo



ERICSSON

coop



A24

MYCRONIC



martin & servera

Swedbank

ahlsell

TELE2

wsp



VOLVO



NOVARTIS



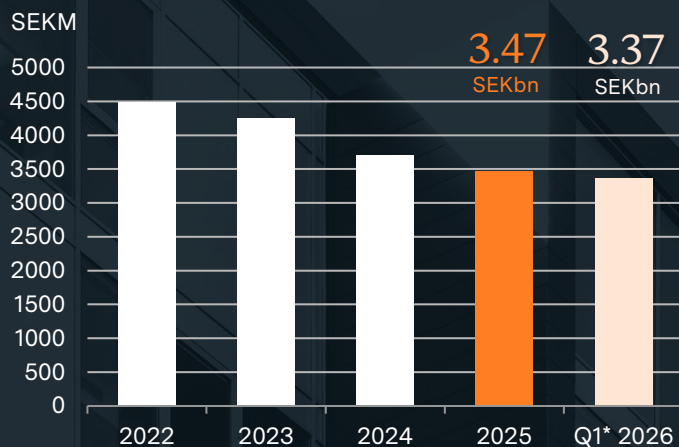
Baxter

swedol

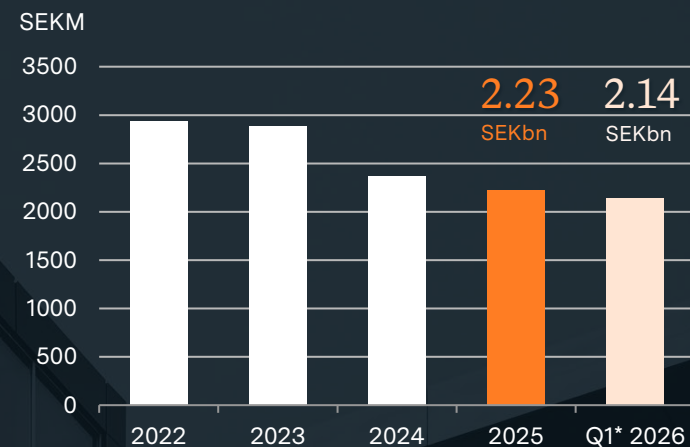
corem

Profit, result & NAV

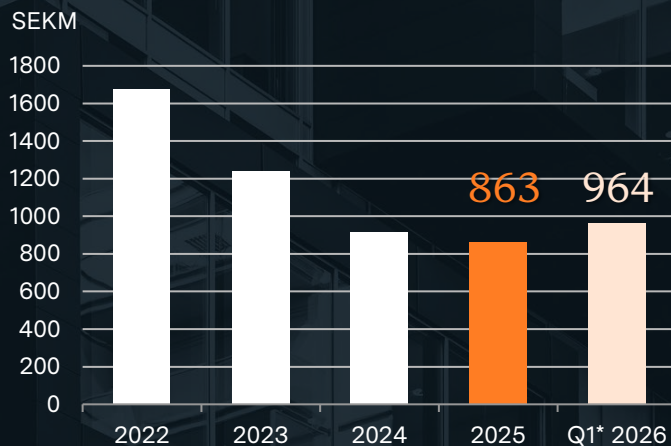
INCOME



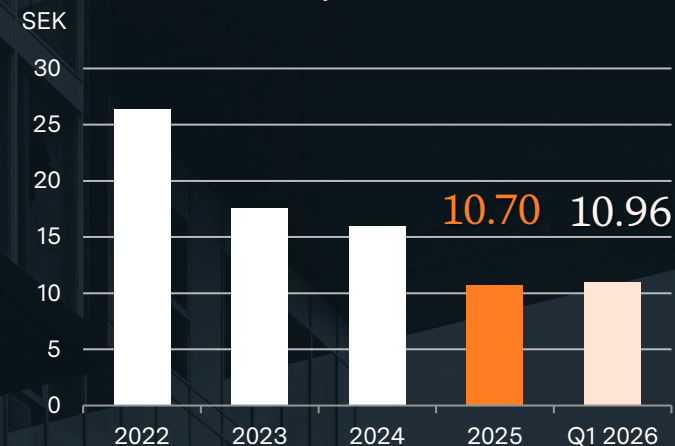
NET OPERATING INCOME



PROFIT FROM PROPERTY MANAGEMENT



NET ASSET VALUE / SHARE CLASS A & B



Q1 FIGURES

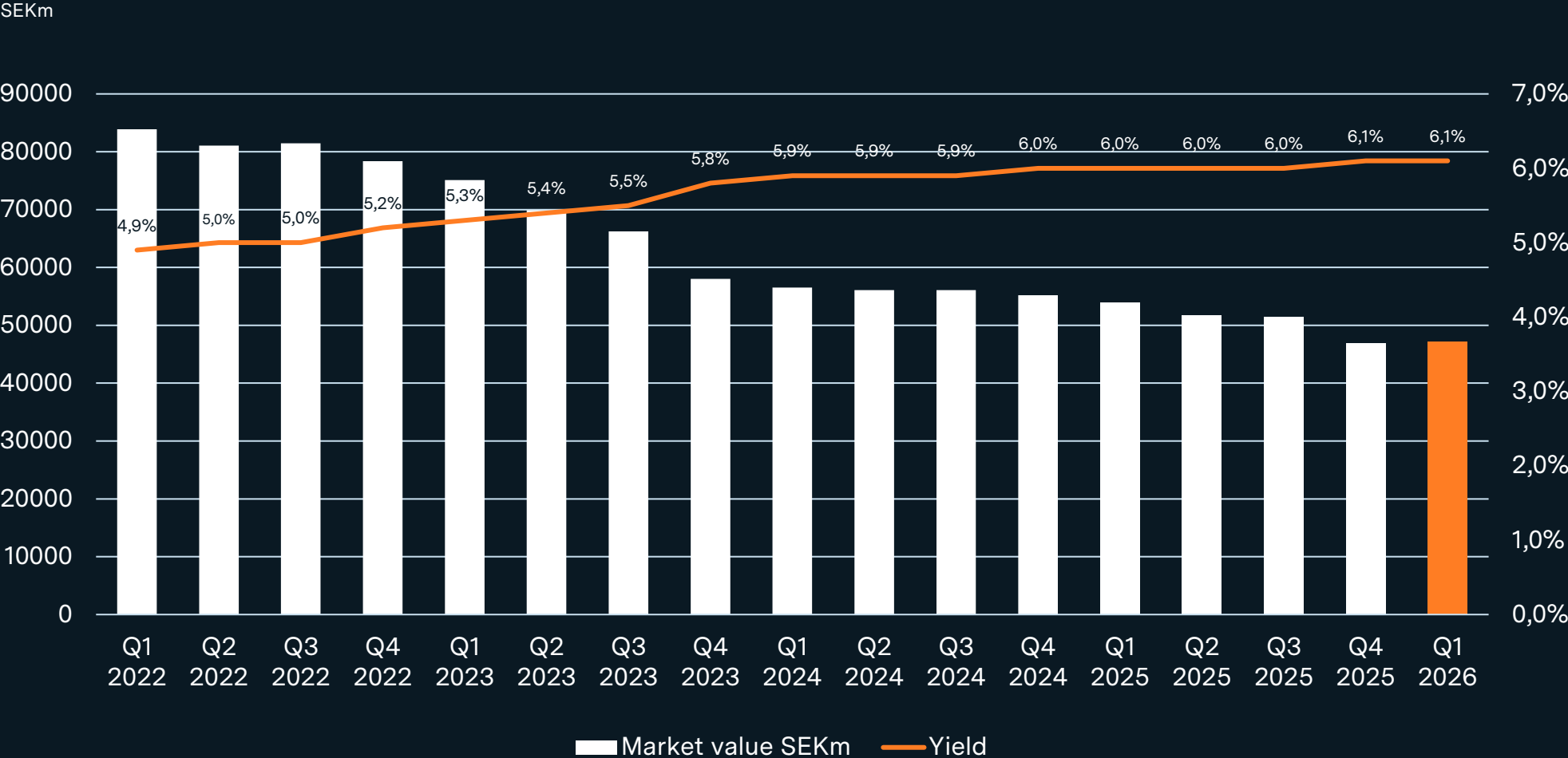
799 Income, SEKm

323 Profit from property management, SEKm

1 NOI increase, comparable portfolio, %

*trailing 12 months

Average *yield* and market *value*



Property transactions

Transactions are an integral part of Corem's business model, providing means to focus, improve, and adapt the portfolio to market conditions.

Over the past years, we have made divestments required to handle bond maturities through 2023 - 2025. Going forward, we will keep using transactions as a tool to streamline the portfolio and provide room for strategic activities.

2026

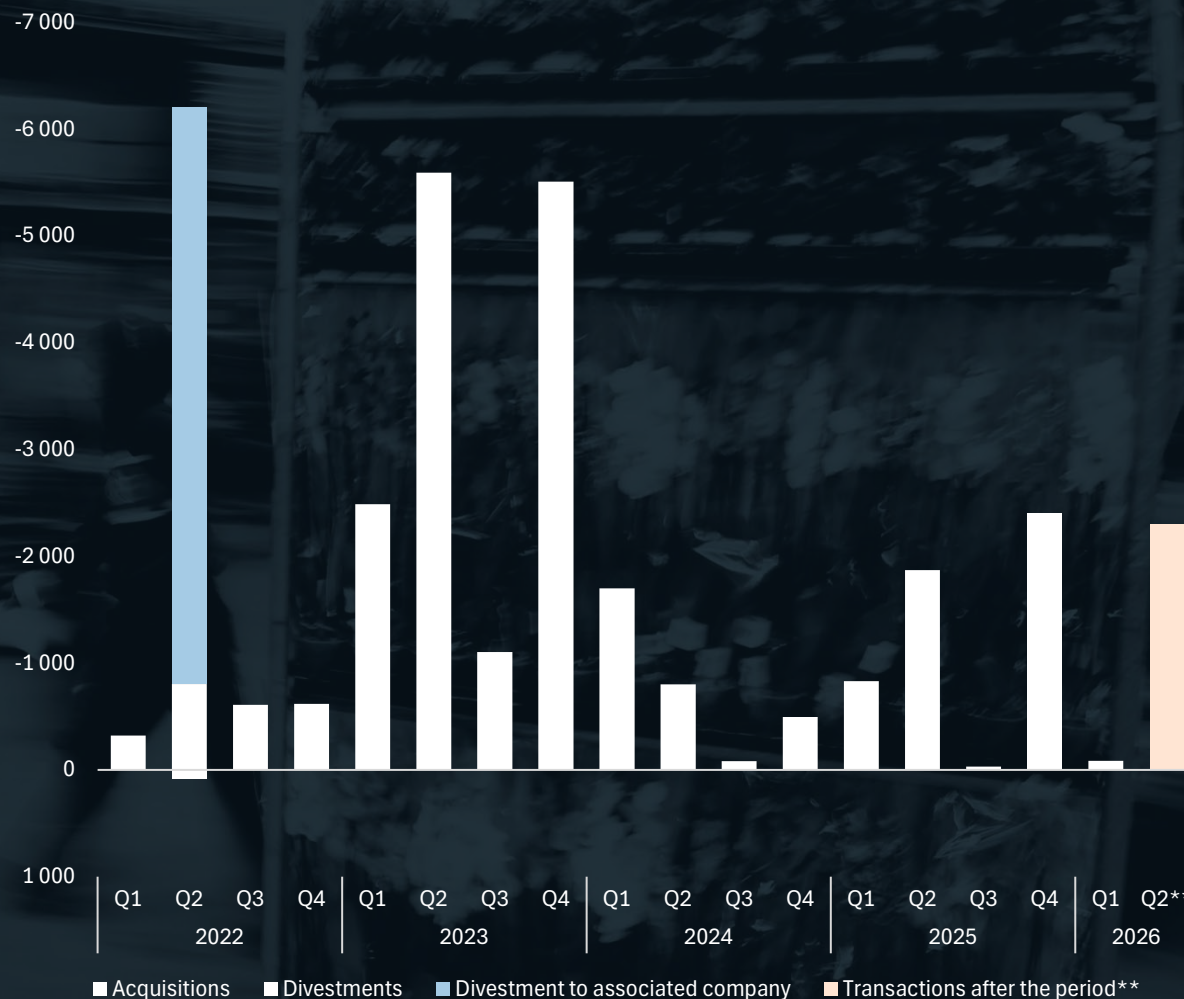
4 properties, underlying property value of SEK 85 million

2025

46 properties, underlying property value of SEK 5.2 billion

2022-2024

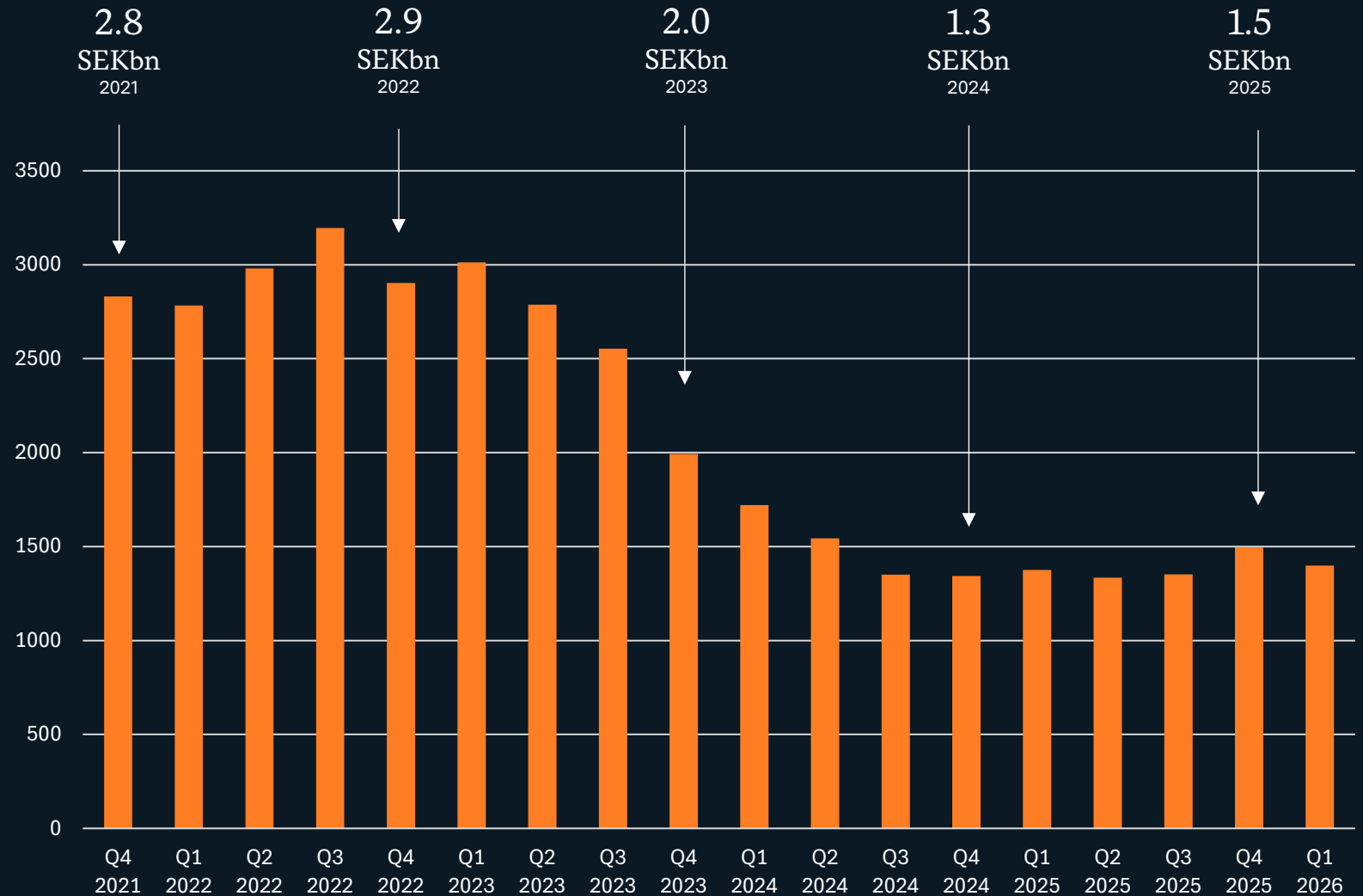
203 properties, underlying property value of SEK 25.4 billion whereof 25 properties and SEK 5,4 billion in creating the new Klöver.



Investments,

trailing 12 months

- Portfolio attractiveness and efficiency over time.
- Tenant adaptations, conversion from single-tenant to multi-tenant, improvements in technical standard, urban development.
- Current focus on refining the existing portfolio and tenant adaptations.



215
SEKm
Q12026

US Portfolio

1245 Broadway

- Lettable area 17,600 sq.m, 96% leased

417 Park Avenue (divested Q2)

- Unique development site of 1,000 sq.m, building rights for 33,000 sq.m.
- Divested in April 2026 reducing our exposure to the US and giving a liquidity injection of **2.2 SEKbn.**



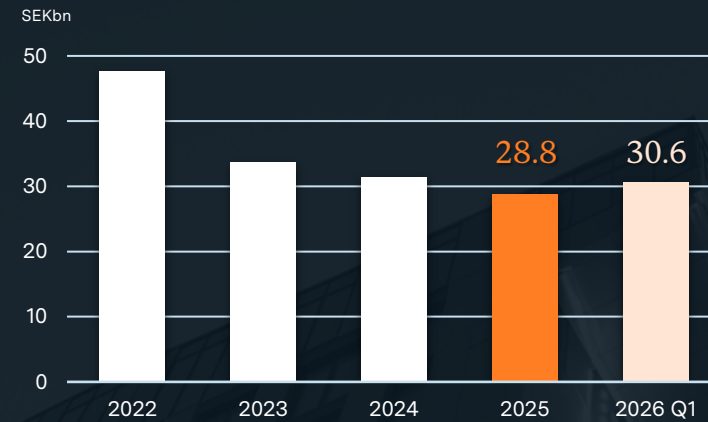
417 Park – Divested in Q2 2026



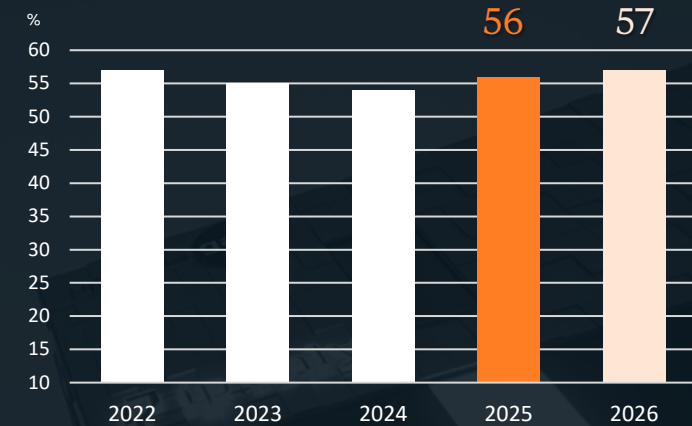
JKS RESTAURANTS

Financial position

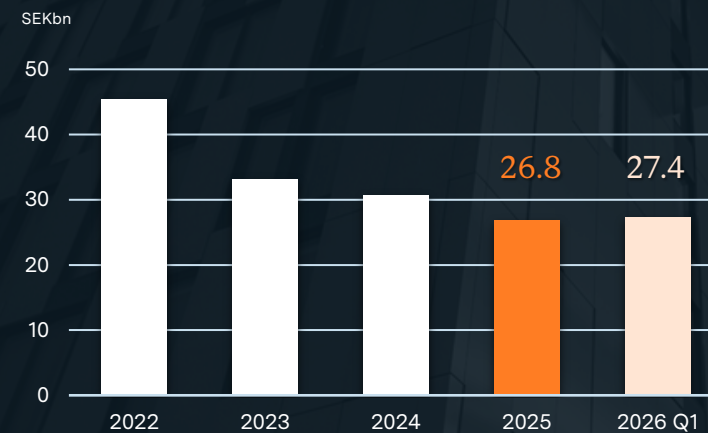
Interest-bearing liabilities



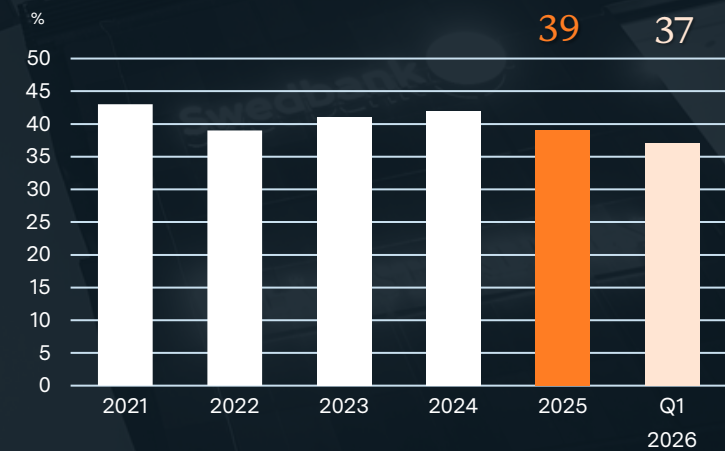
LTV



Interest-bearing Net liabilities



Equity ratio*



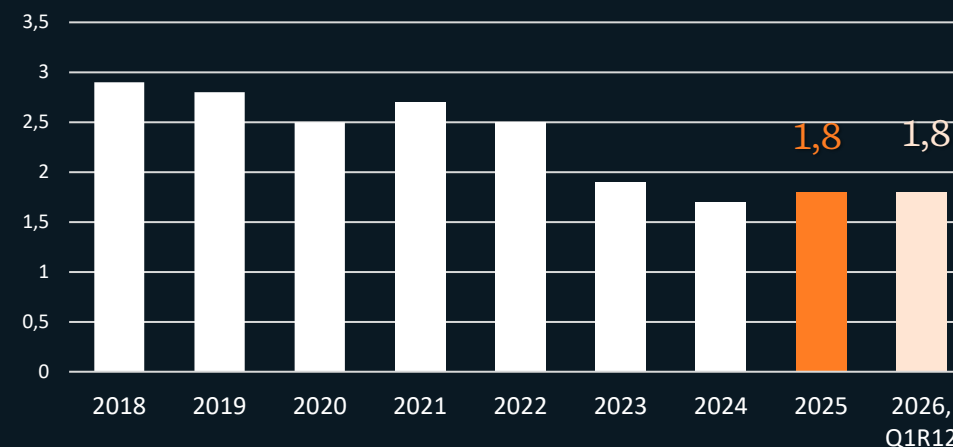
*Adjusted equity ratio

Financing

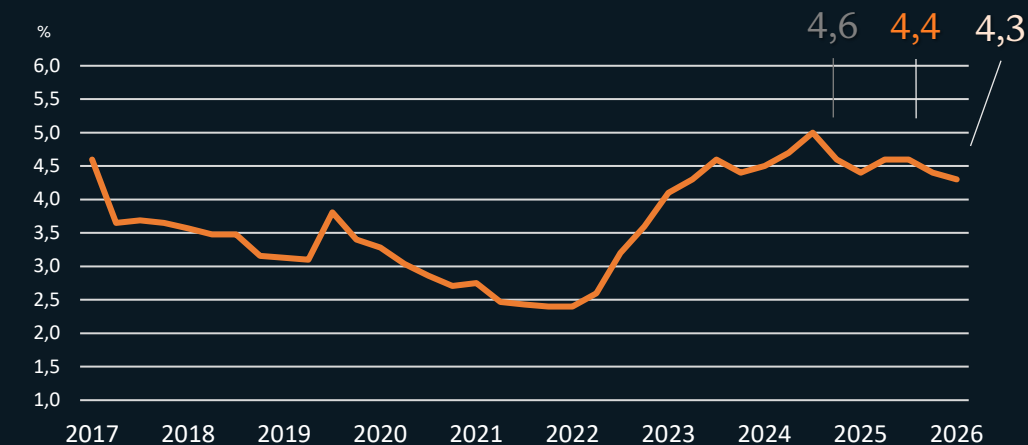
Continue optimizing the financial position

- Diversification of funding sources and proactive management of the debt maturity profile
- Reposition and refinance bonds, optimizing structure as well as bond durations
- Repayment of expensive loan structures, restructuring of expensive secured bank debt
- Prolonging debt duration
- Prolonging fixed interest rates
- Improve the credit/bank mix

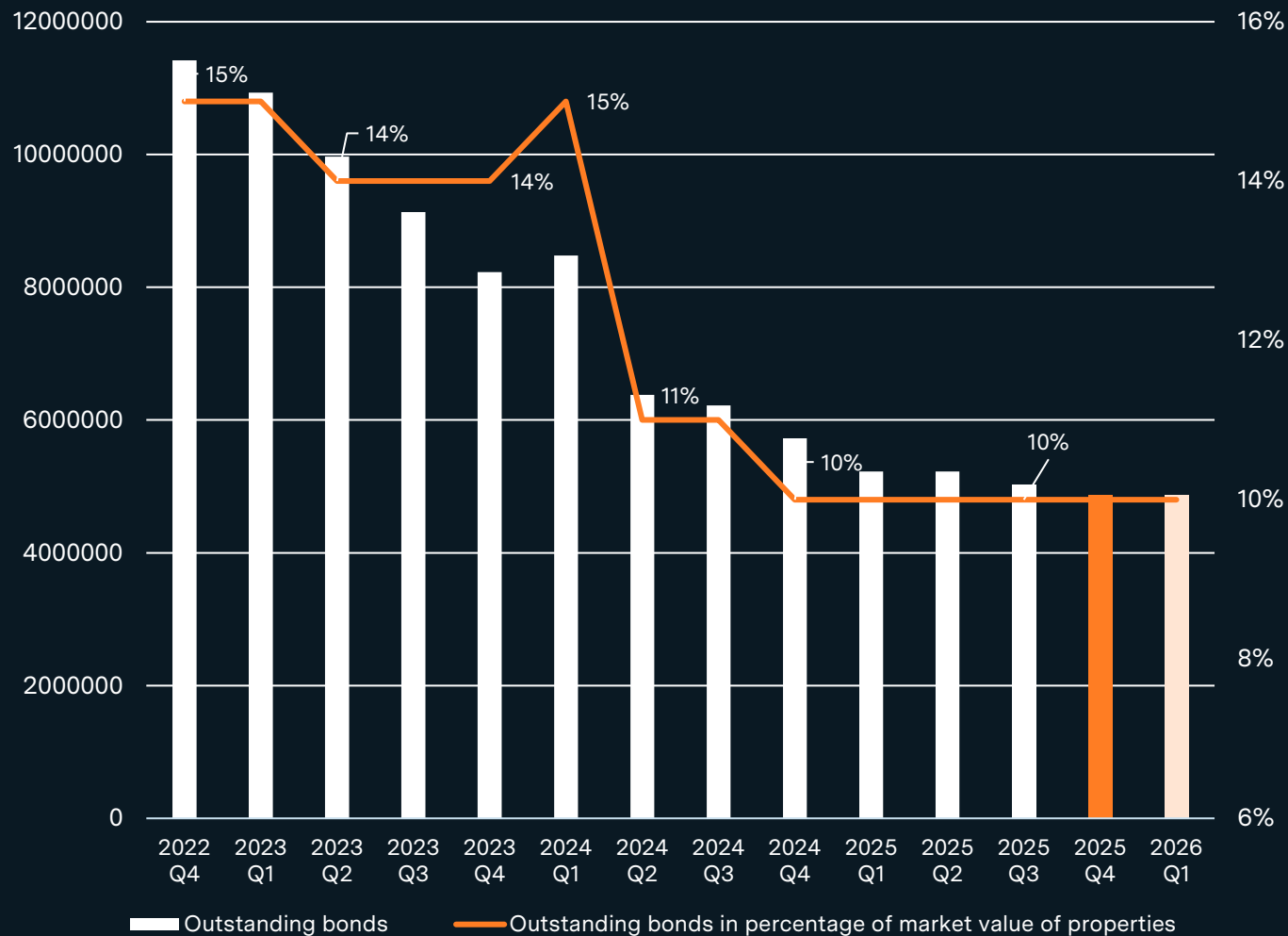
Interest coverage ratio



Average interest rate



Outstanding bond volumes

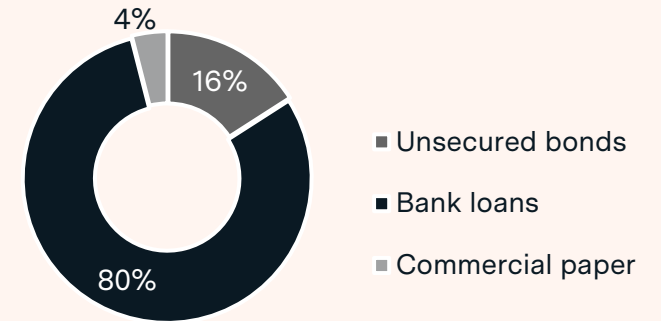


4,870
YE2025

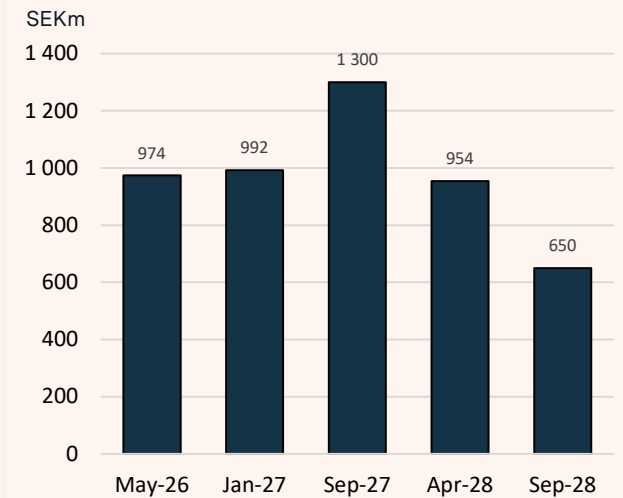
4,870
Q12026

Structure, 31 March 2026

Breakdown of Interest-bearing liabilities



Bond maturity



Financial assets

Klövern AB

- Unlisted housing development company, founded in 2022 through a merger of building rights portfolios from Corem and ALM Equity.
- In august 2023, a part of Corems holding was divested, as NREP entered as majority owner.
- Building rights for 19,000 homes and has over 600 rental apartments under management.
- **Market value per Q1 of SEK 0.7 billion, corresponding to a share of 8 percent.**

Bank Holdings

- Liquidity buffer
- Investments in high-yielding listed Nordic bank shares aimed at creating a more value-creating capital management with high liquidity.
- Holding in six major Nordic banks.
- Dividends received in the first quarter amounted to a total of SEK 229 million.
- **Market value per Q1 of SEK 2.7 billion.**

3.4

Financial assets,
SEKbn,
per Q1 2026

The share

Repurchase of shares

- Repurchases of own shares for SEK 242 million during the period 23 December 2025 – 23 April 2026.
- Holding today amounts to 6,6% of total capital
- Aiming to continue buy backs during the year, in order to strengthen net asset value per share as well as optimizing the capital structure.

Taking Corem *forward* and keep building for *the future*

Our strengths

- Geographically well positioned to growth markets
- Competitive portfolio in attractive locations
- Attractive land bank and development possibilities
- Strong in-house core competences and proven track-record in letting, property development and sustainability

Focus areas

- Improve the occupancy rate
- Keep increasing efficiency and operating margin
- Continue optimizing financial structure
- Transactions an added tool to streamline the portfolio and strengthen key figures
- Remain selective on investments. Primary focus on projects supporting new lettings
- Improve cash-flow



Questions

