The Board of Directors' proposal regarding authorisation for the Board of Directors to resolve on issues of new shares

The Board of Directors of Corem Property Group AB (publ), Reg. No. 556463-9440, (the "**Company**") proposes that the Extraordinary General Meeting on 14 August 2024 resolves to authorise the Board of Directors to, in accordance with the current Articles of Association, with or without deviation from the shareholders' preferential rights, on one or more occasions during the period until the next Annual General Meeting, decide to increase the Company's share capital by issues of new ordinary shares of Class A, and/or Class B, and/or Class D, and/or preference shares. New issues pursuant to the authorisation shall be made as set out below:

(i) New issue pursuant to the authorisation may occur of as many shares of Class A and/or Class B and/or Class D and/or preference shares that in total correspond to an increase in the share capital of not more than ten (10) per cent, based on the total share capital of the Company at the time of the Extraordinary General Meeting on 14 August 2024.

(ii) The number of ordinary shares of Class A that may be issued pursuant to the authorisation may not amount to more than ten (10) per cent of the share capital consisting of ordinary shares of Class A issued at the time of the Extraordinary General Meeting on 14 August 2024, the number of ordinary shares of Class B that may be issued pursuant to the authorisation may not amount to more than ten (10) per cent of the share capital consisting of ordinary shares of Class B issued at the time of the Extraordinary General Meeting on 14 August 2024, the number of ordinary shares of Class D that may be issued pursuant to the authorisation may not amount to more than ten (10) per cent of the share capital consisting of ordinary shares of Class D issued at the time of the Extraordinary General Meeting on 14 August 2024, and the number of preference shares that may be issued pursuant to the authorisation may not amount to more than ten (10) per cent of the share capital consisting of preference shares issued at the time of the Extraordinary General Meeting on 14 August 2024.

(iii) The newly issued shares may be subscribed for in cash, by payment in kind, by set-off or on terms that follow from Chapter 2, Section 5 of the Swedish Companies Act.

(iv) A new issue resolved pursuant to the authorisation with deviation from the shareholders' preferential rights shall be made at a market-based subscription price. However, in the event of issues of new preference shares and/or ordinary shares of Class B and/or ordinary shares of Class D that are made with deviation from the shareholders' preferential rights and which are subscribed for in cash, a market-

based issue discount may be given. In the event of preferential rights issues, a marked-based issue discount shall be given.

(v) The Board of Directors, or the person otherwise appointed by the Board of Directors, is authorised to undertake such minor adjustments and clarifications of the resolution that may prove necessary in connection with the registration of the resolution with the Swedish Companies Registration Office or due to other formal requirements.

Purpose and reasons for deviation from the shareholders' preferential rights

If the Board of Directors resolves on a new share issue with deviation from shareholders' preferential rights, the reason shall be to: (i) enable the Company to completely or partially finance any future real property investments and/or acquisitions of real property companies by issuing new shares as payment in connection with agreements on acquisition, alternatively to raise capital for such investments and/or acquisitions; and/or (ii) enable the Company to strengthen its financial position and/or create a larger liquidity buffer for financing commitments.

Majority requirements

For a valid resolution in accordance with the Board of Directors' proposal, it is required that the resolution is approved by shareholders holding at least two-thirds of both the votes cast and the shares represented at the Extraordinary General Meeting.

Stockholm in July 2024

Corem Property Group AB (publ)

The Board of Directors