The Board of Directors' proposal for resolution, subject to the approval of the extraordinary general meeting, on a new share issue of ordinary shares of class B with deviation from the shareholders' preferential rights

The Board of Directors of Corem Property Group AB (publ), Reg. No. 556463-9440, (the "Company") is proposed to resolve on a new share issue of ordinary shares of Class B with deviation from the shareholders' preferential rights in accordance with the following terms:

1. The Company's share capital may be increased by a maximum of SEK 57,291,664 through the new share issue of a maximum of 28,645,832 ordinary shares of Class B.

2. M2 Asset Management AB (publ), Reg. No. 556559-3349, shall, with deviation from the shareholders' preferential rights, be entitled to subscribe for a maximum of 26,041,666 shares. Gårdarike AB, Reg. No. 556571-6957, shall, with deviation from the shareholders' preferential rights, be entitled to subscribe for a maximum of 2,604,166 shares. M2 Asset Management AB (publ) and Gårdarike AB are subject to the Swedish Companies Act (2005:551), Chapter 16. Oversubscription cannot occur.

3. Subscription shall be made on a separate subscription list no later than 17 July 2024. The Board of Directors shall have the right to extend the subscription period.

4. The subscription price shall be SEK 9.60 per share, which corresponds to the price determined through the accelerated book-building procedure carried out by Nordea Bank Abp, filial i Sverige, Skandinaviska Enskilda Banken AB (publ) and Swedbank AB (publ) on 17 July 2024. The part of the subscription price that exceeds the quota value of the shares shall be added to the non-restricted share premium reserve.

5. Payment for the newly issued shares shall be made in cash no later than 16 August 2024. The Board of Directors shall have the right to extend the payment period.

6. The new shares shall entitle to receive dividends for the first time on the record date set for dividends that occurs immediately after the new share issue has been registered with the Swedish Companies Registration Office and the shares have been registered in the share register kept by Euroclear Sweden AB.

7. The Company's Board of Directors has made an overall assessment and carefully considered the possibility of raising capital through a new share issue with preferential rights for the Company's shareholders. The Board of Directors considers that the reasons for deviating from the shareholders' preferential rights are (i) that a rights issue would take a significantly longer time to complete and entail a higher risk for an adverse effect on the share price, particularly in light of the current market volatility and the challenging market conditions, (ii) that the participation in the new share issue by two of the Company's largest shareholders has had a positive impact on the possibility of simultaneously carrying out the new share issue of 77,560,333 ordinary

shares of Class B directed to institutional and other professional investors, and (iii) to carry out a directed issue can be made at lower costs and with less complexity than a rights issue. Furthermore, the reason for including the existing shareholders M2 Asset Management AB (publ) and Gårdarike AB as entitled to subscribe is that the shareholders in question have expressed and shown interest in long-term ownership in the Company, which the Board of Directors considers creates security, stability and favorable conditions for the Company's growth and is thus deemed to be both beneficial to both the Company and all shareholders. Considering the above, the Board of Directors has made the assessment that a directed issue of ordinary shares of Class B with deviation from the shareholders' preferential rights is the most favorable alternative for the Company to carry out the capital raise and is in the best interests of all shareholders. The Board of Directors therefore considers that the reasons outweigh the main rule that new share issues should be carried out with preferential rights for the shareholders.

8. Since the subscription price is determined through an accelerated book-building procedure, it is the Board of Directors' assessment that the subscription price will reflect current market conditions and demand and is therefore on market terms.

9. The Board of Directors, or the person otherwise appointed by the Board of Directors, is authorised to make minor formal adjustments to the issue resolution as may prove necessary in connection with the registration of the resolution with the Swedish Companies Registration Office and Euroclear Sweden AB or due to other formal requirements.

The resolution is subject to the subsequent approval of the Extraordinary General Meeting of the Company where at least nine-tenths of both the votes cast and the shares represented at the Extraordinary General Meeting approve the Board of Directors' resolution on the new share issue.

M2 Asset Management AB (publ) is owned by Rutger Arnhult, who is a board member and CEO of the Company. Rutger Arnhult have not participated in the Board of Directors' preparation or resolutions on the proposal. Rutger Arnhult will also not participate in the Board of Directors' allocation resolution.

Stockholm in July 2024

Corem Property Group AB (publ)

The Board of Directors