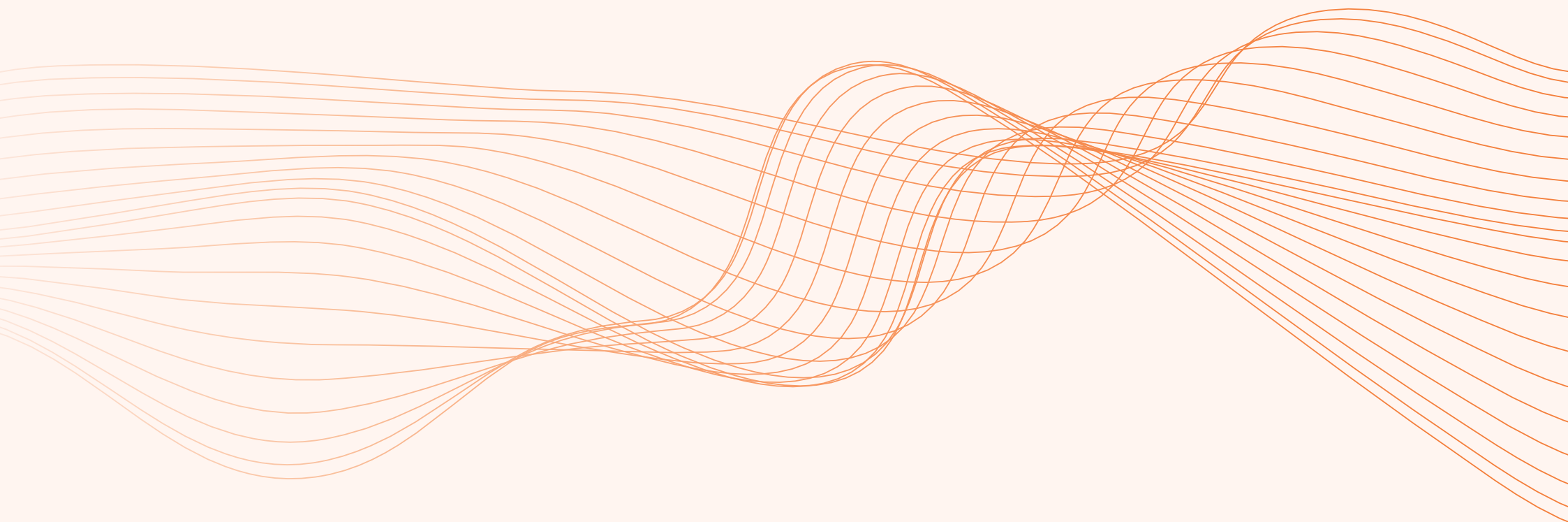


Interim report January–June 2025

COREM KELLY AB
PART OF **corem** |



This interim report for the period January-June 2025 has been prepared for the purpose of complying with the terms of Corem Kelly AB's (publ) bond and loan agreements.

January–June 2025

- Income amounted to SEK 1,615 million (1,660)
- Profit from property management amounted to SEK 434 million (532)
- Profit before tax amounted to SEK –795 million (214)

Significant events during the second quarter

- During the quarter, Corem Kelly divested, among others, a portfolio of five properties, located in Linköping, Uppsala and Örebro, at a total underlying property value of SEK 1,740 million
- During the quarter, agreements were signed for the sale of the project property 28&7 with divestment after the end of the quarter
- During the quarter Corem Kelly divested parts of its holding in Klöver AB, which means that Corems ownership share decreases from 17 per cent to 8 per cent. The sale has an impact on earnings in the quarter of SEK –238 million

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 April–June and the period refers to January–June.

Income, expenses and profit

Income amounted to SEK 807 million (832) during the quarter and SEK 1,615 million (1,660) during the period. Property costs amounted to SEK 275 million (275) during the quarter and SEK 588 million (605) during the period. The operating surplus amounted to SEK 532 million (557) during the quarter and SEK 1,027 million (1,055) during the period. The operating margin amounted to 66 per cent (67) during the quarter and 64 per cent (64) during the period. Profit from property management amounted to SEK 238 million (304) during the quarter and SEK 434 million (532) during the period. Profit before tax amounted to SEK –626 million (292) during the quarter and SEK –795 million (214) during the period.

Taxes

During the quarter, deferred tax amounted to SEK 287 million (19) and current tax to SEK –18 million (–15).

Cash flow

The cash flow from current operations before change in working capital amounted to SEK 9 million (88) during the quarter. Investment operations have affected the cash flow by a net SEK 1,249 million (–209).

Financing operations have affected the cash flow by SEK –1,321 million (–156). In total, the cash flow amounted to SEK –63 million (–277). Liquid assets at the end of the quarter amounted to SEK 285 million, compared to SEK 488 million as of 31 December 2024.

Financing

On 30 June 2025, the external interest-bearing liabilities amounted to SEK 12,773 million (20,211). In addition, there is debt to the parent company of SEK 15,891 million (10,567). Accrued borrowing overheads amounted to SEK 94 million, which means that the reported interest-bearing liabilities in the balance sheet amounts to SEK 28,570 million (30,581). Net financial items during the quarter amounted to SEK –262 million (–217), of which financial income accounted for SEK 1 million (2) and site leasehold expenses amounted to SEK –17 million (–16). The interest coverage ratio amounted to 2.0 multiples (2.5) during the quarter and to 1.8 over the last four quarters (2.2).

Corem Kelly's interest-bearing liabilities are mainly secured by mortgages in properties and/or shares in subsidiaries. Unsecured interest-bearing liabilities consist of unsecured bonds, which amounted to SEK 200 million (1,698) at the end of the quarter.

To limit the interest rate risk, derivatives and interest rate caps are used. Changes in value of derivatives totalled SEK –193 million (–183). As of 30 June 2025, the net market value of the interest derivative portfolio amounted to SEK 13 million (133).

Unrealized changes in value of derivatives do not affect the cash flow as the value of the derivatives at the end of the term is always zero. All derivatives are classified at Level 2 according to IFRS 13. No derivatives have changed classification during the period.

FIXED INTEREST AND TIED-UP CAPITAL

Maturity year	Fixed interest		Tied-up capital		
	Loan volume, SEKm	Contract volume, SEKm	Utilised, SEKm	Of which outstanding bonds, SEKm	Not utilised, SEKm
Variable	1,339	—	—	—	—
2025	2,000	4,768	4,768	200	—
2026	—	4,172	3,372	—	800
2027	1,276	641	641	—	—
2028	884	3,853	2,953	—	900
2029	6,774	462	462	—	—
Later	500	577	577	—	—
Total	12,773	14,473	12,773	200	1,700

The property portfolio

Commercial projects

As of 30 June 2025, the remaining investment volume of ongoing projects amounted to SEK 738 million. At the same time, there were altogether four projects with an estimated investment exceeding SEK 50 million each. These projects encompass in total 36,309 sq.m. and have a total remaining investment of SEK 326 million. The two largest ongoing projects are the construction of two high-quality office buildings on Manhattan, New York. The projects are named 28&7 and 1245 Broadway. Both buildings have reached exterior completion. Letting is ongoing and interior tenant customization will continue. 28&7 was fully leased in early 2025 and an agreement was signed in the second quarter to divest the property, which is planned to be divested in the third quarter of 2025.

COREM KELLY'S LARGEST ONGOING COMMERCIAL PROJECTS

City	Property	Description	Let area, sq.m.	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	14,126	17,575	1,723	200	195	26Q1
New York	28&7 ¹	New construction, office premises	9,291	9,291	951	22	87	25Q3
Stockholm	Helgafjäll 5	Hyresgästanpassning	6,038	6,038	90	64	15	25Q3
Gothenburg	Majorna 219:7	Hyresgästanpassning	3,405	3,405	46	40	10	26Q2
Total			32,860	36,309	2,810	326	307	

1) Estimated and remaining investment of projects in New York are based on the SEK/USD-rate on 30 June 2025.

Properties and changes in value

On 30 June 2025, Corem Kelly's property portfolio consisted of 230 investment properties (251) with a total lettable area of 1,884 tsq.m. (1,981), a fair value of SEK 46,975 million (50,368) and a rental value of SEK 3,795 million (3,879).

The changes in value of Corem Kelly's investment properties totalled SEK –732 million (–283). The changes in value include realized changes in value of SEK –167 million (6) and unrealized changes in value of SEK –565 million (–289). On average, Corem Kelly's property portfolio, as at 30 June 2025, has been valued with a yield requirement of 6.0 per cent (5.9).

Corem Kelly values 100 per cent of the property portfolio every quarter, of which 20 to 30 per cent are normally valued externally. The external valuations during the quarter were performed by Bryggan, Cushman & Wakefield, Newsec and Savills. As a basic rule, every property is valued externally at least once a year, but exceptions can be made for individual properties. All properties are classified at Level 3 in accordance with IFRS 13.

See Corem Kelly's annual report for a detailed description of valuation principles.

PROPERTIES: FAIR VALUE

	2025 Jan–Jun	2024 Jan–Jun	2024 Jan–Dec
Total at the start of the year	49,873	51,382	51,382
Acquisitions	—	—	—
Investments	607	581	1,249
Divestments	–2,053	–1,640	–1,798
Changes in value, unrealised	–565	–289	–1,513
Currency conversion	–887	334	552
Total at the end of the period	46,975	50,368	49,873

INCOME STATEMENT ITEMS AND INVESTMENTS PER ORGANIZATIONAL UNIT

	Income, SEKm		Property costs, SEKm		Net operating income, SEKm		Operating margin, %		Investments, SEKm	
	2025 Jan–Jun	2024 Jan–Jun	2025 Jan–Jun	2024 Jan–Jun	2025 Jan–Jun	2024 Jan–Jun	2025 Jan–Jun	2024 Jan–Jun	2025 Jan–Jun	2024 Jan–Jun
Stockholm North	524	545	–206	–222	318	323	61	59	89	81
Stockholm South	341	352	–122	–130	219	222	64	63	62	40
East	340	337	–111	–112	229	225	67	67	81	69
West	293	322	–100	–101	193	221	66	69	72	52
International – Copenhagen	29	46	–7	–11	22	35	76	76	5	23
International – New York	88	58	–42	–29	46	29	52	50	298	316
Total	1,615	1,660	–588	–605	1,027	1,055	64	64	607	581

KEY RATIOS PER ORGANIZATIONAL UNIT

	No. of properties		Fair value, SEKm		Rental value, SEKm		Economic occupancy rate, %		Lettable area, 000 sq.m.	
	2025 30 Jun	2024 30 Jun	2025 30 Jun	2024 30 Jun	2025 30 Jun	2024 30 Jun	2025 30 Jun	2024 30 Jun	2025 30 Jun	2024 30 Jun
Stockholm North	54	57	13,837	15,535	1,277	1,347	81	81	618	648
Stockholm South	34	37	10,892	11,441	810	816	83	86	306	315
East	67	69	7,973	7,946	759	754	88	88	508	512
West	68	81	7,510	8,018	658	735	86	87	392	454
International – Copenhagen	4	4	1,408	1,316	69	73	83	64	38	38
International – New York ¹⁾	3	3	5,355	6,112	222	154	98	91	22	14
Total	230	251	46,975	50,368	3,795	3,879	85	85	1,884	1,981

1) Rental value, Economic occupancy rate and Lettable area refer to active leasing contracts, as well as completed areas in rentable condition.

Other information

Significant risks and uncertainty factors

A real estate company is exposed to various risks in its business activities. Internal regulations and policies limit exposure to different risks. Corem Kelly's significant risks and exposure and their management are described in Corem Kelly's annual report.

Disputes

Corem Kelly has no ongoing disputes that can have a significant profit impact.

Accounting policies

Corem Kelly prepares consolidated financial statements in accordance with International Financial Reporting Standards (IFRS). The interim report for the Group has been prepared in accordance with the Annual Accounts Act and IAS 34, Interim Financial Statements and, in the case of the Parent Company, in accordance with the Annual Accounts Act. The accounting policies applied in this interim report are in essential parts those described in Note 1 of Corem Kelly's annual report. The financial reports are prepared for the purpose of complying with the terms of the company's bond and loan agreement.

The undersigned certify that this six-month report provides a fair overview of the Parent Company's and Group's business activities, financial position and profit and describes significant risks and uncertainty factors for the Parent Company and the companies belonging to the Group.

Stockholm, 11 July 2025
Corem Property Group AB (publ)

Patrik Essehorn
Chairman of the Board

Rutger Arnhult
CEO and Board member

Hanna Andreen
Board member

Katarina Klingspor
Board member

Fredrik Rapp
Board member

Christina Tillman
Board member

Consolidated Income Statement *Summary*

SEKm	2025 3 months Apr–Jun	2024 3 months Apr–Jun	2025 6 months Jan–Jun	2024 6 months Jan–Jun	2024/2025 Rolling 12 months Jul–Jun	2024 12 months Jan–Dec
Income	807	832	1,615	1,660	3,238	3,283
Property costs	-275	-275	-588	-605	-1,219	-1,237
Net operating income	532	557	1,027	1,055	2,019	2,046
Central administration	-32	-36	-62	-73	-130	-140
Net financial items	-262	-217	-531	-450	-1,100	-1,019
Profit from property management	238	304	434	532	789	887
Profit/loss, residential development	—	-1	—	-1	0	-1
Share of earnings in associated companies	—	0	—	0	0	0
Value changes, properties	-427	69	-732	-283	-1,961	-1,513
Value changes, derivatives	-193	-183	-179	-115	-356	-292
Value changes, other assets	-244	106	-314	83	-296	102
Group contribution	—	—	—	—	—	-77
Impairment, goodwill	0	-3	-4	-3	-6	-5
Profit/loss before tax	-626	292	-795	214	-1,830	-899
Tax	269	4	287	-40	346	21
Net profit/loss for the period	-356	296	-509	174	-1,484	-878
<i>Net profit for the year attributable to:</i>						
Parent Company shareholders	-356	296	-509	173	-1,484	-879
Holdings without controlling influence	0	0	0	1	0	1
Net profit for the period	-356	296	-509	174	-1,484	-878

Consolidated Report of Comprehensive Income *Summary*

SEKm	2025 3 months Apr–Jun	2024 3 months Apr–Jun	2025 6 months Jan–Jun	2024 6 months Jan–Jun	2024/2025 Rolling 12 months Jul–Jun	2024 12 months Jan–Dec
Net profit for the period	-356	296	-509	174	-1,484	-878
Other comprehensive income, items which may later be reversed in the income statement						
Translation difference regarding foreign operations	-285	-35	-789	249	-602	436
Net profit for the period	-641	261	-1,298	423	-2,086	-442
<i>Comprehensive income for the period attributable to:</i>						
The parent company's shareholders	-641	261	-1,298	422	-2,086	-443
Holdings without controlling influence	-0	0	-0	1	0	1
Net profit for the period	-641	261	-1,298	423	-2,086	-442

Consolidated Balance Sheet *Summary*

SEKm	2025 30 jun	2024 30 jun	2024 31 dec
ASSETS			
Goodwill	94	100	98
Investment properties	46,975	50,368	49,873
Right of use assets	1,417	1,041	1,466
Machinery and equipment	32	42	36
Participation rights in associated companies	—	—	—
Financial assets at fair value through statement of income	716	1,444	1,469
Derivatives	117	371	202
Properties classified as current assets	—	0	—
Other receivables	874	958	831
Liquid funds	285	334	488
TOTAL ASSETS	50,510	54,659	54,463
SHAREHOLDERS' EQUITY AND LIABILITIES			
Equity attributable to the parent company's shareholders	15,833	18,621	17,520
Equity attributable to holdings without controlling influence	0	0	0
Deferred tax liability	3,319	3,687	3,622
Interest-bearing liabilities	28,570	30,006	30,581
Derivatives	104	61	69
Leasing liabilities	1,417	1,041	1,466
Accounts payable	48	18	122
Other liabilities	426	394	190
Accrued expenses and prepaid income	793	831	893
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	50,510	54,659	54,463

Change in Consolidated Shareholders' Equity *Summary*

SEKm	The parent company's shareholders	Holdings without Controlling influence	Total shareholders' equity
Opening equity 01.01.2024	18,598	14	18,612
Dividend	-329	—	-329
Hybrid bond	-81	—	-81
Change in holdings without controlling influence	11	-15	-4
Other comprehensive income	248	—	248
Comprehensive income for the period	174	0	174
Shareholders' equity 30.06.2024	18,621	0	18,621
Hybrid bond	-237	—	-237
Change in holdings without controlling influence	—	0	0
Other comprehensive income	188	—	188
Comprehensive income for the period	-1,053	0	-1,053
Shareholders' equity 31.12.2024	17,520	0	17,520
Hybrid bond	-60	—	-60
Other comprehensive income	-789	—	-789
Comprehensive income for the period	-509	0	-509
Shareholders' equity 30.06.2025	15,833	0	15,833

Consolidated Cash Flow Statement *Summary*

SEKm	2025 3 months Apr–Jun	2024 3 months Apr–Jun	2025 6 months Jan–Jun	2024 6 months Jan–Jun	2024 12 months Jan–Dec
Current operations					
Operating surplus including central administration	500	521	965	981	1,905
Adjustment for items not included in the cash flow	4	5	8	9	18
Interest received	1	33	3	63	80
Interest paid	-284	-261	-581	-544	-1,035
Income tax paid	0	0	0	0	-9
	221	297	395	509	959
Changes in working capital					
Change in properties classified as current assets	0	0	0	-2	-2
Change in operating receivables	-32	-80	-149	-197	-58
Change in operating liabilities	-180	-129	-165	-188	-355
	-212	-209	-314	-387	-415
Cash flow from current operations	9	88	81	123	544
Investment operations					
Divestment of properties	1,118	102	1,886	1,626	1,775
Acquisition of and investment in properties	-305	-330	-607	-581	-1,237
Change in financial assets	439	0	439	-1	0
Change in other non-current assets	-2	19	-4	19	33
Cash flow from investment operations	1,249	-209	1,714	1,063	570
Financing operations					
Change in interest-bearing liabilities	-1,290	-114	-1,925	-1,140	-683
Hybrid bond	-31	-41	-60	-81	-318
Change in holding without controlling influence	0	0	0	-4	-4
Cash flow from financing operations	-1,321	-156	-1,985	-1,225	-1,005
Cash flow for the period	-63	-277	-190	-40	110
Liquid funds at the beginning of the period	349	610	488	365	365
Exchange rate differences in liquid funds	-2	1	-13	9	13
Liquid funds at the end of the period	285	334	285	334	488

Parent Company Income Statement *Summary*

SEKm	2025 6 months Jan–Jun	2024 6 months Jan–Jun	2024 12 months Jan–Dec
Net sales	60	208	410
Cost of services sold	-60	-208	-410
Gross profit	0	0	0
Central administration	0	0	0
Operating profit	0	0	0
Changes in value, derivatives	-42	55	64
Net financial items	265	213	833
Profit/loss before tax	223	268	897
Taxes	9	-11	-13
Net profit/loss for the period	232	257	884
Other comprehensive income	—	—	—
Comprehensive income for the period	232	257	884

Parent Company Balance Sheet *Summary*

SEKm	2025 30 Jun	2024 30 Jun	2024 31 Dec
ASSETS			
Shares in group companies	1,304	1,029	1,306
Receivables from group companies	30,217	32,815	29,797
Derivatives	—	0	—
Other receivables	5	1	2
Cash and cash equivalents	155	286	229
TOTAL ASSETS	31,681	34,131	31,334
SHAREHOLDERS' EQUITY AND LIABILITIES			
Shareholders' equity	8,524	8,291	8,681
Deferred tax liability	1	8	9
Interest-bearing liabilities	1,923	11,246	8,833
Derivatives	99	65	57
Liabilities to group companies	20,876	14,258	13,651
Other liabilities	246	250	82
Accrued expenses and prepaid income	12	13	21
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	31,681	34,131	31,334

Key ratios

	2025 3 months Apr–Jun	2024 3 months Apr–Jun	2025 6 months Jan–Jun	2024 6 months Jan–Jun	2024/2025 Rolling 12 months Jul–Jun	2024 12 months Jan–Dec
PROPERTY						
Number of properties	230	251	230	251	230	249
Lettable area, 000 sq.m.	1,884	1,981	1,884	1,981	1,884	1,973
Rental value, SEKm	3,795	3,879	3,795	3,879	3,795	3,916
Rental value per lettable area, SEK/sq.m.	2,014	1,958	2,014	1,958	2,014	1,985
Fair value investment properties, SEKm	46,975	50,368	46,975	50,368	46,975	49,873
Yield requirement valuation, %	6.0	5.9	6.0	5.9	6.0	6.0
Operating margin, %	66	67	64	64	62	62
Occupancy rate, economic, %	85	85	85	85	85	85
Occupancy rate, area, %	74	75	74	75	74	75
Average lease term, years	3.2	3.1	3.2	3.1	3.2	3.1
FINANCIAL						
Equity ratio, %	31	34	31	34	31	32
Leverage, %	26	43	26	43	26	38
Interest coverage ratio	2.0	2.5	1.9	2.3	1.8	1.9
Interest-bearing liabilities, SEKm	12,773	22,809	12,773	22,809	12,773	20,211

Definitions

Property

CHANGES IN VALUE PROPERTIES, REALIZED

Property divestments after deduction of the properties' most recent fair value and selling expenses.

CHANGES IN VALUE PROPERTIES, UNREALIZED

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

DEVELOPMENT PORTFOLIO

Properties where conversion or extension projects are in process 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.

OCCUPANCY RATE, AREA-BASED

Let area in relation to total lettable area.

OCCUPANCY RATE, ECONOMIC

Contract value in relation to rental value.

OPERATING MARGIN

Operating surplus in relation to income.

PROPERTIES CLASSIFIED AS CURRENT ASSETS

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

RENTAL VALUE

Contract value plus assessed market rent for area not rented.

YIELD REQUIREMENT, VALUATION

The required yield of property valuations on the residual value.

Financial

INTEREST COVERAGE RATIO

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

LEVERAGE

Interest-bearing liabilities after deduction for the market value of listed shareholdings, interestbearing assets and liquid funds, in relation to the fair value of the properties, the holding in Klöver and the shares in associated companies.

EQUITY RATIO

Equity¹⁾ as a percentage of total assets

1) Equity attributable to the Parent Company's shareholders.

2) Excluding site leasehold expenses and exchange rate differences.

Calendar

FINANCIAL REPORTS

Interim information January–September 2025	22 October 2025
Year-end report 2025	13 February 2026

Contact persons

Rutger Arnhult, CEO, +46 70 458 24 70, rutger.arnhult@corem.se
Eva Landén, Deputy CEO, +46 10 482 76 50, eva.landen@corem.se

This report is information that Corem Kelly AB is obliged to make public pursuant to the EU Market Abuse Regulation and the Securities Market Act (2007:528). This information was submitted for publication through the agency of the contact persons set out above at 08:00 CEST on 11 July 2025.

This interim information has been published in Swedish and in English. In the event of a discrepancy between the language versions, the Swedish version shall take priority.

COREM KELLY AB
PART OF **corem**

Corem Kelly AB (publ).

Reg.No. 556482–5833 • Registered office: Stockholm • www.kelly.corem.se • info@corem.se