COREM PROPERTY GROUP
DERIVATION OF SELECTED KEY FIGURES

Amounts in SEKm unless otherwise stated	2026 6 m Jan-Jun	2025 6 m Jan-Jun	2025 12 m Jan-Dec
Return on equity, %			
Net profit for the period	-57,3	-577,8	-3 310,9
Net profit recalculated to full year	**-114,6**	**-1 155,5**	**-3 310,9**
Average equity	**15 905,0**	**20 810,8**	**19 000,8**
Return on equity, %	**-0,7%**	**-5,6%**	**-17,4%**
Adjusted equity ratio, %			
Equity	15 319,8	20 110,2	16 490,1
Reversal of derivatives including tax	-7,2	112,1	-17,9
Reversal of deferred tax properties	5 027,6	5 363,7	5 028,4
Reversal of repurchased shares (based on the share price at the end of each period)	336,2	212,5	181,5
Reversal of goodwill attributable to deferred tax	-552,2	-759,1	-581,9
Reversal of estimated deferred tax of five per cent attributable to the difference between the fair value and residual value for tax purposes of the properties	-1 257,0	-1 353,5	-1 295,2
Adjusted equity	**18 867,3**	**23 686,0**	**19 805,0**
Difference between the property's fair value and residual value for tax purposes of the properties	**25 140,5**	**27 069,0**	**25 903,9**
Total assets closing balance (adjusted for goodwill attributable to deferred tax and rights of use assets)	**50 029,7**	**54 698,1**	**51 039,9**
Adjusted equity ratio, %	**38%**	**43%**	**39%**
Loan to value, %			
Interest-bearing liabilities	28 641,5	28 321,3	28 768,3
Market value of listed shareholdings	-2 848,7	0,0	0,0
Holdings of listed shares	-134,9	-48,0	-141,6
Liquid funds	-78,3	-535,9	-1 803,9
	25 579,5	**27 737,4**	**26 822,8**
Fair value properties including shares of associated company and Klövern AB	**45 730,6**	**52 378,6**	**47 678,1**
Loan to value, %	**56%**	**53%**	**56%**
Loan to value properties, %			
Interest-bearing liabilities	28 641,5	28 321,3	28 768,3
Interest-bearing liabilities without collateral in properties	-6 859,0	-5 775,0	-6 075,0
	21 782,5	**22 546,3**	**22 693,3**
Fair value properties	**44 975,8**	**51 662,6**	**46 936,7**
Loan to value properties, %	**48%**	**44%**	**48%**
Interest coverage ratio			
Profit from property management	485,7	476,4	862,5
Corem's share of the associated company's management results	0,0	0,0	0,0
Financial expenses (excluding site leasehold fees and exchange rate differences)	661,2	579,3	1 149,3
	1 146,9	**1 055,7**	**2 011,8**
Financial expenses (excluding site leasehold fees and exchange rate differences)	**661,2**	**579,3**	**1 149,3**
Interest coverage ratio	**1,7**	**1,8**	**1,8**
Equity per ordinary share of class A and B, SEK			
Equity	15 319,8	20 110,2	16 490,1
Hybrid bonds	0,0	-1 132,5	0,0
Equity attributable to preference share and ordinary shares of class D	-5 940,9	-6 055,5	-6 054,7
	9 379,0	**12 922,2**	**10 435,4**
Number of outstanding ordinary shares of class A and B, thousands	**1 234 060,7**	**1 294 956,3**	**1 376 365,3**
Equity per ordinary share of class A and B, SEK	**7,60**	**9,98**	**7,58**
NAV (Net Asset Value) per ordinary share of class A and B, SEK			
Equity	15 319,8	20 110,2	16 490,1
Reversal of derivatives	-9,1	141,2	-22,5
Reversal of goodwill attributable to deferred tax	-552,2	-759,1	-581,9
Reversal of deferred tax liability	4 943,3	5 102,8	4 893,5
	19 701,9	**24 595,1**	**20 779,2**
Equity attributable to preference share and ordinary shares of class D	-5 940,9	-6 055,5	-6 054,7
Hybrid bonds	0,0	-1 132,5	0,0
Adjusted equity	**13 761,0**	**17 407,1**	**14 724,5**
Number of outstanding ordinary shares of class A and B, thousands	**1 234 060,7**	**1 294 956,3**	**1 376 365,3**
NAV (Net Asset Value) per ordinary share of class A and B, SEK	**11,15**	**13,44**	**10,70**