

Interim Report January–June 2026

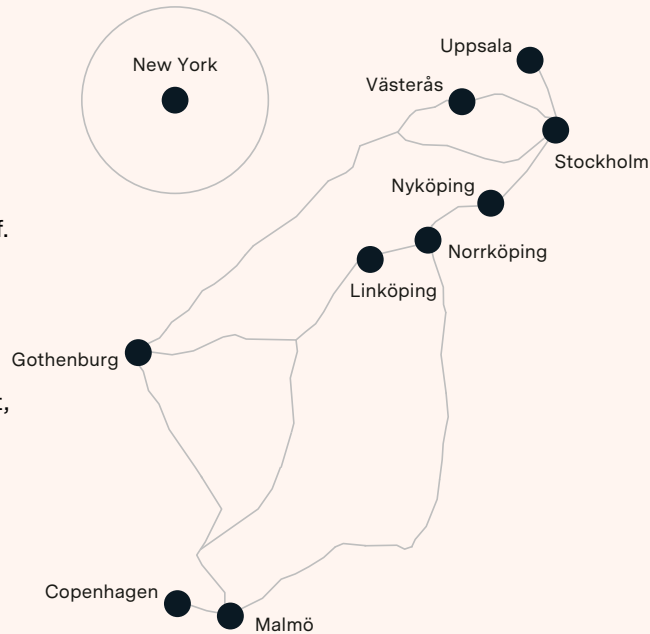
corem)



Corem Property Group (publ)

Corem is a commercial real estate company with focus on management, development and sustainable ownership of commercial real estate. The property portfolio is located in metropolitan and growth areas, where it is managed in-house by skilled and locally present staff. The locally based management guarantees proactivity, high commitment and forming of long-term business relationships. Combined with a solid sustainability focus and long-term property development, Corem creates properties for the future.

Cover photo:
Helgafjäll 2, Kista



239

Investment properties

44,976

Investment properties, fair value, SEKm

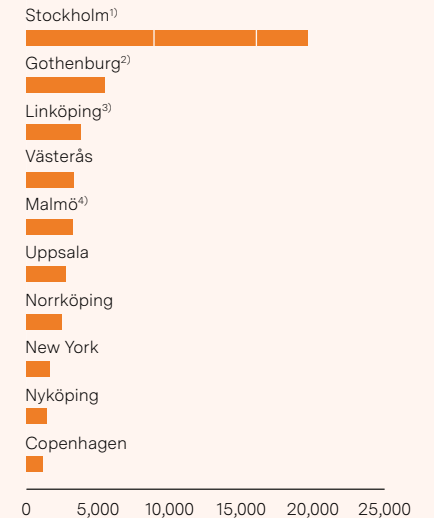
2,041

Lettable area, tsq.m.

3,989

Rental value, SEKm

PROPERTY VALUE PER CITY, SEKm



1) South Stockholm (Globen area, Sättra, Västberga) 20%, North Stockholm (Kista, Arlandastad) 16%, Central Stockholm (Solna, Vinsta, Täby) 8%.

2) Including Borås

3) Including Kalmar

4) Including Lund

January–June 2026

- Income amounted to SEK 1,586 million (1,792)
- Net operating income amounted to SEK 996 million (1,166)
- Net financial income amounted to SEK –445 million (–619)
- Profit from property management amounted to SEK 486 million (476)
- Changes in value of properties amounted to SEK –412 million (–761)
- Changes in value of financial assets amounted to SEK 86 million (–314)
- Profit/loss for the period amounted to SEK –57 million (–578), corresponding to SEK –0.19 (–0.70) per ordinary share of class A and B
- Net letting amounted to SEK 19 million (10) for the quarter and SEK –3 million (–27) for the period.
- The value of the properties amounted to SEK 44,976 million (46,937)
- Net asset value (NAV) per ordinary share of class A and B amounted to SEK 11.15 (10.70)

Events during the second quarter

- Bonds with an outstanding amount of SEK 974 million were redeemed at final maturity on 7 May. In addition, outstanding bonds maturing in 2027 and 2028 were repurchased for a total amount of SEK 110 million. In total, net debt decreased during the quarter from SEK 27.4 billion to SEK 25.6 billion
- Corem continued the repurchase of own shares during the quarter. On 27 April 2026, Corem initiated a further two repurchase programmes of own shares, which commenced on 28 April
- At the end of the quarter, the market value of Corem's holdings in bank shares amounted to SEK 2.8 billion
- During the quarter, 1 property was transferred: the development property at 417 Park Avenue in New York, generating a cash flow effect of SEK 2.1 billion.
- The development property at 1245 Broadway in New York was fully leased during the quarter. Corem also repaid the entire building credit of approximately SEK 730 million, which financed the development of the property

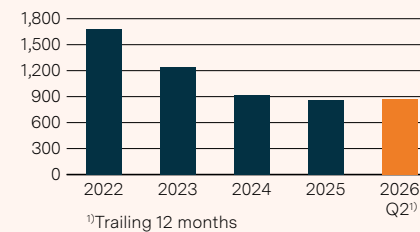
Significant events after the end of the period

- On 2 July, an extraordinary general meeting was held, which resolved on a reduction of the share capital through the cancellation of previously repurchased own shares and to restore the share capital through a bonus issue without the issue of new shares. The cancellation once again creates capacity for further share repurchases, in accordance with the authorization granted by the Annual General Meeting.

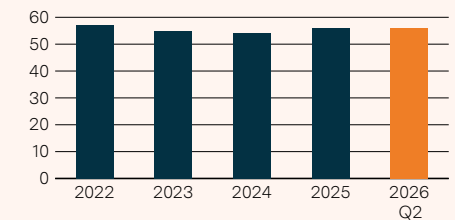
	2026 3 months Apr–Jun	2025 3 months Apr–Jun	2026 6 months Jan–Jun	2025 6 months Jan–Jun	2025/2026 Trailing 12 months Jul–Jun	2025 12 months Jan–Dec
Income, SEKm	787	896	1,586	1,792	3,259	3,465
Net operating income, SEKm	522	604	996	1,166	2,055	2,225
Profit from property management, SEKm	163	254	486	476	873	863
Net profit/loss, SEKm	7	–497	–57	–578	–2,790	–3,311
Earnings per ordinary share of Class A and B, SEK	–0.07	–0.52	–0.19	–0.70	–2.39	–2.96
Net asset value (NAV) per ordinary share of Class A and B, SEK	11.15	13.44	11.15	13.44	11.15	10.70
Economic occupancy rate, %	83	85	83	85	83	84
Operating margin, %	66	67	63	65	63	64
Adjusted equity ratio, %	38	43	38	43	38	39
Interest coverage ratio	1.5	1.9	1.7	1.8	1.7	1.8
Loan-to-value ratio, %	56	53	56	53	56	56

See page 22 and corem.se for definitions of key figures.

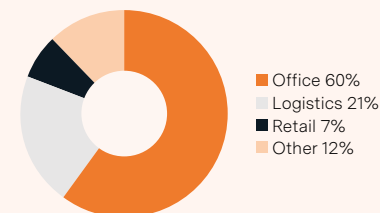
PROFIT FROM PROPERTY MANAGEMENT, SEKm



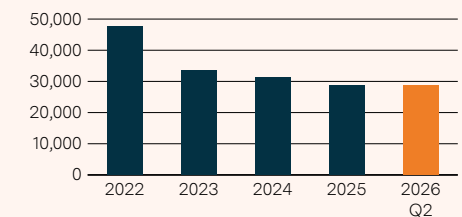
LOAN TO VALUE, %



LETTABLE AREA BY TYPE, %



INTEREST-BEARING LIABILITIES, SEKm



Positive leasing momentum, focus on strengthening the financial position and increased flexibility

The second quarter was characterised by continued uncertainty in the surrounding markets, but also by Corem taking several important steps forward. During the quarter, we achieved positive net letting of SEK 19 million, completed the sale of 417 Park Avenue in New York, repaid bonds of SEK 974 million and settled our construction credit facility for 1245 Broadway of approximately SEK 730 million. In addition, work to optimise our capital structure continued, including through repurchases of our own shares. Together, these measures have strengthened our financial position, reduced risk and created increased room for manoeuvre.

CONTINUED UNCERTAIN BUSINESS ENVIRONMENT, BUT SIGNS OF STABILISATION

The economic situation remains marked by uncertainty related to global growth and geopolitical developments. Although developments in the Middle East have increased volatility, other conditions have meanwhile improved. Inflation has come down from the high levels that characterised recent years, interest-rate expectations have admittedly turned around, but the overall picture has stabilised and financing markets today have good access to capital. Despite challenges in the country as a whole, employment remains relatively strong in several

of the markets in which we operate, and the willingness to invest has successively improved in several sectors.

These are positive signals, which are also reflected in the rental market where decision-making processes are gradually becoming more normal. After several years with focus primarily on cost savings we are now seeing an increased willingness to discuss future needs and long-term establishment decisions. The number of dialogues is significantly higher today than a year ago, which gives us reason to be optimistic about the remainder of the year.

Net letting amounted to SEK 19 million, reflecting the focused efforts being carried out across the organization

Also in the property market we are seeing some gradual positive signals as a whole. Activity in the transaction market has increased compared with the preceding year, with investor interest in well-located properties with strong cash flows strengthening as financing conditions have improved. The access to capital also contribute to an overall more constructive market environment, although challenges remain in many areas.



POSITIVE NET LETTING AND STABLE TREND IN THE PORTFOLIO

Net letting amounted to a positive SEK 19 million during the quarter. This is a clear improvement compared with the previous quarter and reflects the work throughout the organisation. During the first half of the year a total of over 240 new lease agreements were signed, with a total annual contract value of approximately SEK 200 million. Among them a 10-year lease for 4,500 square metres at Åby Arena in Gothenburg, new

lettings totalling 9,000 square metres in Kista, and lettings totalling approximately 1,300 square metres in the Globen area in Stockholm. During the first days of July we also signed a six-year lease agreement with the County Administrative Board in central Linköping for just over 6,300 square metres. This provides an excellent starting point for net letting in the third quarter.

Despite a cold start to the year, which resulted in increased heating and snow-clearance costs, net operating income for the first half of



the year in a comparable portfolio was unchanged compared with the first six months of the previous year. At the same time, income in a comparable portfolio increased by 1 percent. Overall, this shows our efforts with cost control, energy-efficiency improvements and active property management is contributing to increased earnings.

THE NEXT STEP IN KISTAS DEVELOPMENT

During the quarter, Ericsson announced its intention to eventually relocate its operations from Kista to Hagastaden. Ericsson has long

been a significant player in the area and remains an key customer for Corem. The announcement is an example of how structural shifts affect parts of the office market. On the positive side, Kista has strong underlying fundamentals with many expanding businesses. As a result, despite the concern caused by Ericsson's announcement, we have strong confidence in the area's potential, particularly seen over some years, as infrastructure is further strengthened.

For Corem as a whole, the Kista portfolio represents approximately 14 percent of total property value, while Ericsson's current leases with us in Kista represent approximately 3 percent of Corem's total property value. With an average of close to four years remaining on Ericsson's leases with us in Kista, we have time and opportunities to address the change in a structured way. However, the announcement had a direct impact on our property values, and a large share of the quarter's value changes can be attributed to Kista following Ericsson's decision.

Kista's transformation into a more vibrant and diverse district has been under way for some time. Within our portfolio, we have recently welcomed a number of high-tech companies that are both thriving and expanding in the area. The transformation is taking place in close collaboration with other property owners, and the City of Stockholm is expected to play an important role in the continued development. Corem will remain an active and central participant in Kista's long-term development. The transformation will involve challenges, but over time also create new opportunities for both Kista and us as property owners.

IMPORTANT MILESTONES IN NEW YORK

In early June, 1245 Broadway in New York reached full occupancy. This is the result of focused, long-term work over several years, from planning through to completion and letting. In

conjunction with this, it was possible to repay the building credit of approximately SEK 730 million, which was favourable, as the financing was costly. Combined with construction being completed and the cash flows now being generated, it provides us improved conditions and 1245 can be utilized as a refinancing reserve. In summary, we see reduced business risk and financial costs associated with the property. During the quarter, divestment of the project property 417 Park Avenue in New York was also completed, freeing up considerable capital of just over SEK 2 billion.

Corem's presence in the US now consists of one, fully let, property. This marks an important milestone for us and for our US operations.

STRENGTHENED CAPITAL STRUCTURE

In parallel with the operational work, we continued to optimise Corem's capital structure, and the quarter included several steps in this direction. It is pleasing to see that our average interest rate continues to decline as more expensive debt is amortised. During the quarter, we repaid bonds of SEK 974 million maturing in May, parallel with the building credit in the US. In total, the company's net debt decreased by approximately SEK 1.8 billion during the quarter.

Strategic divestments will remain a natural tool for further reducing debt

Our holding in bank shares, which serves as a return-generating liquidity reserve, has developed well and for the first half of the year shows a positive change in value of SEK 73 million.

The repurchases of own shares have also continued. Since the beginning of the year we have carried out share repurchases correspon-

ding to nearly SEK 540 million. We recently held an Extraordinary General Meeting which resolved to cancel a number of repurchased shares, contributing to a more efficient capital structure and increased value per share.

OUTLOOK

The outlook for the property market remains associated with uncertainty, but overall conditions have improved and Corem's direction is clear. The measures implemented in recent years have strengthened the company, and our ambition is to continue building a stronger platform for Corem's future value creation. We remain fully focused on increasing occupancy, profitability and cash flow, while continuing to reduce debt and financial costs. We also see a clear rationale for continuing to evaluate opportunities to realise value in parts of the portfolio. Strategic divestments will remain a natural tool for freeing up capital and further reducing debt. Corem is intended to be a long-term investment – a company that combines the ability to capture business opportunities and value-creating portfolio development with financial stability. Stable, positive cash flows and a well-balanced risk profile are fundamental prerequisites for this, and this remains our clear focus.

With that, I would like to wish you a pleasant summer.

Rutger Arnhult
CEO

Stockholm, 10 July 2026

Income, expenses and profit

Income statement items are compared with the corresponding period last year. Balance sheet items refer to the position at the end of the period and are compared with the preceding year-end. The quarter pertains to April–June and the period refers to January–June.

Income

Income amounted to SEK 787 million (896) for the second quarter of the year and SEK 1,586 million (1,792) for the January–June period. Income was positively affected by index adjustment and negatively by divestments, transfers agreed earlier and agreed discounts.

In a comparable portfolio, income increased by 1 per cent during the period.

Expenses

Property expenses amounted to SEK 265 million (292) during the quarter and SEK 590 million (626) during the period, as a smaller portfolio following divestments resulted in lower costs.

Property costs in a comparable portfolio increased by 4 per cent during the period. The increase was mainly due to higher costs for heating and snow clearance.

Central administration costs amounted to SEK 32 million (36) during the quarter and SEK 65 million (71) during the period.

Net financial items

Net financial items amounted to SEK –327 million (–314) during the quarter and to SEK –445 million (–619) for the period. The net change is attributable to the reduced amount of capitalised interest in projects and lower financial interest and dividends received.

Financial income amounted to SEK 257 million (2) during the period, of which of SEK 251 million (–) related to dividends. Financial expenses amounted to SEK 702 million (621) during the period, of which site leasehold fees and land fees amounted to SEK 37 million (41) and currency exchange effects amounted to SEK 5 million (0).

At the end of the quarter, the Group's average interest rate was 4.1 per cent (4.4). For further information, refer to page 12.

Earnings

Operating surplus amounted to SEK 522 million (604) during the quarter and SEK 996 million (1,166) during the period. The operating margin was 66 per cent (67) during the quarter and 63 per cent (65) during the period. In a comparable portfolio, net operating income remained unchanged, and the surplus ratio amounted to 64 percent during the period. Profit from property management amounted to SEK 163 million (254) during the quarter and SEK 486 million (476) during the period.

Changes in value

PROPERTIES

Changes in the value of investment properties amounted to SEK –411 million (–498) during the quarter and SEK –412 million (–761) during the period. Unrealised changes in value amounted to SEK –587 million (–304) during the quarter and realised changes in value to SEK 175 million (–194). For further information, refer to page 7.

FINANCIAL ASSETS

Value changes of financial assets valued at fair value amounted to SEK 86 million (–314) during the period of which changes in the value of listed shares amounted to SEK 73 million. The holding in the Klövern housing company increased by SEK 13 million during the period. For further information, refer to page 13.

DERIVATIVES

Changes in the value of derivatives amounted to SEK –61 million (–305) during the period. The value of the derivatives is affected by changes in market interest rates and currencies. During the period, a loss of SEK 48 million was realized on foreign exchange derivatives in connection with the divestment of 417 Park Avenue.

Goodwill

During the quarter, impairment of goodwill amounted to SEK –30 million (–17). Impairment refers to goodwill attributable to deferred tax where impairment occurs due to negative unrealised value changes.

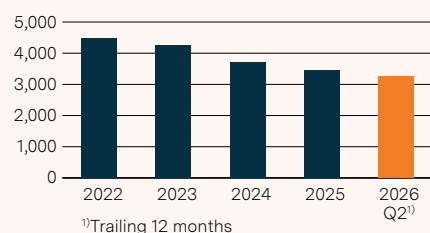
Tax

During the period, current tax amounted to SEK –32 million (–34) and deferred tax to SEK –50 million (392). Deferred tax is mainly attributable to investment properties and derivatives, as well as dissolved tax for the loss.

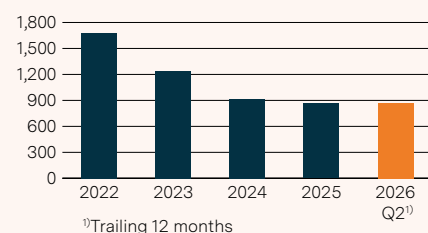
Other comprehensive income

Other comprehensive income during the period amounted to SEK –62 million (–764) and refers to currency conversion differences in foreign operations. During the period, SEK –180 million (–) was reclassified from the translation reserve and recognized in profit or loss. In addition, total comprehensive income was positively impacted during the period by the depreciation of the Swedish krona against the U.S. dollar.

INCOME, SEKm



PROFIT FROM PROPERTY MANAGEMENT, SEKm



The property portfolio

Property values

On 30 June 2026, Corem's property portfolio comprised 239 (244) investment properties with a combined lettable area of 2,041 tsq.m. (2,048) and a market value of SEK 44,976 million (46,937).

Corem conducts internal valuation of all properties each quarter. For the quality assurance of the internal valuation, external valuations are conducted by independent valuation agencies. During the quarter, 18 per cent of the property value was valued externally. As a rule, every property is valued by external valuers at least once annually, where exceptions may be made for individual properties. Bryggan, Cushman & Wakefield, Newsec and Savills were the valuation agencies used during the quarter. As support for the internal valuation, Corem obtains continuous market information from external valuation agencies. For a sensitivity analysis and a description of the valuation principles, see Corem's Annual Report.

Changes in value

Value changes in investment properties amounted during the period to SEK -412 million (-761), corresponding to -1 per cent. Unrealised changes in value amounted to SEK -587 million and realised value changes amounted to SEK 175 million. Included in the recognised value changes is a reclassification of a translation difference from other comprehensive income to

profit or loss of SEK 180 million, related to a reduced investment in the United States.

Unrealised changes in value during the quarter were largely attributable to Kista as a result of Ericsson's decision, as well as to certain changes in yield requirements and cash flow assumptions.

As at 30 June 2026, the property portfolio was valued using an average assessed dividend yield requirement of 6.1 per cent (6.1).

Property transactions

During the January-June period, 5 properties were transferred at an underlying property value of SEK 2 390 million.

The profit effect, including dissolved tax and impairment of goodwill attributable to deferred tax amounted to SEK -5 million for the quarter and SEK -1 million for the six-month period.

See all divestments for the quarter on page 8.

TENANTS AND THE LEASE PORTFOLIO

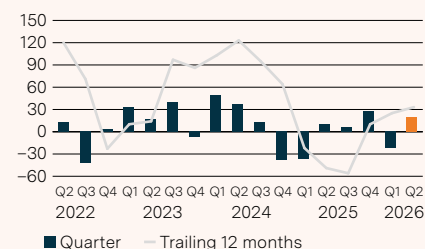
On 30 June 2026, Corem had approximately 2,700 tenants with approximately 4,800 lease contracts. The annual contract value amounted to SEK 3,292 million (3,372), the rental value amounted to SEK 3,989 million (4,027) and the economic occupancy rate to 83 per cent (84). The average remaining contract period was 3.3 years (3.3). Of the contracted rent, 47 per cent falls due in 2029 or later. Of the annual contract value for offices, 17 per cent refers to rental

income from public entities such as authorities, municipalities and regions.

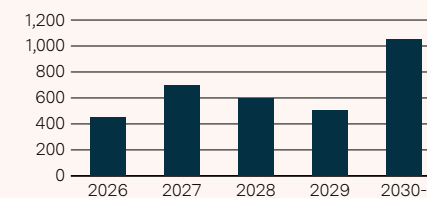
NET LETTING

Net letting amounted to SEK 19 million (10) for the quarter and SEK -3 million (-27) for the period. In total, lettings and renegotiations amounted to SEK 128 million during the quarter, of which 53 per cent pertained to new customers and the remainder to existing customers.

NET LETTING, SEKm



CONTRACT STRUCTURE, SEKm



INVESTMENT PROPERTIES:
LETTABLE AREA, FAIR VALUE

	Jan–Jun 2026			2025
	Number	Sq.m.	SEKm	SEKm
Total at the start of the year	244	2,048,335	46,937	55,205
Acquisitions	—	—	—	—
Investments in construction, extensions and refurbishment	—	1,702	463	1,497
Divestments	–5	–8,857	–2,020	–5,049
Changes in value, unrealised	—	—	–587	–3,758
Currency conversion	—	—	183	–958
Total at the end of the period	239	2,041,180	44,976	46,937

PROPERTY TRANSACTIONS, TRANSFER OF POSSESSION JAN–JUN 2026

Quarter	Property	City	Municipality	Property category	Lettable area, sq.m.	
					Acquisition	Divestment
Q1	Växellådan 1 & 3	Stockholm	Täby	Office	—	4,915
Q1	Gården 1	Linköping	Linköping	Office	—	1,472
Q1	Kindbogården 1:107	Gothenburg	Härryda	Warehouse/logistics	—	2,470
Q2	417 Park Avenue	New York	—	Land	—	0
Total						8,857



In Gothenburg, a major project for the Swedish Coast Guard at the Majorna 219:7 property was completed in the second quarter of 2026.



Stockholm, Helgafjäll 2

COMPLETED PROJECT/LETTING

In Kista, in the Helgafjäll 2 property, Building 3, refurbishment and tenant adaptation was completed for Smartoptics, with move-in during the second quarter of 2026.



Gothenburg, Travbanan 3

LETTING

At Åby Arena in Mölndal, in the Travbanan 3 property, a ten-year lease agreement was signed for approximately 4,500 sqm. Move-in planned for the fourth quarter of 2026.



Västerås, Loke 24

ONGOING PROJECT/LETTING

In Västerås, at Gallerian, in the Loke 24 property, an agreement was signed with FirstOffice (Corem's coworking concept), with planned occupancy in the first quarter of 2027. In addition, a five-year lease agreement was signed with Inna, with planned occupancy in the fourth quarter of 2026, after tenant adaptations.



New York, 1245 Broadway

ONGOING PROJECT

Corem's largest ongoing project is a 23-storey office building at 1245 Broadway. During the second quarter, the final 770 square metres were leased, bringing the property to full occupancy. The remaining tenant adaptations are scheduled for completion during the third quarter.



Stockholm, Kardborren 13

ONGOING PROJECT

In Täby, in the Kardborren 13 property, tenant adaptation for Region Stockholm is in progress, with move-in planned for the fourth quarter of 2026.

Nyköping, Standard 17

ONGOING PROJECT

In Nyköping, in the Standard 17 property, tenant adaptation is in progress for Länsförsäkringar Sörmland with move-in planned for the second quarter of 2027.

Project development

Corem's project development takes place mainly in connection with lettings and to adapt and modernise existing premises and properties, thereby increasing the rental value or operational performance.

During the period, SEK 463 million (637) was invested in the property portfolio for new construction, extensions and refurbishments. As at 30 June 2026, the remaining investment volume amounted to SEK 527 million (841).

LARGER ONGOING PROJECTS IN SWEDEN
In Stockholm, at the properties Nattskiftet 12 and 14, tenant adaptation is in progress, with completion scheduled for the fourth quarter of 2026.

In Nyköping, in the Standard 17 property, tenant adaptation is in progress for Länsförsäkringar with move-in planned during the third quarter of 2027.

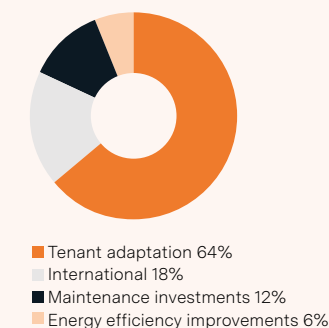
In Täby, in the Kardborren 13 property, tenant adaptation for Region Stockholm is in progress, with move-in planned for the fourth quarter of 2026.

In Västerås, in the Loke 24 property, also known as Gallerian, tenant adaptation for FirstOffice is in progress with move-in planned during the first quarter of 2027.

ONGOING PROJECTS IN NEW YORK

The ongoing 1245 Broadway project is a new construction of a high-quality office building. During the second quarter, the final spaces were leased, meaning that the property is fully let, and the remaining tenant adaptations are expected to be completed during the third quarter. On 30 June 2026, the contract value of the leases for 1245 Broadway amounted to USD 19.2 million, approximately SEK 190 million, which is equivalent to almost SEK 11,000 per sq.m.

INVESTMENTS PER PROJECT TYPE



COREM'S LARGEST ONGOING NEW BUILD, EXTENSION AND CONVERSION PROJECTS, 30 JUNE 2026

City	Property	Description	Project area, sq.m.	Estimated investment, SEKm	Remaining investment, SEKm	Rental value, SEKm	Completion, year/quarter
New York	1245 Broadway ¹⁾	New construction, office premises	17,582	1,733	12	200	26/Q3
Stockholm	Nattskiftet 12,14	Tenant adaptation for an authority	5,826	65	35	17	27/Q1
Nyköping	Standard 17	Tenant adaptation for Länsförsäkringar Sörmland	6,310	42	41	101	27/Q2
Stockholm	Kardborren 13	Tenant adaptation for Region Stockholm	3,406	28	24	10	26/Q4
Västerås	Loke 24	Tenant adaptation for FirstOffice	1,361	26	25	41	27/Q2

1) Estimated and remaining investment in projects, and rental value, in New York are based on the SEK/USD exchange rate on 30 June 2026.

Distribution of property holdings

Corem's property holding is divided into the segments Stockholm North, Stockholm South, West, East and International. Stockholm North also includes Uppsala, Västerås and Örebro. West comprises Gothenburg, Borås, and Malmö. East comprises Linköping, Norrköping, Nyköping and Kalmar. The operations in Copenhagen and New York were merged to form International as of 2026.

INCOME STATEMENT ITEMS AND INVESTMENTS

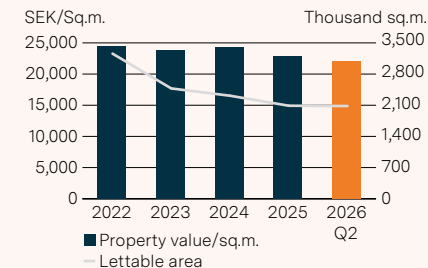
	Income, SEKm		Property costs, SEKm		Net operating income, SEKm		Operating margin, %		Investments, SEKm	
	2026 Jan-Jun	2025 Jan-Jun	2026 Jan-Jun	2025 Jan-Jun	2026 Jan-Jun	2025 Jan-Jun	2026 Jan-Jun	2025 Jan-Jun	2026 Jan-Jun	2025 Jan-Jun
Stockholm North	436	540	-202	-207	234	333	54	62	108	93
Stockholm South	414	439	-140	-148	274	291	66	66	144	81
East	314	338	-109	-109	205	229	65	68	65	81
West	325	358	-108	-113	217	245	67	68	65	79
International	97	117	-31	-49	66	68	68	58	81	303
Total	1,586	1,792	-590	-626	996	1,166	63	65	463	637
Investment portfolio	1,546	1,671	-558	-564	988	1,107	64	66	384	274
Development portfolio	40	121	-32	-62	8	59	20	49	79	363
Total	1,586	1,792	-590	-626	996	1,166	63	65	463	637

KEY FIGURES OF PROPERTY HOLDINGS

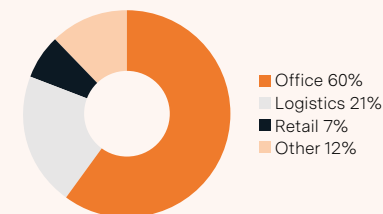
	No. of properties		Fair value, SEKm		Rental value, SEKm		Economic occupancy rate, %		Lettable area, thousand sq.m.	
	2026 30 Jun	2025 30 Jun	2026 30 Jun	2025 30 Jun	2026 30 Jun	2025 30 Jun	2026 30 Jun	2025 30 Jun	2026 30 Jun	2025 30 Jun
Stockholm North	49	54	12,627	13,837	1,200	1,276	78	81	598	618
Stockholm South	51	60	13,136	13,903	1,057	1,067	83	84	441	470
East	63	67	7,695	7,973	745	759	85	88	483	508
West	72	79	8,682	9,187	759	791	86	87	470	502
International	4	7	2,836	6,763	228	291	90	94	49	60
Total	239	267	44,976	51,663	3,989	4,184	83	85	2,041	2,158
Investment portfolio	215	240	41,909	43,576	3,814	3,785	84	86	1,898	2,013
Development portfolio	24	27	3,067	8,087	175	399	51	78	143	145
Total	239	267	44,976	51,663	3,989	4,184	83	85	2,041	2,158

1) Rental value, economic occupancy rate and lettable area pertain to active leases and spaces completed and in a lettable state.

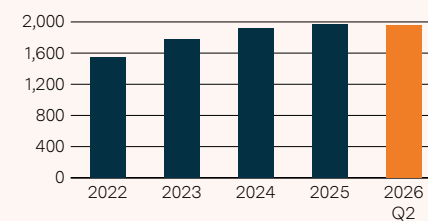
PROPERTY VALUE, SEK/SQ.M. AND LETTABLE AREA, TSQ.M.



LETTABLE AREA BY TYPE, %



RENTAL VALUE, SEK/SQ.M.



Financing

Interest-bearing liabilities

On 30 June 2026, interest-bearing liabilities amounted to SEK 28,642 million (28,768). Accrued borrowing overheads amounted to SEK 84 million (128), which entails interest-bearing liabilities in the balance sheet of SEK 28,558 million (28,640).

Corem's interest-bearing liabilities are mainly secured by mortgages and/or shares in subsidiaries. Unsecured interest-bearing liabilities consist of commercial paper and unsecured bonds, which amounted to SEK 1,100 million (1,205) and SEK 3,786 million (4,870) at the end of the quarter. Corem's commercial paper programme had a framework amounting to SEK 5,000 million. Outstanding commercial paper has back-up facilities in the form of unutilised credit facilities in Nordic banks.

The average period of tied-up capital amounted to 2.1 years (2.1) and the loan-to-value ratio was 56 per cent (56).

INTEREST-BEARING NET DEBT

SEKm	2026 30 Jun	2025 31 Dec
Interest-bearing liabilities in the balance sheet	28,558	28,640
Adjustment, accrued borrowing overheads	84	128
Interest-bearing assets	-135	-142
Shareholding	-2,849	—
Cash and cash equivalents	-78	-1,804
Interest-bearing net liabilities	25,580	26,823

BONDS

At the end of the quarter, the Group had SEK 3,786 million in outstanding listed bonds, maturing in 2027 to 2028.

Interest maturity structure

On 30 June 2026, the average interest rate in the loan portfolio was 4.1 per cent (4.4).

Corem, like all property companies, is exposed to interest-rate risk. Interest rate swaps and interest rate caps are used to limit the interest rate risk. At the end of the quarter, Corem had interest rate swaps for a nominal value of SEK 22,786 million (22,286), which corresponded to 80 per cent of the interest-bearing liabilities.

Together with fixed interest loans, 81 per cent of the interest-bearing liabilities carried fixed interest at the end of the period.

An increase of 1 percentage point in market interest rates at the end of the period would have increased Corem's average borrowing rate by 0.2 percentage points, equivalent to approximately SEK 54 million in annual interest expenses.

The swaps run with an average remaining term of 1.9 years and an average fixed interest rate of 2.2 per cent. On 30 June 2026, the market value of the interest rate derivatives portfolio amounted to net SEK 9 million (22).

Changes in the value of derivatives amounted to SEK -184 million (-341) during the quarter.

The average period of fixed interest amounted to 1.7 years (2.1) at the end of the quar-

ter taking derivatives into account. The interest coverage ratio during the period amounted to 1.7 multiples (1.8) and to 1.7 (1.7) during the most recent four quarters.

Cash and cash equivalents

On 30 June 2026, cash and cash equivalents amounted to SEK 78 million (1,804).

Restricted cash of SEK 3 million is included in cash and cash equivalents and may only be used for a particular purpose in accordance with an agreement with a third party.

In addition, there were unutilised credit facilities, including backup facilities for outstanding commercial paper of SEK 3,519 million, of which SEK 1,645 million can be used immediately with existing collateral.

The net interest-bearing debt amounted to SEK 25,580 million (26,823).

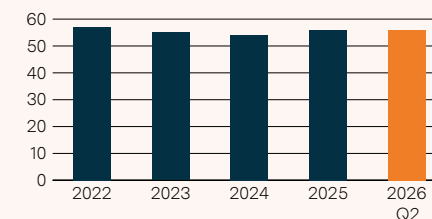
Rating

Corem Property Group has a credit rating from the Scope Ratings credit rating firm of BB+ with stable outlook.

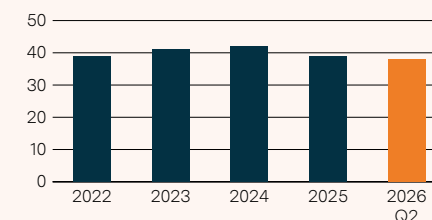
Equity

At the end of the quarter, the Group's equity, attributable to the Parent Company's shareholders, amounted to SEK 15,320 million (16,490). Equity amounted to SEK 7.60 (7.58) per ordinary share of class A and B, SEK 289.59 (289.59) of class D and SEK 312.72 (312.72) per preference share.

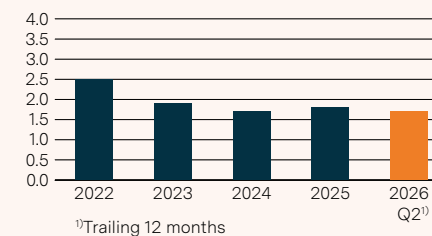
LOAN TO VALUE, %



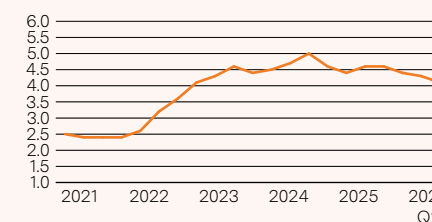
ADJUSTED EQUITY RATIO, %



INTEREST COVERAGE RATIO, MULTIPLE



AVERAGE INTEREST RATE, %



Net asset value (NAV) per ordinary share of class A and B amounted to SEK 11.15 (10.70)

For further information about changes in equity, see page 19.

EQUITY RATIO

At the end of the quarter, the adjusted equity ratio amounted to 38 per cent (39) and the equity ratio to 29 per cent (31).

Cash flow

The Group's cash flow from operating activities, before changes in working capital, amounted during the quarter to SEK 323 million (249).

Cash flow from investing activities amounted to SEK 2,232 million (1,856) during the quarter, mainly comprising to the divestment of the property 417 Park Avenue in New York. Cash flow from financing activities amounted to SEK -2,497 million (-1,908), with the change mainly relates to the amortization of loans.

Shareholding

Financial assets valued at fair value consist of listed Nordic bank shares and the holding in Klöver. Klöver is an unlisted residential development company that develops homes for sale and proprietary management. At the end of the quarter, Corem's holding in bank shares amounted to SEK 2,849 million and its holding in Klöver amounted to SEK 755 million (741), corresponding to a shareholding of 8 per cent (8).



FIXED INTEREST AND TIED-UP CAPITAL PERIODS

Maturity year	Fixed interest		Tied-up capital		
	Loan volume, SEKm	Contract volume, SEKm	Utilised, SEKm	Of which outstanding bonds, SEKm	Not utilised, SEKm
Variable	5,354	—	—	—	—
2026	6,500	7,966	5,830	—	2,136
2027	4,536	3,709	3,226	2,241	483
2028	3,418	13,465	12,565	1,545	900
2029	7,034	4,917	4,917	—	—
2030	1,300	1,643	1,643	—	—
Later	500	461	461	—	—
Total	28,642	32,161	28,642	3,786	3,519

BOND OVERVIEW 30.06.2026

Type	Issued	Maturity	Issuer	Outstanding volume, SEKm	Interest rate, %
Green unsecured	Apr-24	Jan-27	Corem	976	3m Stibor + 3.75
Green unsecured	Sep-24	Sep-27	Corem	1,265	3m Stibor + 2.95
Green unsecured	Jan-25	Apr-28	Corem	920	3m Stibor + 4.25
Green unsecured	Sep-25	Sep-28	Corem	625	3m Stibor + 2.75
Total				3,786	

The share and shareholders

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

On 30 June 2026, Corem had a total of 1,367,819,000 shares, of which 90,210,440 were ordinary shares of class A, 1,257,771,891 ordinary shares of class B, 7,464,856 ordinary shares of class D and 12,371,813 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. Dividends for each share class are paid in accordance with resolutions passed at the Annual General Meeting and the Articles of Association.

Repurchase of own shares

During the quarter, Corem repurchased its own shares through two parallel share buyback programmes, which were initiated on 27 April 2026.

During the second quarter, Corem repurchased 105,566,946 ordinary shares of class B, 127,767 ordinary shares of class D and 139,241 preference shares. During the quarter, shares that had previously been repurchased were also cancelled, in accordance with a resolution passed at the Annual General Meeting in April 2026.

As at 30 June 2026, Corem held 113,921,644 repurchased ordinary shares of class B, 140,367

repurchased ordinary shares of class D and 157,184 repurchased preference shares. The total market value at that time amounted to SEK 336 million. The shares were repurchased at an average price of SEK 2.99 per ordinary share of class B, SEK 234.89 per ordinary share of class D and SEK 239.51 per preference share.

REPURCHASE AFTER THE END OF THE QUARTER

As at 3 July, Corem held 21,700,007 repurchased ordinary shares of class B, 38,633 repurchased ordinary shares of class D and 39,253 repurchased preference shares.

Cancellation of repurchased shares

On 24 April, Corem held its Annual General Meeting, which resolved, among other things, on a reduction of the share capital through the cancellation of own shares and an increase of the share capital through a bonus issue without the issue of new shares. The cancellation was carried out in April 2026.

On 2 July, Corem held an Extraordinary General Meeting, which resolved on a reduction of the share capital through the cancellation of own shares and an increase of the share capital through a bonus issue without the issue of new shares. The cancellation was completed on 3 July 2026.

SHARE DATA, 30 JUNE 2026

Market capitalisation	SEK 7.8 bn
Market place	Nasdaq Stockholm, Large Cap
LEI no.	213800CHXQQD7TSS1T59
No. of shareholders	42 513

Ordinary share, class A

No. of shares	90,210,440
Closing price	SEK 3.56
ISIN	SE0010714279

Ordinary share, class B

No. of shares	1,257,771,891
Closing price	SEK 2.35
ISIN	SE0010714287

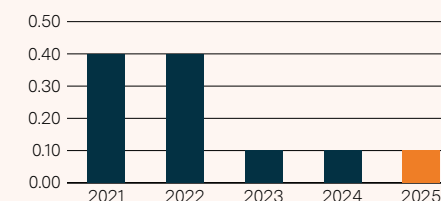
Ordinary share, class D

No. of shares	7,464,856
Closing price	SEK 229.00
ISIN	SE0015961594

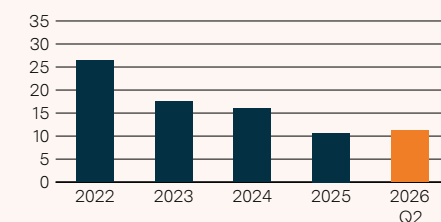
Preference share

No. of shares	12,371,813
Closing price	SEK 231.00
ISIN	SE0010714311

DIVIDEND PER ORDINARY SHARE A/B, SEK



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



Conversion of ordinary shares of class A to ordinary shares of class B.

In February and August each year, holders of ordinary shares of class A have the right to request that the shares be converted into ordinary shares of class B. During the first conversion period, no request was received for the conversion from class A to class B.

COREM'S LARGEST SHAREHOLDERS ON 30 JUNE 2026

Shareholder	No. ordinary shares A, thousands	No. ordinary shares B, thousands	No. ordinary shares D, thousands	No. preference shares, thousands	Share of capital, %	Share of votes, %
Rutger Arnhult privat och via companies ¹⁾	75,716	641,289	3,459	81	52.68	67.88
State Street Bank & Trust Co	—	44,369	13	143	3.26	2.16
Handelsbanken fonder	—	41,818	111	—	3.07	2.03
Nordnet Pensionsförsäkring AB	121	20,422	93	344	1.53	1.07
Avanza Pension	269	15,894	350	1,718	1.33	1.00
Prior & Nilsson	—	18,886	—	16	1.38	0.92
JP Morgan Chase Bank N.A.	—	17,916	—	255	1.33	0.88
Fredrik Rapp privat and via companies	750	9,500	—	—	0.75	0.82
Swedbank Robur fonder	1,593	—	—	—	0.12	0.77
SEB Life International	1,101	3,180	31	22	0.32	0.69
Livförsäkringsbolaget Skandia, Ömsesidigt	665	5,303	—	0	0.44	0.58
Patrik Tillman privat och via bola	571	5,733	77	—	0.47	0.56
Handelsbanken Liv Försäkringsaktiebolag	4	11,318	6	147	0.84	0.56
AMF Fonder & Pension	—	11,000	—	—	0.80	0.53
Erik Salén	—	10,000	—	—	0.73	0.48
Other shareholders	9,421	287,224	3,184	9,488	22.61	19.08
Total outstanding shares, thousands	90,210	1,143,850	7,324	12,215	91.65	100.00
Repurchased own shares ²⁾	—	113,922	140	157	8.35	
Total registered shares, thousands	90,210	1,257,772	7,465	12,372	100.00	100.00

1) Due to routines at Ålandsbanken, Banque Internationale à Luxembourg and Union Bancaire Privée, the banks have been registered in Euroclear's share register as owners of part of their clients' Corem shares. An adjustment has been made to reflect this, in order to give a fair view of the Company's largest shareholders.

2) Repurchased shares have no voting rights and are not entitled to dividends.



Other information

Accounting policies

This interim report for the Group has been prepared in compliance with the Annual Accounts Act and IAS 34 Interim Financial Reporting and for the Parent Company in compliance with the Annual Accounts Act and RFR 2 Accounting for legal entities. Disclosures under IAS 34 16A are disclosed in the financial reports and are also included in other parts of the interim report.

Properties in the Group are valued in compliance with Level 3 in the IFRS valuation hierarchy. The fair value of financial instruments in the Group reported as accrued acquisition value agrees essentially with the carrying amounts. The same applies to the Parent Company. No changes in the categorisation of financial instruments took place during the period. Financial assets valued at fair value which are listed in a market, are valued in accordance with Level 1 of the valuation hierarchy while the holding in Klöver AB, which is not listed, is valued in accordance with Level 3 of the valuation hierarchy. The valuation of Klöver is based mainly on the calculation of discounted cash flows, which is supplemented by an analysis of the net asset value and a number of key figures for similar companies. Derivatives are valued in accordance with Level 2 of the valuation hierarchy.

No new or changed standards or interpretations from IASB have had any material impact on the Interim Report and the accounting policies

applied are those described in Note 1 of Corem's Annual Report for 2025.

Rounding differences may occur.

Definitions

A number of financial key ratios and measures are presented in the report which are not defined according to 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. As not all companies calculate financial key ratios and measures in the same way, these are not always comparable. On the Company's website, the definitions of selected key ratios and measures are presented as well as an appendix showing the calculations of selected key ratios that are not directly identifiable from the financial reports.

Sustainability

Sustainability is an important part of Corem's business and is integrated in the daily operations. It embraces social, ecological and economic sustainability and is focused on the areas Good business partner and long-term value development, Attractive employer, Reduced climate impact and Sustainable and living city. Sustainability activities are reported on the website on a full-year basis, see Corem's Annual and Sustainability Report.

Employees

Locally based property management with own staff, in order to achieve closeness to customers and in-depth market knowledge, is an integral part of Corem's strategy. Corem has its registered office in Stockholm where the head office is also located.

The average number of employees in the Group during the quarter was 266 (280). 47 per cent (47) of the employees were women.

Risks

Corem has a continuous process to identify and assess the material risks that may affect the Company's financial position and earnings. For more information on risks, see Corem's Annual Report.

No material changes to risk assessment have taken place during the current year.

Disputes

There is an ongoing dispute relating to a lease agreement that may potentially lead to premature vacancy of the premises. Both Corem and the tenant have brought forward claims against one another.

Transactions with related parties

Intra-Group services and transactions with related parties are charged at market prices and on commercial terms. Intra-group services

consist of administrative services and charging of intra-group interest rates.

Transactions with Wästbygg amounted to SEK 3 million (0) during the period. Wästbygg is an associated company of the M2-Gruppen, which is controlled by Rutger Arnhult.

In addition, the Corem Group purchased legal services during the period from Walthon Advokater, in which the Chairman of the Group Patrik Essehorn is a shareholder, for an amount of SEK 5 million (5).

Parent Company

The Parent Company's business consists of the sale of management services to the Group's subsidiaries as well as strategic management and administration for the Company's listing on Nasdaq Stockholm.

Net sales amounted to SEK 224 million (243). Net profit for the period amounted to SEK 237 million (154). The result was impacted by dividends corresponding to SEK 251 million from the Company's holding of listed shares. Interest-bearing liabilities amounted to SEK 17,444 million (16,428) which is lent onward to other Group companies.

Dividend

During the period, dividends totaling SEK 280 million were paid out of Class A and B, as well as of Class D and preference shares, in accordance with the resolution passed at the Annual General Meeting.

Events after the end of the period

On 2 July, an Extraordinary General Meeting resolved to reduce the share capital by cancelling treasury shares and to increase the share capital through a bonus issue without the issuance of new shares.

The Board and the CEO assure that the report provides a fair overview of the Parent Company's and the Group's operations, position and results, and describes the significant risks and uncertainty factors facing the Parent Company and the companies included in the Group.

Stockholm, 10 July 2026
Corem Property Group AB (publ)

Patrik Essehorn
Chairman of the Board

Rutger Arnhult
CEO and member of the Board

Hanna Andreen
Board member

Katarina Klingspor
Board member

Fredrik Rapp
Board member

Christina Tillman
Board member

This interim report has not been reviewed by Corem's auditors.



Consolidated Income Statement *in brief*

SEKm	2026 3 months Apr–Jun	2025 3 months Apr–Jun	2026 6 months Jan–Jun	2025 6 months Jan–Jun	2025/2026 Trailing 12 months Jul–Jun	2025 12 months Jan–Dec
Income	787	896	1,586	1,792	3,259	3,465
Property costs	-265	-292	-590	-626	-1,204	-1,240
Net operating income	522	604	996	1,166	2,055	2,225
Central administration	-32	-36	-65	-71	-131	-137
Net financial items	-327	-314	-445	-619	-1,051	-1,225
Profit from property management	163	254	486	476	873	863
Value changes, properties	-411	-498	-412	-761	-3,557	-3,906
Value changes, financial assets	368	-243	86	-314	111	-289
Value changes, derivatives	-148	-341	-61	-305	102	-142
Impairment, goodwill	-30	-17	-74	-32	-436	-394
Profit/loss before tax	-58	-845	25	-936	-2,907	-3,868
Tax	65	348	-82	358	117	557
Net profit/loss for the period	7	-497	-57	-578	-2,790	-3,311
<i>Net profit for the period attributable to:</i>						
Parent Company shareholders	7	-497	-57	-578	-2,790	-3,311
Holdings without controlling influence	0	0	0	0	0	0
Profit/loss for the period	7	-497	-57	-578	-2,790	-3,311
Earnings per share						
Earnings per ordinary share of Class A and B, SEK	-0.07	-0.52	-0.19	-0.70	-2.39	-2.96
No. of shares, thousands						
Number of outstanding ordinary shares A and B	1,234,061	1,294,956	1,234,061	1,294,956	1,234,061	1,376,365
Average number of outstanding ordinary shares A and B	1,293,306	1,207,897	1,327,762	1,196,474	1,347,827	1,282,723
Number of outstanding ordinary shares D	7,324	7,504	7,324	7,504	7,324	7,502
Number of outstanding preference shares	12,215	12,415	12,215	12,415	12,215	12,414

No dilution effect exists as there are no potential shares (for example, convertibles).

Consolidated Report of Comprehensive Income *in brief*

SEKm	2026 3 months Apr–Jun	2025 3 months Apr–Jun	2026 6 months Jan–Jun	2025 6 months Jan–Jun	2025/2026 Trailing 12 months Jul–Jun	2025 12 months Jan–Dec
Net profit/loss for the period	7	-497	-57	-578	-2,790	-3,311
Items that can later be reclassified to the income statement						
Currency conversion difference for international operations	-179	-284	-62	-764	-175	-877
Other comprehensive income after tax	-179	-284	-62	-764	-175	-877
Net comprehensive income for the period	-172	-781	-119	-1,342	-2,965	-4,188
<i>Net comprehensive income attributable to:</i>						
Parent Company shareholders	-172	-781	-119	-1,342	-2,965	-4,188
Holdings without controlling influence	0	0	0	0	0	0
Net comprehensive income for the period	-172	-781	-119	-1,342	-2,965	-4,188

Consolidated Balance Sheet *in brief*

SEKm	2026 30 Jun	2025 30 Jun	2025 31 Dec
ASSETS			
Non-current assets			
Goodwill	1,011	1,445	1,084
Investment properties	44,976	51,663	46,937
Right-of-use assets	1,558	1,760	1,505
Financial assets valued at fair value	3,604	716	741
Derivatives	86	93	102
Other non-current assets	192	127	211
Total non-current assets	51,427	55,804	50,580
Current assets			
Other current assets	634	877	743
Cash and cash equivalents	78	536	1,804
Total current assets	712	1,413	2,547
TOTAL ASSETS	52,139	57,217	53,127
EQUITY AND LIABILITIES			
Equity attributable to parent company shareholders ¹⁾	15,320	20,110	16,490
Equity attributable to holdings without controlling influence	0	0	0
Total shareholders' equity	15,320	20,110	16,490
Long-term liabilities			
Interest-bearing liabilities	20,574	17,747	17,504
Leasing liabilities	1,558	1,760	1,505
Deferred tax liability	4,943	5,103	4,894
Derivatives	77	234	80
Other liabilities	29	63	27
Total long-term liabilities	27,181	24,907	24,010
Current liabilities			
Interest-bearing liabilities	7,984	10,441	11,136
Other liabilities	1,654	1,759	1,491
Total current liabilities	9,638	12,200	12,627
Total liabilities	36,819	37,107	36,637
TOTAL EQUITY AND LIABILITIES	52,139	57,217	53,127

1) As of 30 June 2025, a hybrid bond was included in an amount of SEK 1,132 million.

Consolidated change in equity *in brief*

SEKm	Parent Company shareholders ¹⁾	Holdings without controlling influence	Total
Opening equity, 01.01.2025	21,511	0	21,511
Comprehensive income for the period	-1,342	—	-1,342
New share issue incl. costs	529	—	529
Dividend	-528	—	-528
Hybrid bond, interest	-60	—	-60
Change in holdings without controlling influence	0	—	0
Closing Equity, 30.06.2025	20,110	0	20,110
Comprehensive income for the period	-2,846	—	-2,846
New share issue incl. costs	399	—	399
Dividend	-6	—	-6
Hybrid bond, interest	-32	—	-32
Hybrid bond, repurchase	-1,132	—	-1,132
Repurchase of own shares	-3	—	-3
Change in holdings without controlling influence	0	—	0
Closing Equity, 31.12.2025	16,490	0	16,490
Comprehensive income for the period	-119	—	-119
Dividend	-513	—	-513
Repurchase of own shares	-538	—	-538
Change in holdings without controlling influence	0	—	0
Closing Equity, 30.06.2026	15,320	0	15,320

1) As of 30 June 2025 and 1 January 2025, a hybrid bond was included amounting to SEK 1,132 million.

Consolidated statement of cash flow *in brief*

SEKm	2026 3 months Apr–Jun	2025 3 months Apr–Jun	2026 6 months Jan–Jun	2025 6 months Jan–Jun	2025/2026 Trailing 12 months Jul–Jun	2025 12 months Jan–Dec
Operating activities						
Net operating income	522	604	996	1,166	2,055	2,225
Central administration	-32	-36	-65	-71	-131	-137
Depreciation, etc.	4	5	8	10	16	18
Interest received, etc.	2	1	6	3	10	7
Dividend received	194	—	251	—	251	—
Interest paid, etc.	-325	-305	-640	-595	-1,122	-1,077
Interest expense, lease contracts attributable to site leasehold contracts	-19	-20	-37	-41	-78	-82
Income tax paid	-23	0	-24	0	-25	-1
Cash flow from operating activities before changes in working capital	323	249	495	472	976	953
Change in current receivables	-11	2	-73	-135	-87	-149
Change in current liabilities	-28	-100	-118	-26	-84	8
Cash flow from operating activities	284	151	304	311	805	812
Investing activities						
Investments in new constructions, extensions and refurbishment	-247	-324	-462	-637	-1 322	-1,497
Divestment of investment properties	2,122	1,743	2 205	2,535	4 460	4,790
Change in listed shares	357	—	-2,776	—	-2 776	—
Change in other non-current assets	0	437	19	435	20	436
Cash flow from investing activities	2,232	1,856	-1,014	2,333	382	3,729
Financing activities						
Dividend paid to parent company shareholders	-139	-135	-280	-270	-533	-523
Share issue, including expenses	—	526	—	526	399	925
Repurchase of own shares	-382	—	-538	—	-541	-3
Hybrid bonds, interest and repurchase	—	-31	—	-60	-1,164	-1,224
Loans raised	5,312	4,877	8,204	9,896	16,936	18,628
Amortised loans	-7,288	-7,145	-8,406	-12,773	-16,729	-21,096
Cash flow from financing activities	-2,497	-1,908	-1,020	-2,681	-1,632	-3,293
Cash flow for the period	19	99	-1,730	-37	-445	1,248
Cash and cash equivalents at beginning of period	65	439	1,804	586	439	586
Exchange rate difference in cash and cash equivalents	-6	-2	4	-13	-13	-30
Cash and cash equivalents at end of period	78	536	78	536	-19	1,804

Parent Company Income Statement *in brief*

SEKm	2026 3 months Apr–Jun	2025 3 months Apr–Jun	2026 6 months Jan–Jun	2025 6 months Jan–Jun	2025 12 months Jan–Dec
Net sales	115	127	224	243	474
Cost of services sold	-83	-91	-159	-172	-336
Gross profit	32	36	65	71	138
Central administration	-32	-36	-65	-71	-138
Operating profit	0	0	0	0	0
Earnings from shares in group companies	82	82	164	164	-4,471
Value changes derivatives	31	-29	-42	-29	-5
Interest income and similar income statement items	257	146	741	298	906
Interest expense and similar income statement items	-308	-155	-614	-285	-872
Profit/loss after financial items	62	44	249	148	-4,442
Group contributions, made/received	—	—	—	—	1
Profit/loss before tax	62	44	249	148	-4,441
Tax	-27	6	-12	6	-6
Net Profit/loss for the period	35	50	237	154	-4,447

Parent Company Balance Sheet *in brief*

SEKm	2026 30 Jun	2025 30 Jun	2025 31 Dec
ASSETS			
Other intangible non-current assets	3	4	3
Machinery and equipment	2	3	2
Shares in group companies	14,592	20,492	14,592
Other non-current financial assets	2,725	—	—
Receivables from group companies	18,012	17,067	19,490
Other receivables	43	125	50
Cash and cash equivalents	440	252	1,068
TOTAL ASSETS	35,817	37,943	35,205
EQUITY AND LIABILITIES			
Restricted equity	2,872	2,707	2,871
Unrestricted equity	14,316	19,507	15,131
Total equity	17,188	22,214	18,002
Interest-bearing liabilities	17,444	14,655	16,428
Liabilities to group companies	521	331	322
Non-interest-bearing liabilities	664	743	453
TOTAL EQUITY AND LIABILITIES	35,817	37,943	35,205

Key ratios

	2026 3 months Apr–Jun	2025 3 months Apr–Jun	2026 6 months Jan–Jun	2025 6 months Jan–Jun	2025 12 months Jan–Dec
Property-related					
Fair value of investment properties, SEKm	44,976	51,663	44,976	51,663	46,937
Yield requirement, valuation, %	6.1	6.0	6.1	6.0	6.1
Rental value, SEKm	3,989	4,184	3,989	4,184	4,027
Lettable area, sq.m.	2,041,180	2,157,776	2,041,180	2,157,776	2,048,335
Economic occupancy rate, %	83	85	83	85	84
Area-based occupancy rate, %	72	75	72	75	74
Operating margin, %	66	67	63	65	64
No. of investment properties	239	267	239	267	244
Average remaining lease contract period, years	3.3	3.3	3.3	3.3	3.3
Financial					
Return on equity, %	0.2	-9.7	-0.7	-5.6	-17.4
Adjusted equity ratio, %	38	43	38	43	39
Equity ratio, %	29	35	29	35	31
Interest-bearing net liability, SEKm	25,580	27,737	25,580	27,737	26,823
Loan-to-value ratio, %	56	53	56	53	56
Loan-to-value ratio, properties, %	48	44	48	44	48
Interest coverage ratio, multiple	1.5	1.9	1.7	1.8	1.8
Average interest rate, %	4.1	4.6	4.1	4.6	4.4
Average period of fixed interest, years	1.7	2.5	1.7	2.5	2.1
Average period of tied-up capital, years	2.1	2.0	2.1	2.0	2.1

	2026 3 months Apr–Jun	2025 3 months Apr–Jun	2026 6 months Jan–Jun	2025 6 months Jan–Jun	2025 12 months Jan–Dec
Share-related					
Profit from property management per ordinary share A and B, SEK	0,05	0,10	0,22	0,18	0,29
Earnings per ordinary share, A and B, SEK	-0,07	-0,52	-0,19	-0,70	-2,96
Net asset value (NAV) per ordinary share A and B, SEK	11,15	13,44	11,15	13,44	10,70
Equity per ordinary share A and B, SEK	7,60	9,98	7,60	9,98	7,58
Equity per ordinary share D, SEK	289,59	289,59	289,59	289,59	289,59
Equity per preference share, SEK	312,72	312,72	312,72	312,72	312,72
Dividend per ordinary share, A and B, SEK	—	—	—	—	0,10
Dividend per ordinary share D, SEK	—	—	—	—	20,00
Dividend per preference share, SEK	—	—	—	—	20,00
Share price ordinary share A, SEK	3,56	5,80	3,56	5,80	4,49
Share price ordinary share B, SEK	2,35	5,20	2,35	5,20	4,35
Share price ordinary share D, SEK	229,00	238,50	229,00	238,50	240,50
Share price preference share, SEK	231,00	247,00	231,00	247,00	244,50
No. of shares, thousands					
Number of outstanding ordinary shares A and B	1,234,061	1,294,956	1,234,061	1,294,956	1,376,365
Average number of outstanding ordinary shares A and B	1,293,306	1,207,897	1,327,762	1,196,474	1,282,723
Number of outstanding ordinary shares D	7,324	7,504	7,324	7,504	7,502
Number of outstanding preference shares	12,215	12,415	12,215	12,415	12,414

Definitions

A number of financial key ratios and measures are presented in the report which are not defined according to 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. As not all companies calculate financial key ratios and measures in the same way, these are not always comparable. Definitions of selected key ratios and measures are presented below. The definitions are also shown on Corem's website (<https://www.corem.se/investor-relations/definitioner-en>) For the key ratios that are not directly identifiable from the financial statements, there is a complementary calculation appendix on the website.

Property-related key figures

ANNUAL CONTRACT VALUE

Rent including supplements and index on an annual basis.

COMPARABLE PORTFOLIO

The properties, excluding project properties, which were included in the portfolio during the whole of the reporting period and during the whole of the comparison period. Income and costs of a one-off nature are excluded from comparable results, for example, insurance compensation and major on-billing to tenants.

DEVELOPMENT PORTFOLIO

Properties where conversion or extension projects are in progress or planned, which lead to a higher standard or changed use of premises.

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.

LETTABLE AREA

Total area available for letting.

NET LETTING

Annual rent for the tenancy agreements entered into during the period, reduced for terminated tenancy agreements and bankruptcies.

OCCUPANCY RATE, AREA

Rented area divided by total lettable area.

OCCUPANCY RATE, ECONOMIC

Annual contracted rent divided by rental value.

OPERATING MARGIN

Net operating income as a percentage of income.

PROPERTIES CLASSIFIED AS CURRENT ASSETS

Properties with ongoing production of tenant-owned apartments or which are intended for future tenantowned production.

RENTAL VALUE

Annual contract value with a supplement for assessed rent of vacant premises.

REQUIRED YIELD

The required return on the residual value of property valuations.

Financial key figures

ADJUSTED EQUITY

Equity¹⁾ 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.

This key figure illustrates financial stability.

AVERAGE INTEREST RATE

Average borrowing rate for interest-bearing liabilities and derivatives.

This key figure illustrates the applicable interest-rate level for external interest-bearing liabilities on the balance-sheet date.

AVERAGE PERIOD OF FIXED INTEREST

Average remaining period of fixed interest on interest-bearing liabilities and derivatives.

This key figure illustrates financial risk.

AVERAGE PERIOD OF TIED-UP CAPITAL

Average remaining term of interest-bearing liabilities.

This key figure illustrates financial risk.

CENTRAL ADMINISTRATION

Central administration costs consist of costs for Group management and Group-wide functions.

EQUITY RATIO

Equity¹⁾ as a percentage of total assets.

This key figure illustrates financial stability.

INTEREST-BEARING NET LIABILITIES

The net of interest-bearing liabilities minus interest-bearing assets, listed shareholdings and liquid funds.

INTEREST-BEARING LIABILITIES

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

INTEREST COVERAGE RATIO

Profit from property management plus share of associated companies' profit from property management excluding financial expenses²⁾, divided by financial expenses²⁾.

This key figure illustrates the earnings' sensitivity to interest-rate changes and to assessment of the financial risk.

LOAN TO VALUE (LTV)

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, the holding in Klöver and shares in associated companies.

This key figure illustrates financial risk.

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.

This key figure illustrates financial risk.

NET OPERATING INCOME

Income minus property costs (e.g. operating and maintenance costs and property tax).

This key figure illustrates the yield from investment properties.

PROFIT FROM PROPERTY MANAGEMENT

Net operating income, central administration and net financial income.

This key figure illustrates the operation's earnings, including financial expenses, but not including changes in value.

REALISED CHANGES IN VALUE, PROPERTIES

Realized property sales after deductions for the properties' most recently reported fair value and overheads at sale.

RETURN ON EQUITY

Net profit on an annual basis, as a percentage of average of opening and closing equity¹⁾.

This key figure shows the ability to provide a return on capital invested by the owners.

UNREALISED CHANGES IN VALUE, PROPERTIES

Change in fair value excluding acquisitions, divestments, investments, and currency translation.

Share-related key data

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.

EQUITY PER ORDINARY SHARE OF CLASS A AND B

Equity¹⁾ 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.

This key figure illustrates the owners' (ordinary shares of class A and B) share of the Group's total assets.

EQUITY PER ORDINARY SHARE OF CLASS D

The ordinary share of class D's average issue price.

This key figure illustrates the owners' (ordinary shares of class D) share of the Group's total assets.

EQUITY PER PREFERENCE SHARE

The preference share's average issue price.

This key figure illustrates the owners' (preference shares) share of the Group's total assets.

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

Equity¹⁾, 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.

This key figure illustrates the owners' (ordinary shares of class A and B) share of Net Asset Value.

OUTSTANDING ORDINARY SHARES

Registered shares, after deduction of repurchased shares.

PROFIT FROM PROPERTY MANAGEMENT PER ORDINARY SHARE A OCH B

Profit from property management after deduction of the 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.

This key figure illustrates the owners' (ordinary shares of class A and B) share of the period's profit from property management.

TOTAL NUMBER OF SHARES

Registered shares, including repurchased shares.

- 1) Equity attributable to Parent Company's shareholders.
- 2) Excluding site leasehold fees and exchange rate differences.



Kopparhammaren 2, Norrköping

Calendar

FINANCIAL REPORTS

Interim Report January–September 2026	21 October 2026
Year-end Report 2026	12 February 2027

DIVIDEND: RECORD DATES AND ANTICIPATED PAYMENT DATES

Record date for dividend on ordinary shares of class A, B, D and preference shares	30 September 2026
Expected payment date for dividend on ordinary shares of class A, B, D and preference shares	5 October 2026
Record date for dividend on ordinary shares of class A, B, D and preference shares	30 December 2026
Expected payment date for dividend on ordinary shares of class A, B, D and preference shares	7 January 2027
Record date for dividend on ordinary shares of class A, B, D and preference shares	31 March 2027
Expected payment date for dividend on ordinary shares of class A, B, D and preference shares	5 April 2027

Contact persons

Rutger Arnhult, CEO, +46 70 458 24 70, rutger.arnhult@corem.se
Sebastian Schlasberg, CEO of Property Operations, +46 70 923 90 19,
sebastian.schlasberg@corem.se

This information is information that Corem Property Group AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation and the Swedish Securities Market Act (2007:258). This information was submitted for publication through the agency of the contact person, set out above, at 8:00 a.m. CEST on 10 July 2026.



Corem Property Group AB (publ), Box 56085, SE-102 17 Stockholm
Visiting address: Riddargatan 13 C. Telephone: +46 10 482 70 00
Corporate ID number: 556463-9440, Registered office: Stockholm
E-mail: info@corem.se, website: www.corem.se