

Interim Report January–September 2026

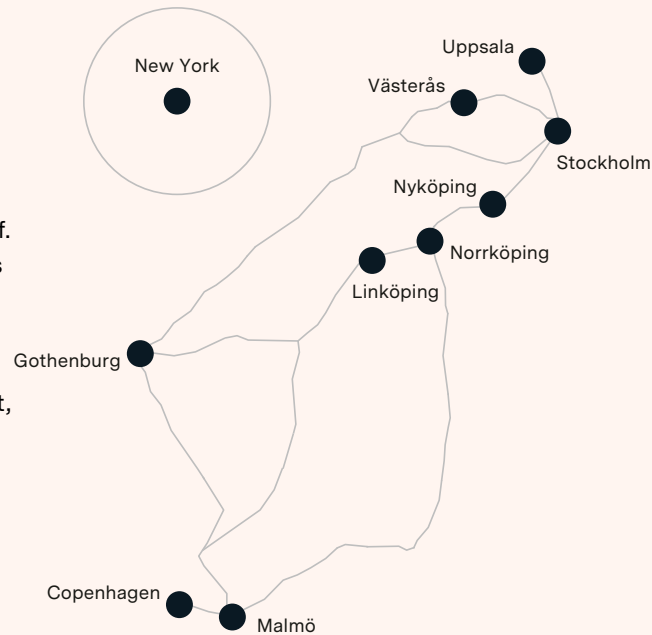
corem



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:
The property Helgafjäll 5, Kista



239

Properties, number

44,813

Property, fair value, SEKm

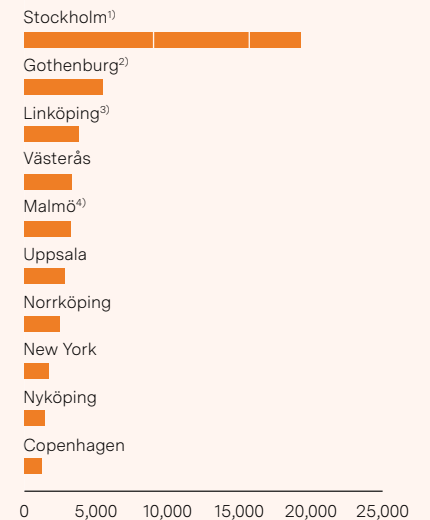
2,042

Lettable area, tsq.m.

3,946

Rental value, SEKm

PROPERTY VALUE PER CITY, SEKm



1) South Stockholm (Globen area, Sättra, Västberga) 20%, North Stockholm (Kista, Arlandastad) 15%, Central Stockholm (Solna, Vinsta, Täby) 8%.

2) Including Borås

3) Including Kalmar

4) Including Lund

January–September 2026

- Income amounted to SEK 2,382 million (2,642)
- Operating surplus amounted to SEK 1,511 million (1,723)
- Profit from property management amounted to SEK 693 million (695)
- Changes in value of properties amounted to SEK –955 million (–1,256)
- Changes in value of financial assets amounted to SEK 332 million (–328)
- Profit/loss for the period amounted to SEK 33 million (–1,015), corresponding to SEK –0.20 (–1.12) per ordinary share of class A and B
- Net letting amounted to SEK 7 million (6) for the quarter and SEK 4 million (–21) for the period.
- The value of the properties amounted to SEK 44,813 million (46,937)
- The value of the bank shares amounted to SEK 2.9 billion (–)
- Net asset value (NAV) per ordinary share of class A and B amounted to SEK 11.16 (10.70)

Significant events during the third quarter

- On 2 July, an Extraordinary General Meeting was held, 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

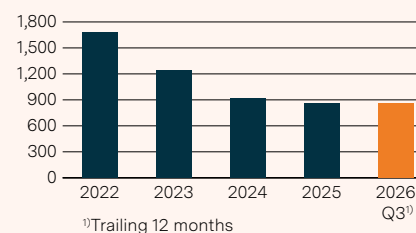
Events after the end of the period

- In October, an agreement was signed for the sale of the property Ringpärmen 6 in Sollentuna. Together with the sale of the property Brevduvan 21 in Linköping during the third quarter, these transactions amount to SEK 311 million. Both properties are scheduled to be transferred to the buyers during the fourth quarter
- Leasing activity continued to develop positively. Subsequent to the end of the quarter, the Company announced, among other things, a new ten-year lease agreement with a mobility company covering approximately 5,700 sq.m. in the properties Alptanäs 2 and Alptanäs 3 in Kista
- Up to and including 20 October, Corem has divested bank shares with a value of approximately SEK 730 million

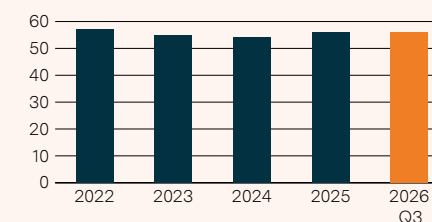
	2026 3 months Jul–Sep	2025 3 months Jul–Sep	2026 9 months Jan–Sep	2025 9 months Jan–Sep	2025/2026 Trailing 12 months Oct–Sep	2025 12 months Jan–Dec
Income, SEKm	796	850	2,382	2,642	3,205	3,465
Net operating income, SEKm	515	557	1,511	1,723	2,013	2,225
Profit from property management, SEKm	207	219	693	695	861	863
Net profit/loss, SEKm	90	–437	33	–1,015	–2,263	–3,311
Earnings per ordinary share of Class A and B, SEK	–0.01	–0.42	–0.20	–1.12	–2.02	–2.96
Net asset value (NAV) per ordinary share of Class A and B, SEK	11.16	12.56	11.16	12.56	11.16	10.70
Economic occupancy rate, %	82	85	82	85	82	84
Operating margin, %	65	65	63	65	63	64
Adjusted equity ratio, %	37	41	37	41	37	39
Interest coverage ratio	1.7	1.8	1.7	1.8	1.7	1.8
Loan-to-value ratio, %	56	55	56	55	56	56

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

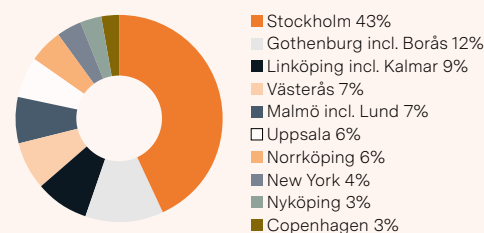
PROFIT FROM PROPERTY MANAGEMENT, SEKm



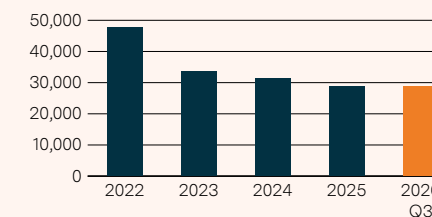
LOAN TO VALUE, %



PROPERTY VALUE PER CITY, %



INTEREST-BEARING LIABILITIES, SEKm



Positive trend for core business and continued focus on stronger cash flow

In the third quarter, several positive tendencies were apparent in Corem's core business. Positive net letting and increased operating income in a comparable portfolio demonstrated that our work on letting, active property management and cost control is generating results. At the same time, the economic occupancy rate was impacted by new vacancies, which means that continued intensive letting efforts will be a clear priority going forward. In parallel, we need to continue to adapt our capital structure and, accordingly, we will continue to streamline the portfolio through the further divestment of properties that have a yield that is far too low or have a large investment requirement. The aim of this is to reduce liabilities and to create the conditions for stronger cash flow in the long term. We do not underestimate the challenges facing us, but our direction is clear and our work continues with undiminished focus.

STRONGER SWEDISH ECONOMY BUT CONTINUED UNCERTAIN BUSINESS ENVIRONMENT

The Swedish economy strengthened during the year and the recovery has gained momentum. Despite a cautious situation in domestic politics, we are seeing an improved mood among compa-

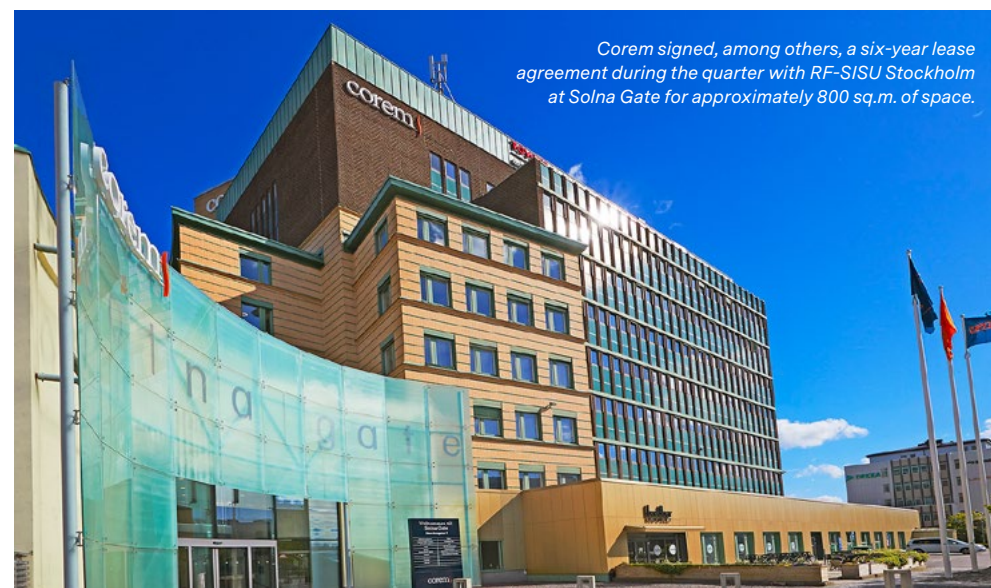
nies and households, resulting in a more positive view than at the beginning of the year. At the same time, unemployment remains relatively high and geopolitical developments are creating uncertainty regarding global growth and the willingness to make investments.

Several areas of our operating activities continue to perform favourably

The conditions for the property market have improved successively. The activity in the transaction market has increased at the same time as the financing market has strengthened. In the rental market, we can still see a two-pronged trend. The demand for modern and well-located premises is healthy, while parts of the office market in Stockholm, in particular, are characterised by a larger offering and longer decision-making processes. However, the level of activity is significantly higher than it was a year ago. In several of our regional markets, we are seeing more stable demand, a trend that has been sustained for some time.

POSITIVE NET LETTING AND STABLE OPERATING INCOME

Several areas of our operating activities continue to perform favourably. Net letting was posi-



tive and amounted to SEK 7 million for the quarter. During the first nine months of the year, we signed a total of approximately 350 new leases at a total annual contract value of more than SEK 300 million.

The larger contracts include a six-year lease with the County Administrative Board for more than 6,300 square metres in central Linköping. This is a significant transaction in the Linköping market and a lease of which we are very proud. The property became vacant at the beginning of the year and, after slightly more than six months,

we have now leased it in its entirety. We also signed a lease with Rarity Bioscience for approximately 1,300 square metres in Uppsala and extended Ericsson's lease in Linköping for approximately 16,000 square metres. These transactions demonstrate the breadth of our offering, the value of our local presence and our long-term work in close proximity to the customers.

Despite a cold start to the year with higher heating and snow clearance costs as a result, the operating income in a comparable portfolio increased by 2 per cent compared with the first



nine months of the preceding year, while income in a comparable portfolio increased by 1 per cent. However, for the overall portfolio, operating income decreased 12 per cent, which was attributable to divestments implemented and a resulting smaller portfolio. The performance in the comparable portfolio is confirmation that our long-term work on cost control, energy efficiency and active property management is continuing to generate results.

The economic occupancy rate declined somewhat during the quarter. This is attributable to factors that include a tenant dispute that was resolved during the quarter resulting in a vacancy. This settlement also included a non-recurring amount of SEK 20 million that was charged to property costs for the quarter.

During the quarter, negative changes in the value of the property portfolio of SEK 543 million were recorded. This was mainly due to a higher yield requirement for some ten properties in Kista in Stockholm. The value changes reflect the increased uncertainty in the office market in the area, but does not change our long-term view of Kista's significant potential. Our recently announced lease agreement with a mobility company in the area is a good example of the activity we see and help facilitate every day. Our focus remains on strengthening the attractiveness of the area through active development of this part of the portfolio, which, in terms of value, comprises 14 per cent of Corem's portfolio.

ACTIVE PORTFOLIO GOVERNANCE AND CONTINUED STREAMLINING

To us, transactions are an integrated part of our active property management. We continuously evaluate the composition of our property portfolio and can divest properties that no longer correspond to our long-term strategy. During the quarter, we agreed the sale of an office property in Linköping at an underlying property value of SEK 160 million. At the beginning of October, we agreed the sale of a property in Sollentuna at an underlying property value of SEK 151 million. Both of these properties will be transferred during the fourth quarter.

CONTINUED WORK FOR A STRONGER CAPITAL STRUCTURE

In parallel with the operational work, we continued to optimise Corem's capital structure. It is gratifying to see that the average interest has declined since the beginning of the year and that the interest-coverage ratio strengthened during the quarter.

Strategic divestments will streamline the portfolio and, above all, free up capital to reduce borrowing and the financial expenses

Our focus is the step-by-step creation of a stronger financial platform. This entails that we work in parallel to increase profitability, adapt the cost base to a smaller and more focused property portfolio, and thereby reduce liabilities.

We continuously evaluate the possibilities to repurchase our own shares. During the year, we conducted repurchases across all share types totalling approximately SEK 550 million, with the repurchases of class B shares corresponded to slightly more than 11 per cent of the number of class B shares outstanding at the beginning of the year. Against this backdrop, an Extraordinary General Meeting during the summer resolved to cancel the repurchased shares. This contributes to a more efficient capital structure and a higher net asset value per share.

Our holding of Nordic bank shares, which serve as a liquidity reserve, performed well and we recorded a positive change in value of SEK 322 million for the period.

OUTLOOK

For Corem, the outlook is clear. We will increase our occupancy rate, enhance the efficiency of our property management and improve earnings in the existing portfolio. Strategic divestments will streamline the portfolio and, above all, free up capital to reduce borrowing and the financial expenses.

Our focus here and now remains on financial stability and stronger cash flow. Through a more focused portfolio, more efficient operations and reduced financial risk, we are creating the conditions for increased profitability.

Rutger Arnhult

Chief Executive Officer

Stockholm, 21 October 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 refers to July–September and the period refers to January–September.

Income

Income amounted to SEK 796 million (850) during the third quarter and SEK 2,382 million (2,642) during the January–September 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 281 million (293) during the quarter and SEK 871 million (919) during the period, as a smaller portfolio following divestments resulted in lower costs. At the same time, a settlement resulted in a one-off cost of SEK 20 million, which was charged to the quarter's property operating expenses.

Property costs in a comparable portfolio increased by 1 per cent for the period. The increase was mainly due to higher costs for heating and snow clearance.

Central administration costs amounted to SEK 31 million (33) during the quarter and SEK 96 million (104) during the period.

Financial items

Financial income amounted to SEK 311 million (3) during the period, of which dividends amounted to SEK 302 million (–). Financial expenses amounted to SEK 977 million (866) during the period, of which exchange-rate losses amounted to SEK 5 million (0). The net change in financial expenses was attributable to a lower amount of interest capitalised in development projects and lower borrowing costs. Site leasehold fees and land lease expenses amounted to SEK 56 million (61).

At the end of the quarter, the Group's average interest rate was 4.1 per cent (4.6). For further information, refer to page 12.

Earnings

Operating surplus amounted to SEK 515 million (557) during the quarter and SEK 1,511 million (1,723) during the period. The operating margin was 65 per cent (65) during the quarter and 63 per cent (65) during the period. In a comparable portfolio, operating surplus increased by 2 per cent during the period, while the net operating margin amounted to 65 per cent. Profit from property management amounted to SEK 207 million (219) during the quarter and SEK 693 million (695) during the period.

Changes in value

PROPERTIES

Changes in the value of investment properties amounted to SEK –543 million (–495) during the quarter and SEK –955 million (–1,256) during the period. Unrealised changes in value during the quarter amounted to SEK –543 million (–495) and

realised changes in value to SEK 0 million (0). For further information, refer to page 7.

FINANCIAL ASSETS

Value changes of financial assets valued at fair value amounted to SEK 332 million (–328) during the period, of which value changes in listed shares amounted to SEK 332 million (–). The value of the holding in the Klövern property company increased by SEK 10 million (–328) during the period. For further information, refer to page 13.

DERIVATIVES

Changes in value of derivatives amounted to SEK 185 million (–204) during the period of which interest rate derivatives amounted to SEK 233 million (–204), while currency derivatives amounted to SEK –48 million. The value of the derivatives is affected by changes in market interest rates.

Goodwill

During the quarter, impairment of goodwill amounted to SEK –44 million (–150) and during the period to SEK –118 million (–182 million).

Impairment during the quarter refers to goodwill attributable to deferred tax where the impairment occurs due to negative unrealised value changes and property disposals, as well as impairment of goodwill related to synergies.

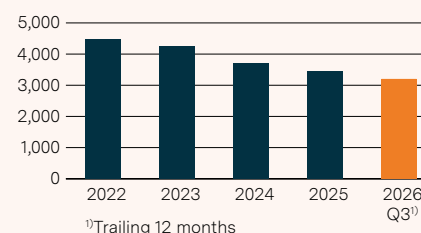
Tax

During the period, current tax amounted to SEK –40 million (–49) and deferred tax to SEK –64 million (309). Deferred tax attributable to derivatives and the reversal of tax losses carried forward had a negative impact on earnings, while deferred tax related to properties had a positive impact on earnings due to negative changes in the value of the property portfolio.

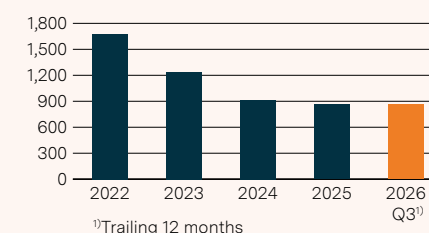
Other comprehensive income

Other comprehensive income during the period amounted to SEK –9 million (–813) and refers to currency conversion differences in foreign operations. During the second quarter, SEK –180 million (–) was reclassified from the translation reserve to the income statement.

INCOME, SEKm



PROFIT FROM PROPERTY MANAGMENT, SEKm



The property portfolio

Property values

On 30 September 2026, Corem's property portfolio comprised 239 (244) investment properties with a combined lettable area of 2,042 tsq.m. (2,048) and a market value of SEK 44,813 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, 9 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 –955 million (–1,256), corresponding to –2 per cent. Unrealised changes in value amounted to SEK –1,130 million and realised value changes amounted to SEK 175 million. Realised changes in value include a transfer of the translation difference from comprehensive income of SEK 180 million

related to reduced investment in the US.

Unrealised changes in value for the quarter amounted to SEK –543 million (–495) and was largely attributable to Kista, primarily as a result of increased yield requirements and revised cash flow assumptions for properties in the area. As at 30 September 2026, the property portfolio was valued using an average assessed yield requirement of 6.2 per cent (6.1).

Property transactions

During the January–September period, 5 properties were transferred at an underlying property value of SEK 2,390 million. No properties were divested and transferred during the third quarter.

The profit effect, including dissolved tax and impairment of goodwill attributable to deferred tax amounted to SEK 0 million for the quarter and SEK –1 million for the nine-month period.

See all divestments for the quarter on page 8.

Tenants and the lease portfolio

On 30 September 2026, Corem had approximately 2,700 tenants with approximately 4,900 lease contracts. The annual contract value amounted to SEK 3,239 million (3,372), the rental value amounted to SEK 3,946 million (4,027) and the economic occupancy rate to 82 per cent (84). The average remaining contract period was 3.3 years (3.2). Of the contracted rent, 53 per cent falls due in 2029 or later. Of the annual contract value for offices, 18 per cent

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

NET LETTING

Net letting amounted to SEK 7 million (6) for the quarter and SEK 4 million (–21) for the period. In total, lettings and renegotiations amounted to SEK 115 million during the quarter, of which 31 per cent pertained to new customers and the remainder to existing customers.

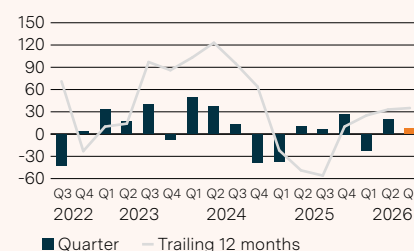
SELECTED LETTINGS

During the third quarter of the year, several major lease agreements were signed.

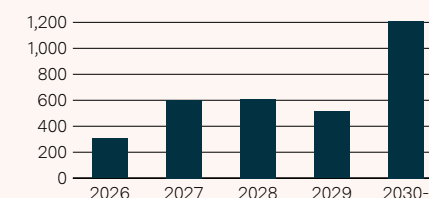
At the property Elefanten 17 in Linköping, a six-year lease agreement was signed with the County Administrative Board (Länsstyrelsen) for

approximately 6,300 sq.m., with occupancy scheduled for the third quarter of 2027. At Aprikosen 2 (Solna Gate), a six-year lease agreement was signed with RF-SISU for approximately 800 sq.m., with occupancy planned for the turn of the year. At Isafjord 8 in Kista, a three-year lease agreement was signed with Industrikomponenter for approximately 900 sqm, with occupancy scheduled for the third quarter of 2026.

NET LETTING, SEKm



CONTRACT STRUCTURE, SEKm



INVESTMENT PROPERTIES:
LETTABLE AREA, FAIR VALUE

	Jan-Sep 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	—	2,581	778	1,497
Divestments	–5	–8,857	–2,020	–5,049
Changes in value, unrealised	—	—	–1,130	–3,758
Currency conversion	—	—	248	–958
Total at the end of the period	239	2,042,059	44,813	46,937

PROPERTY TRANSACTIONS, TRANSFER OF POSSESSION JAN-SEP 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	—	—
Q3	—	—	—	—	—	—
Total						8,857

COMPLETED PROJECT
Corem's largest project is a 23-storey office building at 1245 Broadway in New York. The property is fully let. The final tenant adaptations were completed in the third quarter.





Linköping, Idéskaparen 2

LETTING

In Linköping, in the Idéskaparen 2 property, an extension was signed for the lease with Ericsson for five years and approximately 16,000 sq.m. The lease will apply from the third quarter of 2027.



Linköping, Elefanten 17

ONGOING PROJECT/LETTING

In Linköping, in the Elefanten 17 property, a six-year lease was signed with the County Administrative Board for approximately 6,300 sq.m. The premises will be refurbished prior to move-in. Move-in is planned for the third quarter of 2027.



Västerås, Loke 24

ONGOING PROJECT

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



Uppsala, Fyrislund 6:6

LETTING

In Uppsala Business Park, in the Fyrislund 6:6 property, a four-year lease was signed with Rarity Bioscience for approximately 1,300 sq.m. Move-in is planned for the fourth quarter of 2026.



Stockholm, Kardborren 13

ONGOING PROJECT

In Täby, in the Kardborren 13 property, tenant adaptation for Region Stockholm is in progress, with scheduled move-in during 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 scheduled move-in during the third 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 778 million (976) was invested in the property portfolio for new construction, extensions and refurbishments. As at 30 September 2026, the remaining investment volume amounted to SEK 653 million (743).

LARGER ONGOING PROJECTS IN SWEDEN
In Linköping, in the Elefanten 17 property, tenant adaptations are in progress for Länsstyrelsen with move-in planned for the third quarter of 2027.

In Stockholm, in the Nattskiftet 12 and 14 properties, tenant adaptation is in progress, with completion scheduled for the first quarter of 2027.

In Kista, at the property Alptanäs 2, tenant adaptation is in progress and are scheduled for completion during the second quarter of 2027.

In Nyköping, in the Standard 17 property, tenant adaptation is in progress for Länsförsäkringar with move-in planned for 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.

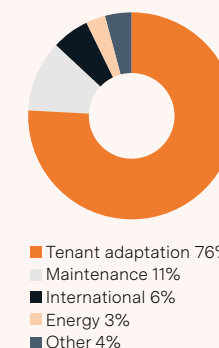
In Västerås, in the Loke 24 property, also known as Gallerian, tenant adaptation for FirstOffice is in progress, with scheduled move-in during the first quarter of 2027.

PROJECT IN NEW YORK

The project at 1245 Broadway, involving the development of a high-quality office building, is now considered fully completed. The final tenant

adaptions have been finalized, and the remaining tenants will move in during October 2026. The property is fully let and as of 30 September 2026, the contracted rental value of signed lease agreements at 1245 Broadway amounted to USD 19.2 million, corresponding to approximately SEK 190 million, which equates to nearly SEK 11,000 per sq.m.

INVESTMENTS PER PROJECT TYPE



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

City	Property	Description	Project area, sq.m.	Estimated investment, SEKm	Remaining investment, SEKm	Completion, year/quarter
Linköping	Elefanten 17	Tenant adaptation for Länsstyrelsen	6,310	99	94	27/Q3
Stockholm	Nattskiftet 12,14	Tenant adaptation for an authority	5,826	65	23	27/Q1
Stockholm	Alptanäs 2	Tenant adaptation for a mobility company	2,290	59	57	27/Q2
Nyköping	Standard 17	Tenant adaptation for Länsförsäkringar Sörmland	2,584	42	40	27/Q3
Stockholm	Kardborren 13	Tenant adaptation for Region Stockholm	3,406	28	15	26/Q4
Västerås	Loke 24	Tenant adaptation for FirstOffice	1,361	26	22	27/Q1

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

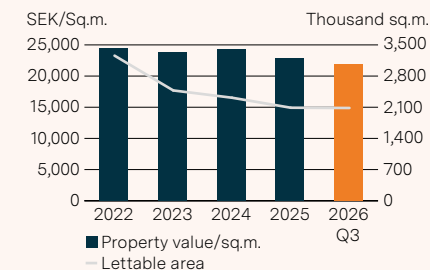
INCOME STATEMENT ITEMS AND INVESTMENTS

	Income, SEKm		Property costs, SEKm		Net operating income, SEKm		Operating margin, %		Investments, SEKm	
	2026 Jan-Sep	2025 Jan-Sep	2026 Jan-Sep	2025 Jan-Sep	2026 Jan-Sep	2025 Jan-Sep	2026 Jan-Sep	2025 Jan-Sep	2026 Jan-Sep	2025 Jan-Sep
Stockholm North	648	782	-285	-300	363	482	56	62	178	182
Stockholm South	611	652	-215	-215	396	437	65	67	248	132
East	475	507	-151	-158	324	349	68	69	126	124
West	491	531	-155	-167	336	364	68	69	122	122
International	157	170	-65	-79	92	91	59	54	104	416
Total	2,382	2,642	-871	-919	1,511	1,723	63	65	778	976
Investment portfolio	2,307	2,468	-825	-822	1,482	1,646	64	67	682	467
Development portfolio	75	174	-46	-97	29	77	39	44	96	509
Total	2,382	2,642	-871	-919	1,511	1,723	63	65	778	976

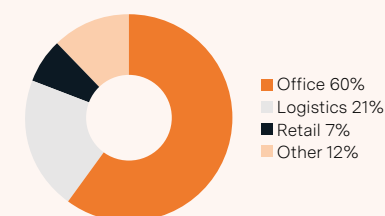
KEY FIGURES OF PROPERTY HOLDINGS

	No. of properties		Fair value, SEKm		Rental value, SEKm		Economic occupancy rate, %		Lettable area, thousand sq.m.	
	2026 30 Sep	2025 30 Sep	2026 30 Sep	2025 30 Sep	2026 30 Sep	2025 30 Sep	2026 30 Sep	2025 30 Sep	2026 30 Sep	2025 30 Sep
Stockholm North	49	53	12,331	13,793	1,197	1,286	77	80	598	615
Stockholm South	51	60	13,130	13,773	1,009	1,068	81	84	441	470
East	63	67	7,753	7,950	747	767	85	88	483	508
West	72	79	8,677	9,159	761	792	86	88	471	502
International	4	7	2,922	6,732	232	293	93	90	49	61
Total	239	266	44,813	51,407	3,946	4,206	82	85	2,042	2,156
Investment portfolio	215	239	41,373	43,305	3,800	3,804	83	86	1,900	2,011
Development portfolio	24	27	3,440	8,102	146	402	51	75	142	145
Total	239	266	44,813	51,407	3,946	4,206	82	85	2,042	2,156

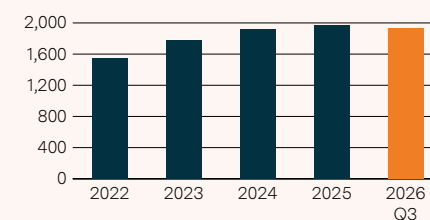
PROPERTY VALUE, SEK/SQ.M. AND LETTABLE AREA, TSQ.M.



LETTABLE AREA BY TYPE, %



RENTAL VALUE, SEK/SQ.M.



Financing

Interest-bearing liabilities

On 30 September 2026, interest-bearing liabilities amounted to SEK 28,700 million (28,768). Accrued borrowing overheads amounted to SEK 94 million (128), which entails interest-bearing liabilities in the balance sheet of SEK 28,606 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 1,155 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 1.8 years (2.1) and the loan-to-value ratio was 56 per cent (56).

INTEREST-BEARING NET DEBT

SEKm	2026 30 Sep	2025 31 Dec
Interest-bearing liabilities in the balance sheet	28,606	28,640
Adjustment, accrued borrowing overheads	94	128
Interest-bearing assets	-131	-142
Shareholding	-2,931	—
Cash and cash equivalents	-163	-1,804
Interest-bearing net liabilities	25,475	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 September 2026, the average interest rate in the loan portfolio was 4.1 per cent (4.6).

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 21,786 million (22,286), which corresponded to 76 per cent of the interest-bearing liabilities.

Together with fixed interest loans, 78 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 65 million in annual interest expenses.

The swaps run with an average remaining term of 1.8 years and an average fixed interest rate of 2.2 per cent. On 30 September 2026, the market value of the interest rate derivatives portfolio amounted to net SEK 256 million (22).

Changes in the value of derivatives amounted to SEK 246 million (101) during the quarter.

The average period of fixed interest amounted to 1.5 years (2.1) at the end of the quarter 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 September 2026, cash and cash equivalents amounted to SEK 163 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.

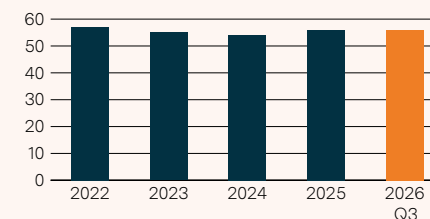
In addition, there were unutilised credit facilities, including backup facilities for outstanding commercial paper, of SEK 3,077 million, of which SEK 1,243 million can be used immediately with existing collateral.

The net interest-bearing debt amounted to SEK 25,475 million (26,823).

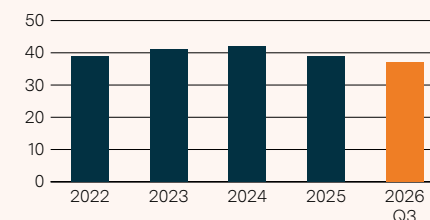
Rating

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

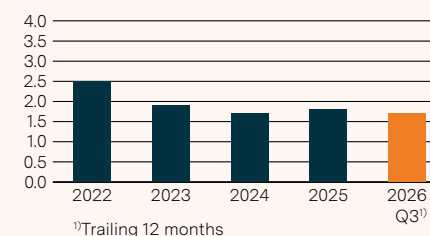
LOAN TO VALUE, %



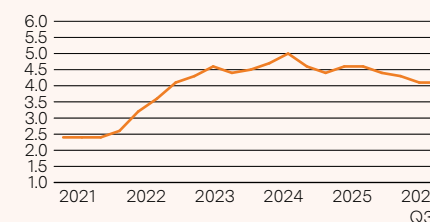
ADJUSTED EQUITY RATIO, %



INTEREST COVERAGE RATIO, MULTIPLE



AVERAGE INTEREST RATE, %



Equity

At the end of the quarter, the Group's equity, attributable to the Parent Company's shareholders, amounted to SEK 15,448 million (16,490). Equity amounted to SEK 7.74 (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.

Net asset value (NAV) per ordinary share of class A and B amounted to SEK 11.16 (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 37 per cent (39) and the equity ratio to 30 per cent (31).

Cash flow

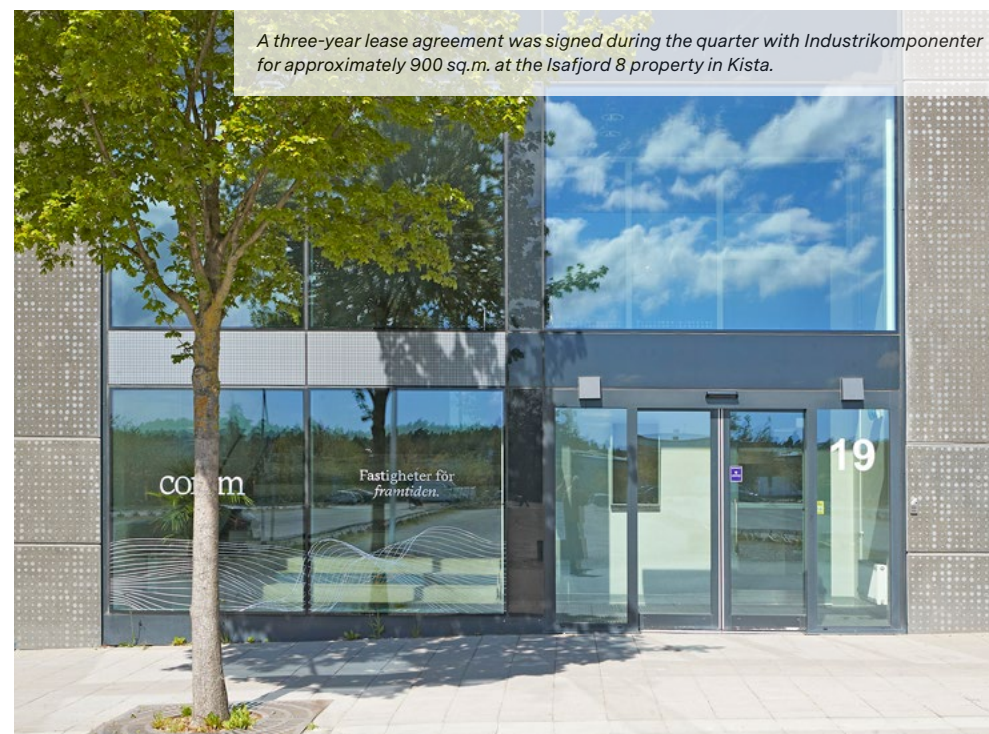
The Group's cash flow from operating activities, before changes in working capital, amounted during the period to SEK 627 million (561).

Cash flow from investing activities amounted during the period to SEK –1,160 million (–2,031) and during the quarter to SEK –146 million (–302). The change during the quarter was attributable to investments in properties and positive cash flow from investments in listed shares.

Cash flow from financing activities during the period amounted to SEK –1,121 million (–2,848), with the change primarily attributable to dividend payments, share buybacks and loan amortisations.

Shareholding

Financial assets valued at fair value consist of listed Nordic bank shares and the holding in Klövern. Klövern 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 2,931 million (–) and its holding in Klövern amounted to SEK 751 million (741), corresponding to a shareholding of 8 per cent (8) at the end of the period.



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	6,412	—	—	—	—
2026	5,500	7,855	5,848	—	2,007
2027	4,536	3,882	3,312	2,241	570
2028	3,418	13,417	12,917	1,545	500
2029	7,034	4,515	4,515	—	—
2030	1,300	1,643	1,643	—	—
Later	500	465	465	—	—
Total	28,700	31,777	28,700	3,786	3,077

BOND OVERVIEW 30 SEPTEMBER 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 September 2026, Corem had a total of 1,273,568,990 shares, of which 90,210,440, were ordinary shares of class A, 1,163,750,254 ordinary shares of class B, 7,358,622 ordinary shares of class D and 12,249,674 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. The dividend for each type of share is paid in accordance with the resolution of the Annual General Meeting and in accordance with the Articles of Association.

Repurchase and cancellation of own shares

During the quarter, Corem repurchased its own shares through two parallel repurchasing programmes that were initiated on 27 April 2026, one of which remained in effect until 9 July 2026.

During the third quarter, until 9 July 2026, Corem repurchased 5,100,000 ordinary shares of class B, 9,400 ordinary shares of class D and 8,717 preference shares.

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 conducted on 3 July 2026. Through this cancellation, there is once again scope for continued repurchase in accordance with the authorisation of the Annual General Meeting.

As at 30 September, Corem held 25,000,007 repurchased ordinary shares of class B, 43,533 repurchased ordinary shares of class D and 43,762 repurchased preference shares. The total market value at that time amounted to SEK 70 million. The shares were repurchased at an average price of SEK 2.47 per ordinary share of class B, SEK 229.89 per ordinary share of class D and SEK 233.55 per preference share.

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. No request was received for the conversion from class A to class B during the first or second conversion period.

SHARE DATA, 30 SEP 2026

Market capitalisation	SEK 7.0 bn
Market place	Nasdaq Stockholm, Large Cap
LEI No.	213800CHXQQD7TSS1T59
No. of share-holders	42,034

Ordinary share, class A

No. of shares	90,210,440
Closing price	SEK 3.19
ISIN	SE0010714279

Ordinary share, class B

No. of shares	1,163,750,254
Closing price	SEK 2.05
ISIN	SE0010714287

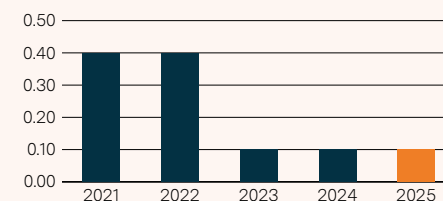
Ordinary share, class D

No. of shares	7,358,622
Closing price	SEK 211.00
ISIN	SE0015961594

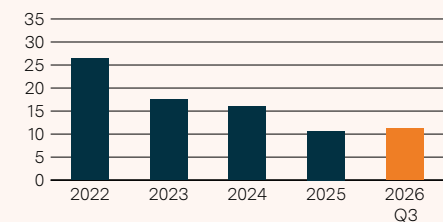
Preference share

No. of shares	12,249,674
Closing price	SEK 223.00
ISIN	SE0010714311

DIVIDEND PER ORDINARY SHARE A/B, SEK



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



COREM'S LARGEST SHAREHOLDERS ON 30 SEP 2026

Shareholder	No. ordinary shares A, thousands	No. ordinary shares B, thousands	No. ordinary shares D, thousands	No. prefer- ence shares, thousands	Share of capital, %	Share of votes, %
Rutger Arnhult privat och via companies ¹⁾	75,676	647,185	3,494	86	57.04	68.31
State Street Bank & Trust Co	—	41,632	14	153	3.28	2.03
Nordnet Pensionsförsäkring AB	103	18,224	99	314	1.47	0.95
Avanza Pension	266	14,769	354	1,744	1.35	0.95
Handelsbanken fonder	—	19,248	112	—	1.52	0.94
Prior & Nilsson	—	17,676	—	16	1.39	0.86
Fredrik Rapp private and via companies	750	9,500	—	—	0.80	0.83
JP Morgan Chase Bank N.A.	—	16,094	—	255	1.28	0.79
Swedbank Robur fonder	1,593	—	—	—	0.13	0.77
SEB Life International	1,101	3,202	31	24	0.34	0.69
Handelsbanken Liv Försäkringsaktiebolag	4	13,559	5	135	1.08	0.67
Livförsäkringsbolaget Skandia, Ömsesidigt	665	5,303	—	0	0.47	0.58
Patrik Tillman private and via companies	571	5,733	77	—	0.50	0.56
Fredrik Svensson	—	11,297	—	50	0.89	0.55
Nordea Livförsäkring Sverige AB	9	10,313	44	55	0.82	0.51
Other shareholders	9,471	305,015	3,084	9,373	25.67	20.01
Total outstanding shares, thousands	90,210	1,138,750	7,315	12,206	98.03	100.00
Repurchased own shares ²⁾	—	25,000	44	44	1.97	
Total registered shares, thousands	90,210	1,163,750	7,359	12,250	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.



The property Hilton 3, Solna, in its autumn attire.

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 Klövern AB, which is not listed, is valued in accordance with Level 3 of the valuation hierarchy. The valuation of Klövern 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.

The new standard, IFRS 18 Presentation and Disclosure in Financial Statements, will become effective for financial years beginning on 1 January 2027 and will replace IAS 1.

The changes will affect the financial statements, primarily the income statement. The income statement will be structured into the categories operating, investing, financing, and taxes, and several mandatory subtotals will be introduced. Financial income and financial expenses will be allocated between the investing and financing categories, while fair value changes will be classified within operating, investing, or financing activities.

In addition, entities will be required to provide disclosures regarding management-defined performance measures. These changes will not affect the recognition or measurement of items in the financial statements.

Rounding differences may occur in this report.

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 period was 267 (279). 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

A dispute was resolved during the quarter, resulting in a vacancy. The settlement led to a one-off charge of SEK 20 million, which is recognized in the quarter's property operating expenses.

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 4 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 Essehörn is a shareholder, for an amount of SEK 5 million (9).

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 331 million (353). Net profit for the period amounted to SEK 365 million (276). The result was impacted by dividends corresponding to SEK 302 million from the Company's holding of listed shares. Interest-bearing liabilities amounted to SEK 17,229 million (16,428) which is lent onward to other Group companies.

Dividend

During the nine-month period, dividends totalling SEK 403 million were paid pertaining to ordinary shares of Class A and B, and ordinary shares of Class D and preference shares, in accordance with the resolution of the Annual General Meeting.

Events after the end of the period

In October, an agreement was signed for the sale of the property Ringpärmen 6 in Sollentuna. Together with the sale of the property Brevduvan 21 in Linköping during the third quarter, these transactions amount to SEK 311 million. Both properties are scheduled to be transferred to the buyers during the fourth quarter.

Leasing activity continued to develop positively. Subsequent to the end of the quarter, the Company announced, among other things, a new ten-year lease agreement with a mobility company covering approximately 5,700 sq.m. in the properties Alptanäs 2 and Alptanäs 3 in Kista

Up to and including 20 October, the Company had divested bank shares with a value of approximately SEK 730 million.

Stockholm, 21 October 2026

The Board of Directors of Corem Property Group AB (publ)

This interim report has been reviewed by Corem's auditors.

Review Report

Corem Property Group AB (publ) corporate ID no. 556463-9440

INTRODUCTION

We have reviewed the condensed interim report for Corem Property Group AB as at 30 September 2026 and for the nine-month period then ended. The Board of Directors and the CEO are responsible for the preparation and presentation of this interim report in accordance with IAS 34 and the Swedish Annual Accounts Act. Our responsibility is to express a conclusion on this report based on our review.

DIRECTION AND SCOPE OF REVIEW

We conducted our review in accordance with the International Standard on Review Engage-

ments, ISRE 2410 Review of Interim Financial Statements Performed by the Independent Auditor of the Entity. A review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and other generally accepted auditing standards in Sweden. The procedures performed in a review do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, the stated conclusion based on a review does not have the certainty of a stated conclusion based on an audit.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim report is not prepared, in all material respects, in accordance with IAS 34 and the Swedish Annual Accounts Act regarding the Group, and in accordance with the Swedish Annual Accounts Act regarding the Parent Company.

Stockholm, 21 October 2026
KPMG AB

Mattias Johansson
Authorised Public Accountant



Consolidated Income Statement *in brief*

SEKm	2026 3 months Jul-Sep	2025 3 months Jul-Sep	2026 9 months Jan-Sep	2025 9 months Jan-Sep	2025/2026 Trailing 12 months Oct-Sep	2025 12 months Jan-Dec
Income	796	850	2,382	2,642	3,205	3,465
Property costs	-281	-293	-871	-919	-1,192	-1,240
Net operating income	515	557	1,511	1,723	2,013	2,225
Central administration	-31	-33	-96	-104	-129	-137
Financial income	54	1	311	3	315	7
Financial expenses	-312	-286	-977	-866	-1,261	-1,150
Lease expenses/site leasehold fees	-19	-20	-56	-61	-77	-82
Profit from property management	207	219	693	695	861	863
Value changes, properties	-543	-495	-955	-1,256	-3,605	-3,906
Value changes, financial assets	246	-14	332	-328	371	-289
Value changes, derivatives	246	101	185	-204	247	-142
Impairment, goodwill	-44	-150	-118	-182	-330	-394
Profit/loss before tax	112	-339	137	-1,275	-2,456	-3,868
Tax	-22	-98	-104	260	193	557
Net profit/loss for the period	90	-437	33	-1,015	-2,263	-3,311
<i>Net profit for the period attributable to:</i>						
Parent Company shareholders	90	-437	33	-1,015	-2,263	-3,311
Holdings without controlling influence	0	0	0	0	0	0
Profit/loss for the period	90	-437	33	-1,015	-2,263	-3,311
Earnings per share						
Earnings per ordinary share of Class A and B, SEK	-0.01	-0.42	-0.20	-1.12	-2.02	-2.96
No. of shares, thousands						
Number of outstanding ordinary shares A and B	1,228,961	1,376,924	1,228,961	1,376,924	1,228,961	1,376,365
Average number of outstanding ordinary shares A and B	1,229,360	1,358,214	1,294,601	1,250,980	1,315,349	1,282,723
Number of outstanding ordinary shares D	7,315	7,504	7,315	7,504	7,315	7,502
Number of outstanding preference shares	12,206	12,415	12,206	12,415	12,206	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 Jul-Sep	2025 3 months Jul-Sep	2026 9 months Jan-Sep	2025 9 months Jan-Sep	2025/2026 Trailing 12 months Oct-Sep	2025 12 months Jan-Dec
Net profit/loss for the period	90	-437	33	-1,015	-2,263	-3,311
Items that can later be reclassified to the income statement						
Currency conversion difference for international operations	53	-49	-9	-813	-73	-877
Other comprehensive income after tax	53	-49	-9	-813	-73	-877
Net comprehensive income for the period	143	-486	24	-1,828	-2,336	-4,188
<i>Net comprehensive income attributable to:</i>						
Parent Company shareholders	143	-486	24	-1,828	-2,336	-4,188
Holdings without controlling influence	0	0	0	0	0	0
Net comprehensive income for the period	143	-486	24	-1,828	-2,336	-4,188

Consolidated Balance Sheet *in brief*

SEKm	2026 30 Sep	2025 30 Sep	2025 31 Dec
ASSETS			
Non-current assets			
Goodwill	967	1,296	1,084
Investment properties	44,813	51,407	46,937
Right-of-use assets	1,570	1,743	1,505
Financial assets valued at fair value	3,682	703	741
Derivatives	275	98	102
Other non-current assets	188	124	211
Total non-current assets	51,495	55,371	50,580
Current assets			
Other current assets	590	825	743
Cash and cash equivalents	163	314	1,804
Total current assets	753	1,139	2,547
TOTAL ASSETS	52,248	56,510	53,127
EQUITY AND LIABILITIES			
Equity attributable to parent company shareholders	15,448	18,853	16,490
Equity attributable to holdings without controlling influence	0	0	0
Total equity	15,448	18,853	16,490
Long-term liabilities			
Interest-bearing liabilities	19,261	15,662	17,504
Leasing liabilities	1,570	1,743	1,505
Deferred tax liability	4,968	5,178	4,894
Derivatives	19	138	80
Other liabilities	32	40	27
Total long-term liabilities	25,850	22,761	24,010
Current liabilities			
Interest-bearing liabilities	9,345	13,255	11,136
Other liabilities	1,605	1,641	1,491
Total current liabilities	10,950	14,896	12,627
Total liabilities	36,800	37,657	36,637
TOTAL EQUITY AND LIABILITIES	52,248	56,510	53,127

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	-1,828	—	-1,828
New share issue incl. costs	928	—	928
Dividend	-534	—	-534
Hybrid bond, interest	-92	—	-92
Hybrid bond, repurchase	-1,132	—	-1,132
Change in holdings without controlling influence	0	—	0
Closing Equity, 30.09.2025	18,853	0	18,853
Comprehensive income for the period	-2,360	—	-2,360
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	24	—	24
Dividend	-512	—	-512
Repurchase of own shares	-554	—	-554
Change in holdings without controlling influence	0	—	0
Closing Equity, 30.09.2026	15,448	0	15,448

1) Hybrid bonds amounted to SEK 1,132 million as of 1 January 2025.

Consolidated statement of cash flow *in brief*

SEKm	2026 3 months Jul-Sep	2025 3 months Jul-Sep	2026 9 months Jan-Sep	2025 9 months Jan-Sep	2025/2026 Trailing 12 months Oct-Sep	2025 12 months Jan-Dec
Operating activities						
Net operating income	515	557	1,511	1,723	2,013	2,225
Central administration	-31	-33	-96	-104	-129	-137
Depreciation, etc.	3	4	11	14	15	18
Interest received, etc.	2	1	8	4	11	7
Dividend received	51	—	302	—	302	—
Interest paid, etc.	-313	-271	-953	-866	-1,164	-1,077
Interest expense, lease contracts attributable to site leasehold contracts	-19	-20	-56	-61	-77	-82
Income tax paid	-4	0	-28	0	-29	-1
Cash flow from operating activities before changes in working capital	204	238	699	710	942	953
Change in current receivables	-3	-2	-76	-137	-88	-149
Change in current liabilities	122	14	4	-12	24	8
Cash flow from operating activities	323	250	627	561	878	812
Investing activities						
Investments in new constructions, extensions and refurbishment	-316	-339	-778	-976	-1,299	-1,497
Divestment of investment properties	—	38	2,205	2,573	4,422	4,790
Change in listed shares	167	—	-2,609	—	-2,609	—
Change in other non-current assets	3	-1	22	434	24	436
Cash flow from investing activities	-146	-302	-1,160	2,031	538	3,729
Financing activities						
Dividend paid to parent company shareholders	-123	-126	-403	-396	-530	-523
Share issue, including expenses	—	399	—	925	0	925
Repurchase of own shares	-16	—	-554	—	-557	-3
Hybrid bonds, interest and repurchase	—	-1,164	—	-1,224	—	-1,224
Loans raised	1,697	3,198	9,901	13,094	15,435	18,628
Amortised loans	-1,658	-2,474	-10,065	-15,247	-15,914	-21,096
Cash flow from financing activities	-100	-167	-1,121	-2,848	-1,566	-3,293
Cash flow for the period	77	-219	-1,654	-256	-150	1,248
Cash and cash equivalents at beginning of period	78	536	1,804	586	314	586
Exchange rate difference in cash and cash equivalents	8	-3	13	-16	-1	-30
Cash and cash equivalents at end of period	163	314	163	314	163	1,804

Parent Company Income Statement *in brief*

SEKm	2026 3 months Jul-Sep	2025 3 months Jul-Sep	2026 9 months Jan-Sep	2025 9 months Jan-Sep	2025 12 months Jan-Dec
Net sales	107	110	331	353	474
Cost of services sold	-76	-77	-235	-249	-336
Gross profit	31	33	96	104	138
Central administration	-31	-33	-96	-104	-138
Operating profit	0	0	0	0	0
Earnings from shares in group companies	82	82	246	246	-4,471
Value changes derivatives	6	19	-36	-10	-5
Interest income and similar income statement items	336	326	1,077	624	906
Interest expense and similar income statement items	-278	-301	-892	-586	-872
Profit/loss after financial items	146	126	395	274	-4,442
Group contributions, made/received	—	—	—	—	1
Profit/loss before tax	146	126	395	274	-4,441
Tax	-18	-4	-30	2	-6
Net Profit/loss for the period	128	122	365	276	-4,447

Parent Company Balance Sheet *in brief*

SEKm	2026 30 Sep	2025 30 Sep	2025 31 Dec
ASSETS			
Other intangible non-current assets	2	4	3
Machinery and equipment	1	2	2
Shares in group companies	14,592	20,492	14,592
Other non-current financial assets	2,586	—	—
Receivables from group companies	18,186	18,326	19,490
Other receivables	44	222	50
Cash and cash equivalents	226	558	1,068
TOTAL ASSETS	35,637	39,604	35,205
EQUITY AND LIABILITIES			
Restricted equity	2,929	2,871	2,871
Unrestricted equity	14,372	19,857	15,131
Total equity	17,301	22,728	18,002
Interest-bearing liabilities	17,229	15,845	16,428
Liabilities to group companies	578	452	322
Non-interest-bearing liabilities	529	579	453
TOTAL EQUITY AND LIABILITIES	35,637	39,604	35,205

Key ratios

	2026 3 months Jul-Sep	2025 3 months Jul-Sep	2026 9 months Jan-Sep	2025 9 months Jan-Sep	2025 12 months Jan-Dec
Property-related					
Fair value of investment properties, SEKm	44,813	51,407	44,813	51,407	46,937
Yield requirement, valuation, %	6.2	6.0	6.2	6.0	6.1
Rental value, SEKm	3,946	4,206	3,946	4,206	4,027
Lettable area, sq.m.	2,042,059	2,155,632	2,042,059	2,155,632	2,048,335
Economic occupancy rate, %	82	85	82	85	84
Area-based occupancy rate, %	71	75	71	75	74
Operating margin, %	65	65	63	65	64
No. of investment properties	239	266	239	266	244
Average remaining lease contract period, years	3.3	3.2	3.3	3.2	3.3
Financial					
Return on equity, %	2.3	-9.0	0.3	-6.7	-17.4
Adjusted equity ratio, %	37	41	37	41	39
Equity ratio, %	30	33	30	33	31
Interest-bearing net liability, SEKm	25,475	28,699	25,475	28,699	26,823
Loan-to-value ratio, %	56	55	56	55	56
Loan-to-value ratio, properties, %	48	44	48	44	48
Interest coverage ratio, multiple	1.7	1.8	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	1.5	2.2	1.5	2.2	2.1
Average period of tied-up capital, years	1.8	1.7	1.8	1.7	2.1

	2026 3 months Jul-Sep	2025 3 months Jul-Sep	2026 9 months Jan-Sep	2025 9 months Jan-Sep	2025 12 months Jan-Dec
Share-related					
Profit from property management per ordinary share A and B, SEK	0.09	0.06	0.31	0.24	0.29
Earnings per ordinary share, A and B, SEK	-0.01	-0.42	-0.20	-1.12	-2.96
Net asset value (NAV) per ordinary share A and B, SEK	11.16	12.56	11.16	12.56	10.70
Equity per ordinary share A and B, SEK	7.74	9.29	7.74	9.29	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	3.19	4.80	3.19	4.80	4.49
Share price ordinary share B, SEK	2.05	4.12	2.05	4.12	4.35
Share price ordinary share D, SEK	211.00	244.50	211.00	244.50	240.50
Share price preference share, SEK	223.00	249.50	223.00	249.50	244.50
No. of shares, thousands					
Number of outstanding ordinary shares A and B	1,228,961	1,376,924	1,228,961	1,376,924	1,376,365
Average number of outstanding ordinary shares A and B	1,229,360	1,358,214	1,294,601	1,250,980	1,282,723
Number of outstanding ordinary shares D	7,315	7,504	7,315	7,504	7,502
Number of outstanding preference shares	12,206	12,415	12,206	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 lease surrender compensation.

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 Klövern 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 financial income and expenses, including ground lease fees.

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.

NET ASSET VALUE (NAV) 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.

Globen Shopping, the Arenan 2 property, Stockholm.



Calendar

FINANCIAL REPORTS

Year-end Report 2026	12 February 2027
Annual Report and Sustainability Report 2026	Week 12, 2027
Interim Report January–March 2027	22 April 2027
Annual General Meeting 2027	23 April 2027

DIVIDEND: RECORD DATES AND ANTICIPATED PAYMENT DATES

Record date for dividend on ordinary shares of class A, B, D and preference shares	30 December 2026
Anticipated 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
Anticipated 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. This information was submitted for publication through the agency of the contact person, set out above, at 8:00 a.m. CEST on 21 October 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