Half-Year Report Q2 2026

10 July 2026

ABOUT COREM

Properties for *the future*

We have solid expertise in managing commercial real estate, but above all in creating possibilities. At our core lies in-house, locally based and sustainable property management. Our portfolio provides premises in strong, attractive locations. Complemented by our expertise in property development, we build long term tenant relations and create premises which are tailored to our customer's businesses, providing conditions to grow together.

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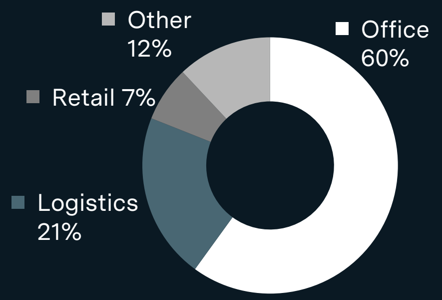
Property portfolio geographically well focused to attractive locations within *major cities* and *growth regions*

- 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

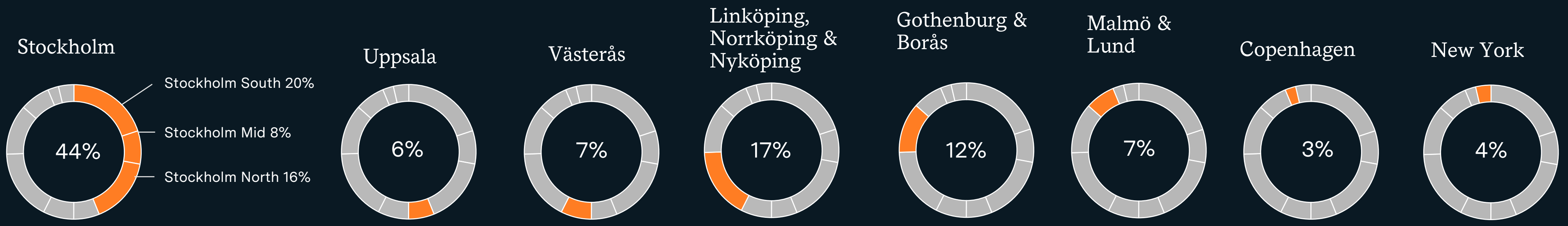
LETTABLE AREA BY TYPE



45

Property value, SEKbn

SHARE OF PROPERTY VALUE



Summary January – June 2026

“Positive leasing momentum alongside a continued focus on strengthening the financial position and enhancing strategic flexibility”

Property operations January – June 2026

1 586
Income, SEKm

486
Profit from property management, SEKm

1
Income increase, comparable portfolio, %

+19
Net letting April-June 2026, SEKm

6.1
Average yield, %

45
Property value, SEKbn

11.15
NAV per ordinary share of Class A/B, SEK

30
Net letting R12, SEKm

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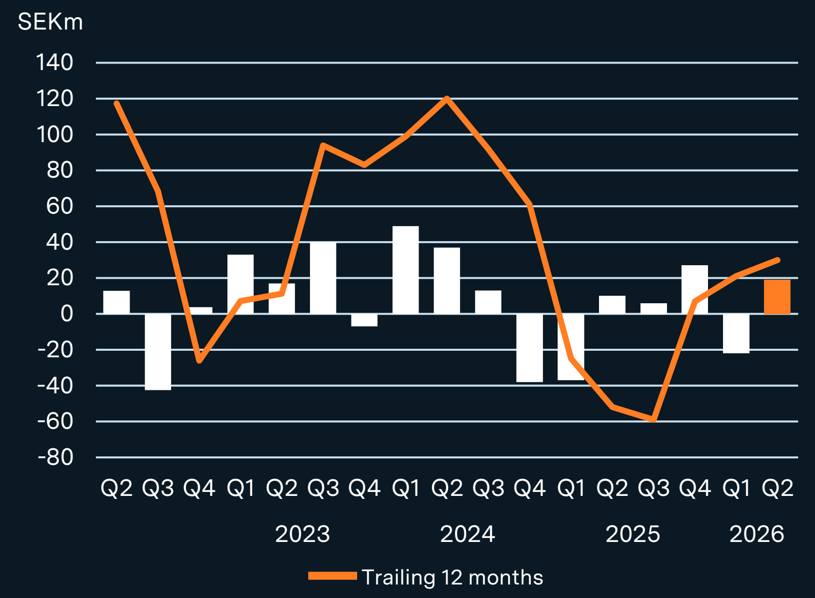
Selection of lettings during the quarter

Gothenburg
4 500 sq.m

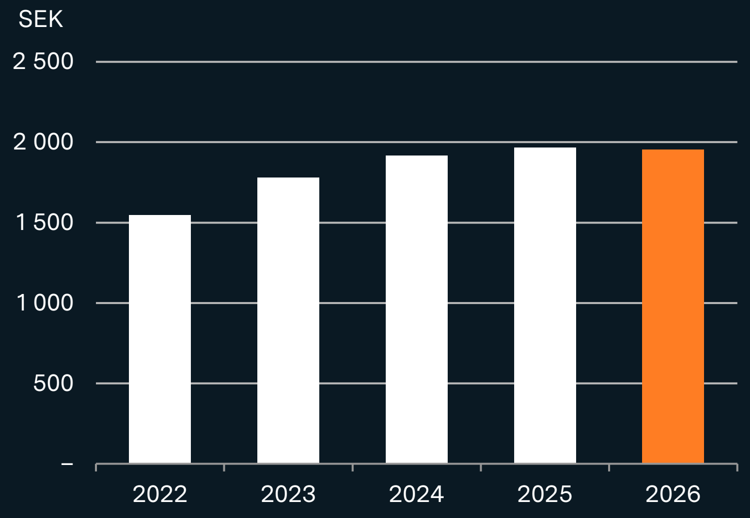
Västerås
First Office, 1 360 sq.m

New York
Fully leased, last 770 sq.m out of 17 600 sq.m

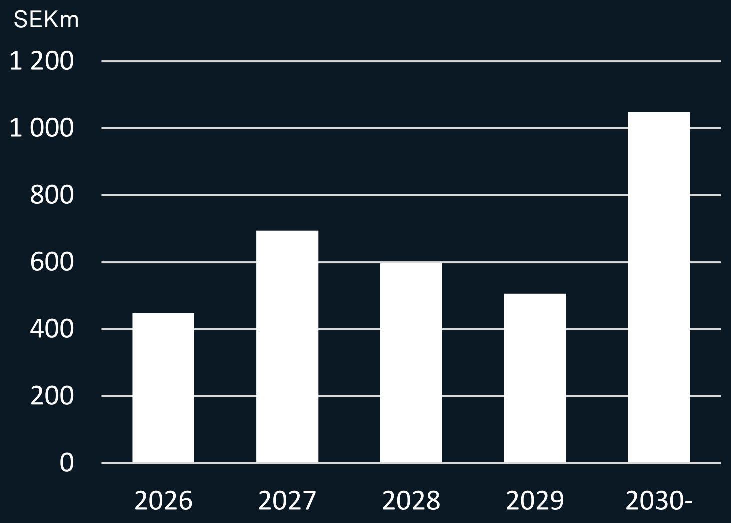
Net letting



Rental value per sq.m



Contract maturity



19
Net letting April-June, SEKm

198
Contract value signed lettings 2026, SEKm

2,700
No. of tenants

4,800
No. of leases

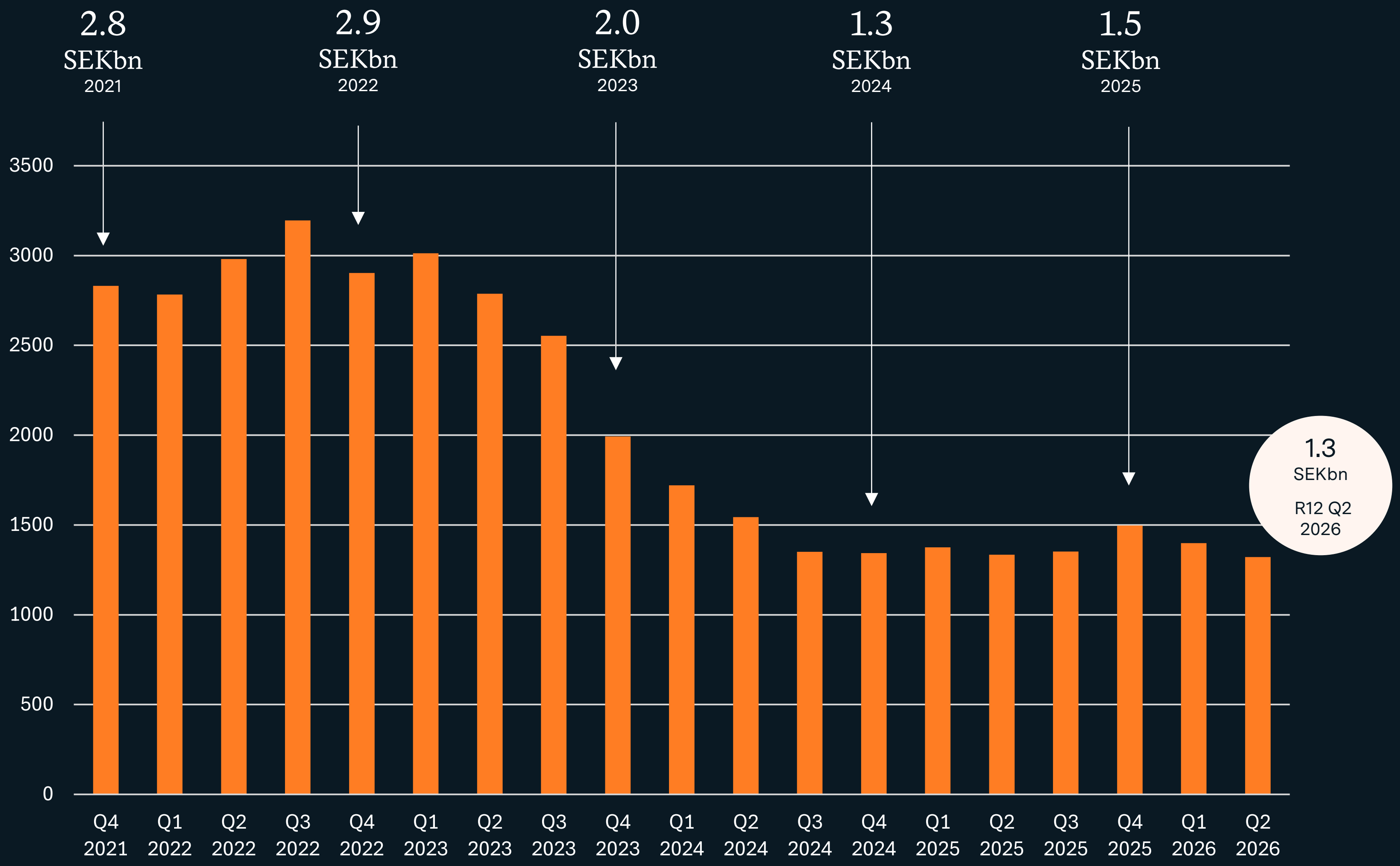
3,989
Rental value, SEKm

17
Share of public sector tenants, in the office segment, %

83
Economic occupancy rate, %

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.



Selection of ongoing *property development*

Ongoing tenant adaptation for Länsförsäkringar, 2 600 sq.m in Nyköping

Ongoing tenant adaptation for Region Stockholm, 3 000 sq.m in Täby - Stockholm

Globen - *Söderstaden*

Uppsala Business Park

Västerås City

Stockholm North - *Kista*

Urban development

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Property *transactions*

Transactions will continue to be an integral part of Corem's business model, providing means to reduce debt and to focus, improve, and adapt the portfolio to market conditions.

Over the past years, we have made divestments required to handle bond maturities. We will keep using transactions as a tool to reduce debt further, to streamline the portfolio and provide room for strategic activities.

2026

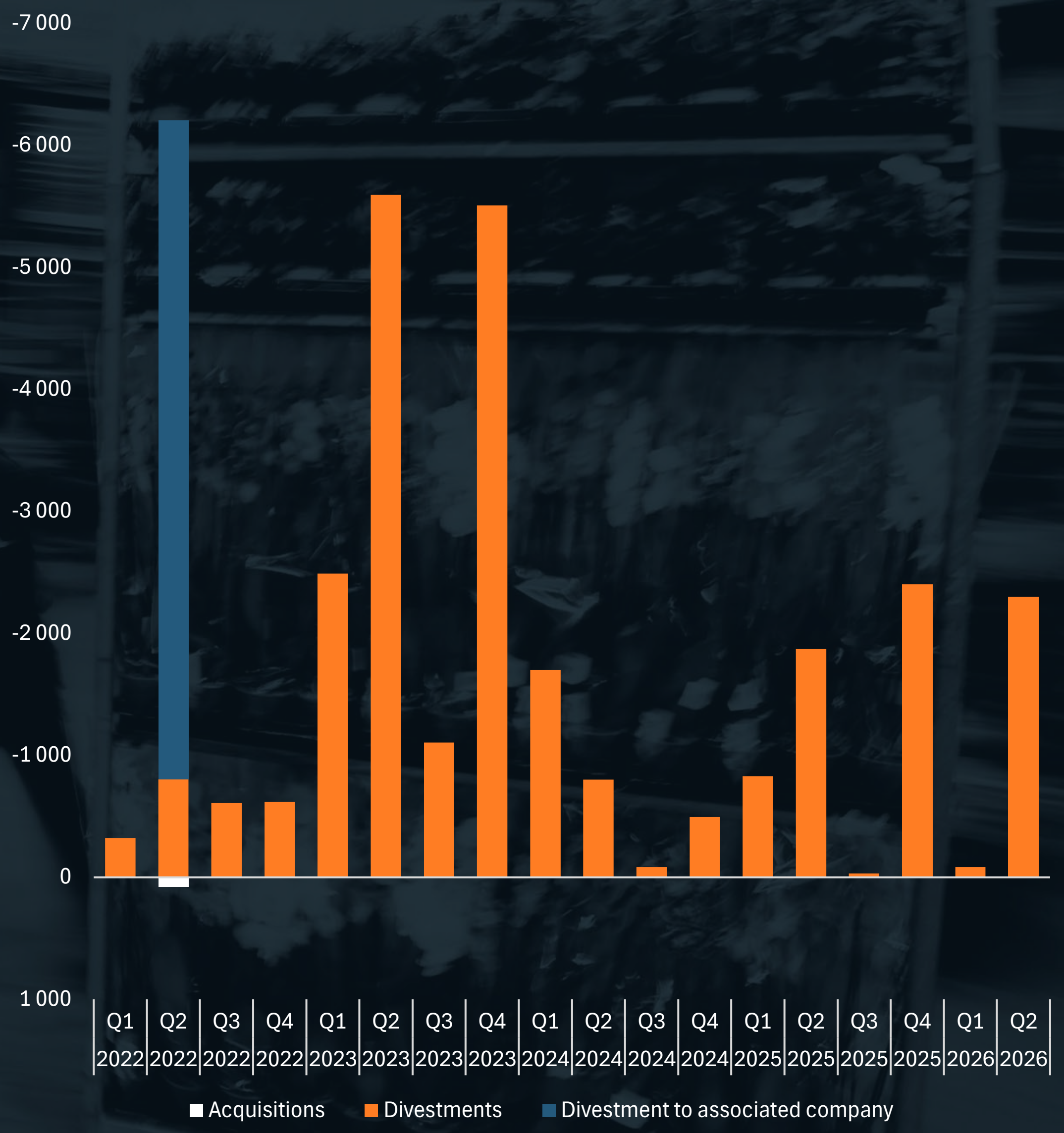
- 5 properties, underlying property value of SEK 2.4 billion

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 Klövern.



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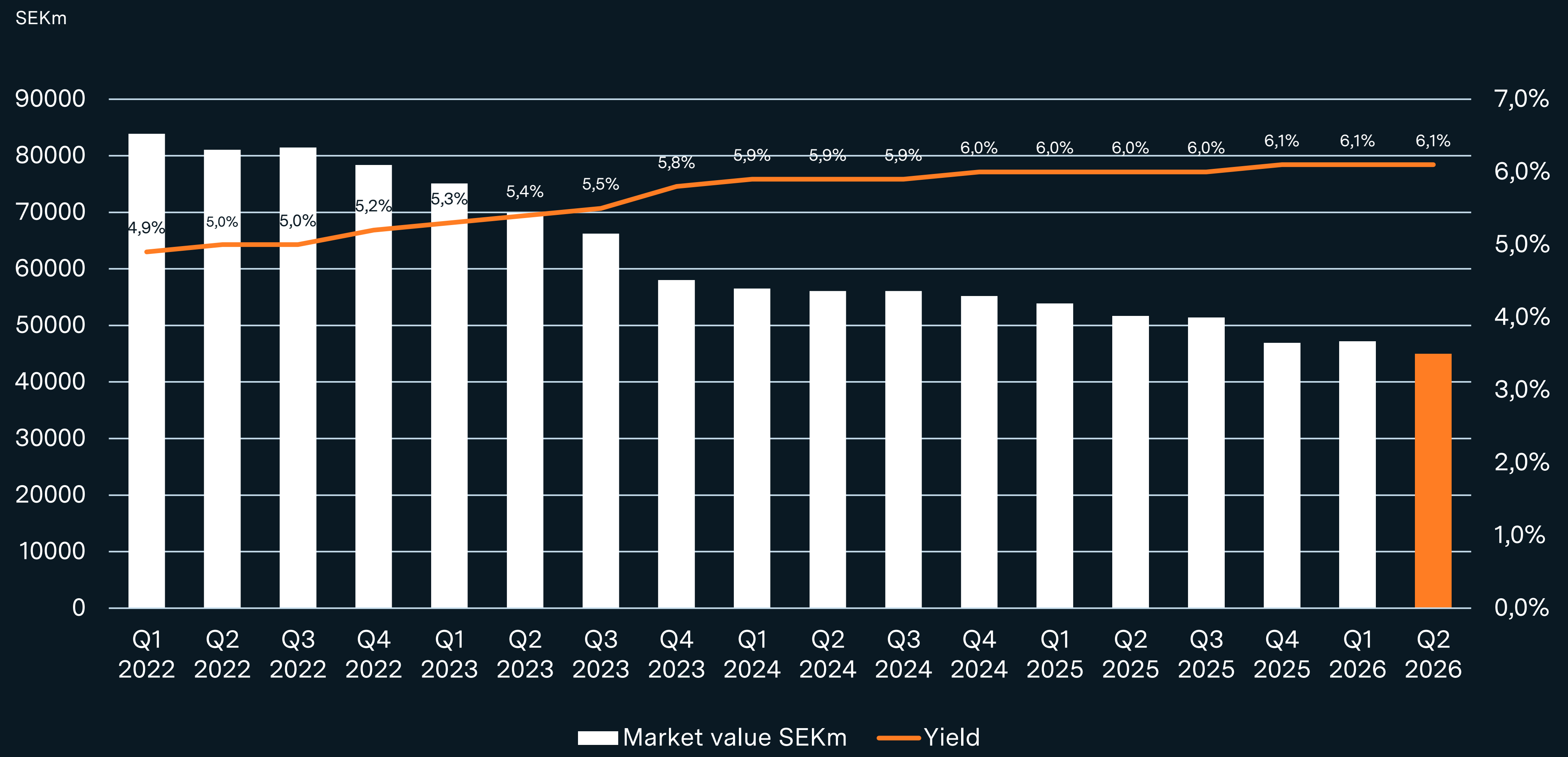
Average *yield* and market *value*



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Financial position, Q2 2026

1.7
ICR , R12

56
LTV,
%

4.1
Average
interest
rate, %

29
Interest-bearing
liabilities, SEBbn

3.6
Financial assets,
SEKbn

2.1
Q2 Liquidity injection from
divestment of 417 Park,
SEKbn

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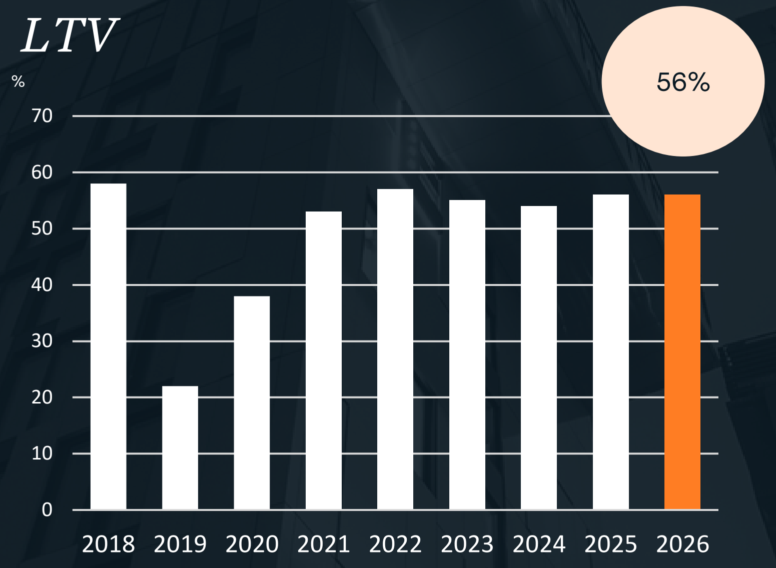
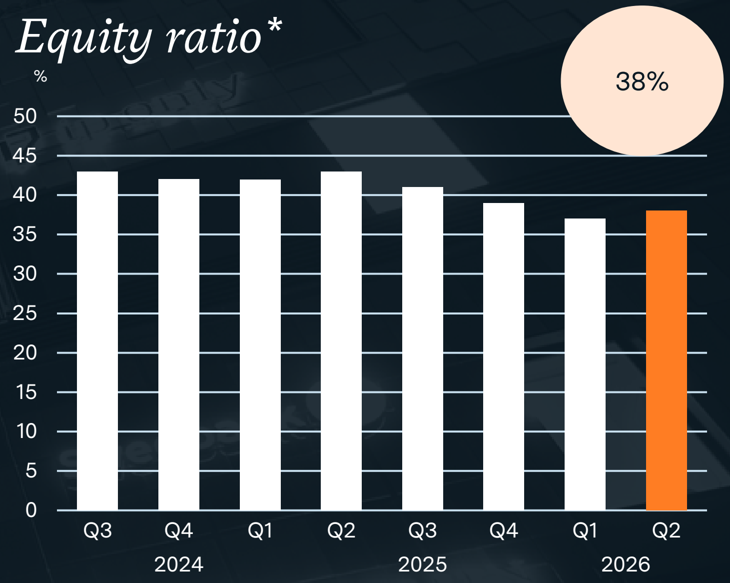
Financial position





*Adjusted equity ratio

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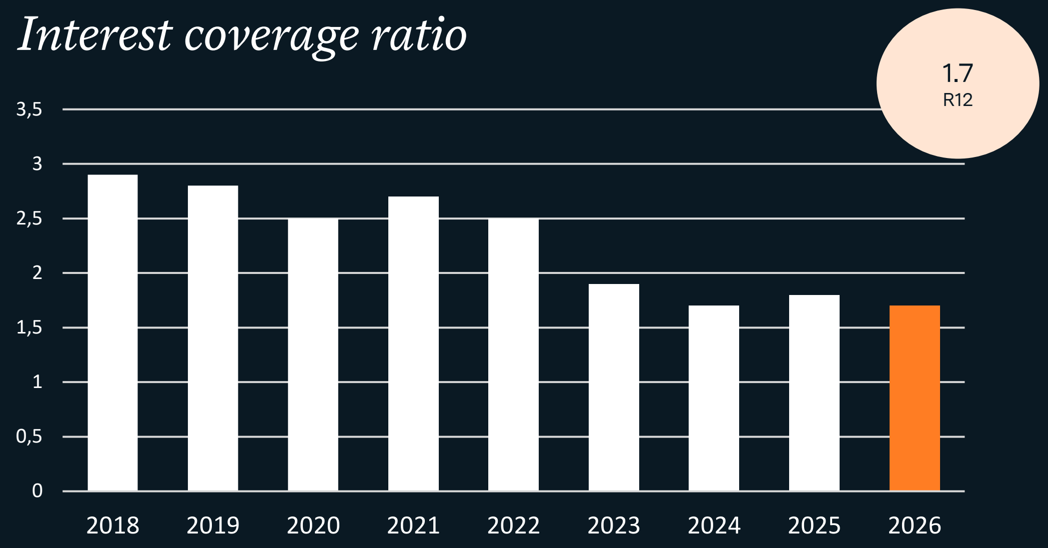
Financing

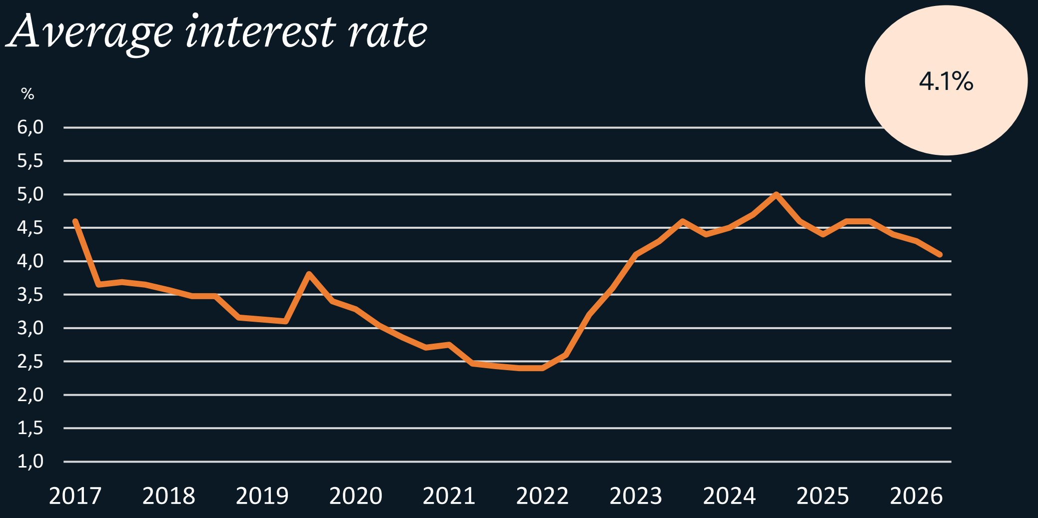
Continue optimizing the financial position

- 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



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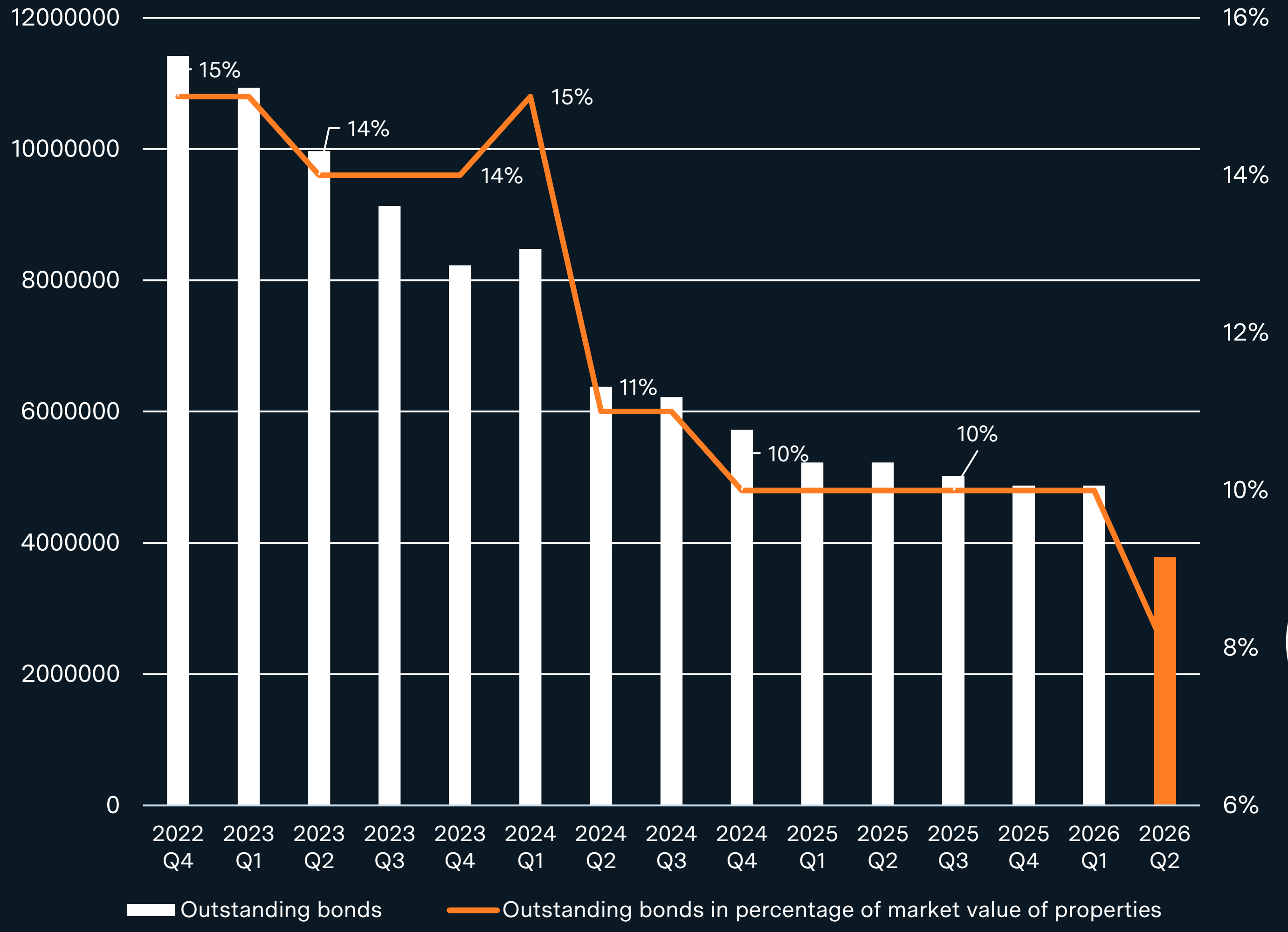
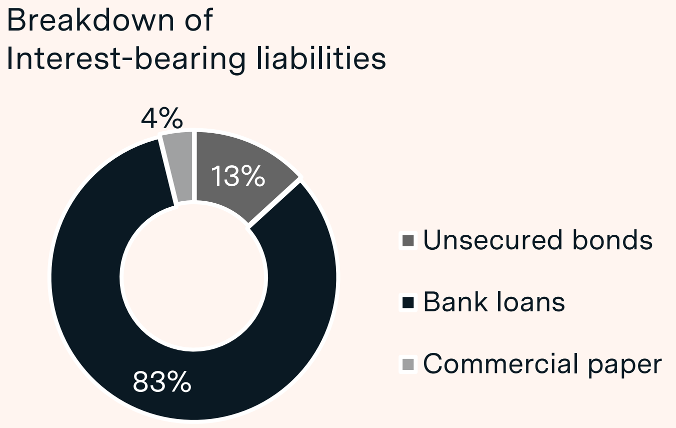
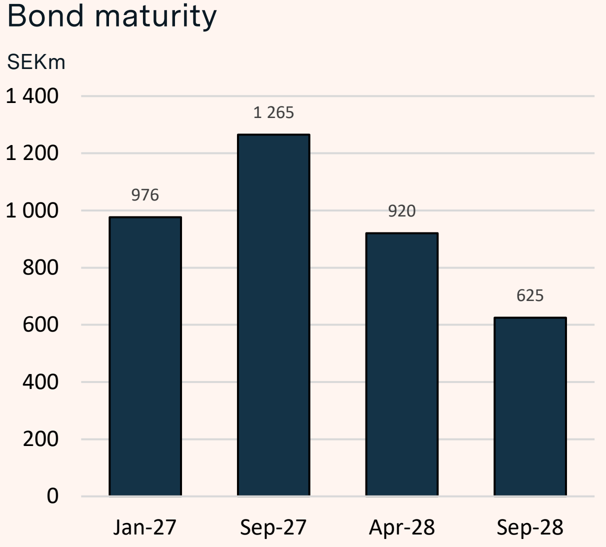
Outstanding bond volumes



3.8
SEKbn
Q2 2026





Value-creation in capital management

Repurchase of own shares

- Repurchase of own shares of SEK 538 million during the period 1 January – 30 June
- Aiming to continue buy backs during the year, in order to strengthen net asset value per share as well as optimizing the capital structure.

Bank Holdings

- Serves as a strategic 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.
- Market value per Q1 of SEK 2.8 billion.
- Dividends amounted to a total of SEK 251 million through Jan-June.

SUSTAINABILITY

Solid track-record and continued strong progress

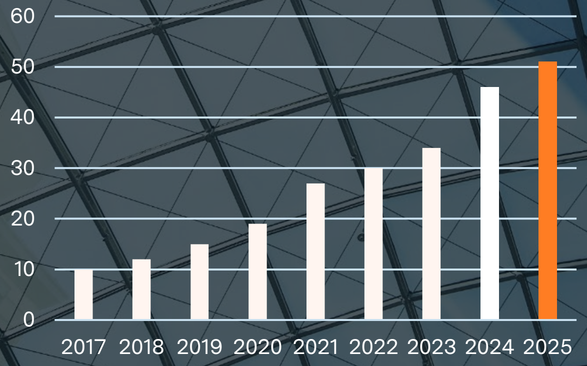
For Corem, sustainability means working methodically, securing long-term competitiveness, reduce risk and meet long term market expectations and demands.

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.

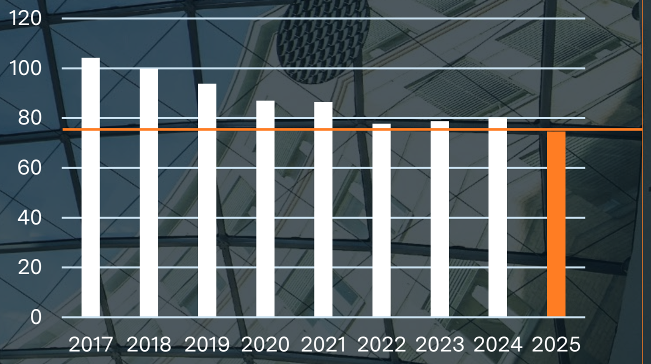
Working with suppliers as well as tenants we strive to be a positive influence, develop sustainable properties and prosperous neighbourhoods.

Customer Satisfaction, NKI	Engagement Index, Staff	Green Assets, share of property value	Energy efficiency, portfolio average kWh/sqm
75	88	33%	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, by 2030**. Target for 2025 was to reach 75 kWh/sqm, a target which was surpassed as average consumption reached 74,2 kWh/sqm.

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Priorities in building Corem 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 occupancy rate and operating margin
- Keep optimizing financial structure and reduce debt
- Transactions is a tool to reduce debt, streamlining the portfolio and strengthen key figures
- Investments primarily focused on projects supporting new lettings
- Continued improvement of resource efficiency

Questions