

PRESS RELEASE 24 March 2025

Notice of convening the Annual General Meeting of Corem Property Group AB (publ)

Shareholders of Corem Property Group AB (publ), Reg. No. 556463-9440, (“**Corem**” or the “**Company**”) are hereby notified of the Annual General Meeting to be held on Wednesday 23 April, 2025 at 1.00 pm, Kista Gate, Torshamnsgatan 48, Kista, Stockholm. Registration commences at 12.00 pm.

The Board of Directors has decided that the shareholders before the Annual General Meeting shall be able to exercise their voting rights by postal voting in accordance with the Swedish Companies Act (2005:551), Chapter 7, Section 4 a, and the Company’s Articles of Association. Consequently, shareholders may choose to exercise their voting rights at the Annual General Meeting by postal voting, in person or by proxy.

Notification etc.

Attending the meeting venue in person

Shareholders who wish to attend in the meeting venue in person or by proxy must

be listed as a shareholder in the presentation of the share register prepared by Euroclear Sweden AB concerning the circumstances on Friday 11 April, 2025; and

give notice of participation in the Annual General Meeting in accordance with the instructions below no later than Tuesday 15 April, 2025.

The notice of participation can be made through Corem’s website, www.corem.se, or through Euroclear Sweden AB’s website, <https://anmalan.vpc.se/euroclearproxy>, by post to address Corem Property Group AB, c/o Euroclear Sweden AB, Box 191, 101 23 Stockholm, or by phone 08-402 91 33 (on weekdays between 9.00 am and 4.00 pm). The notice of participation must state name, address, telephone number, personal ID number or company registration number, and, if applicable, assistants at the Annual General Meeting (no more than two).

If a shareholder will be represented by a proxy, a written and dated power of attorney for the proxy must be issued and signed by the shareholder. If a power of attorney has been issued by a legal person, a certificate of registration for the legal person or other corresponding authorisation document must also be attached to the power of attorney. In order to facilitate the registration to the Annual General Meeting, the power of attorney, the certificate of registration and other authorisation documents should be submitted to the Company in good time in advance to the Annual General Meeting to the address set forth above. A form of proxy is provided by the Company upon request and is available on the Company’s website, www.corem.se.

Participation by postal voting

Shareholders who wish to participate in the Annual General Meeting by postal voting must

be listed as a shareholder in the presentation of the share register prepared by Euroclear Sweden AB concerning the circumstances on Friday 11 April, 2025; and

give notice of participation in the Annual General Meeting by casting a postal vote in accordance with the instructions below, so that the postal vote is received by Euroclear Sweden AB no later than Tuesday 15 April, 2025.

A special form shall be used for postal voting. The postal voting form is available on Corem's website, www.corem.se, and is also provided by the Company upon request. The completed and signed postal voting form is sent by post to Corem Property Group AB, c/o Euroclear Sweden AB, Box 191, 101 23 Stockholm, or by e-mail to GeneralMeetingService@euroclear.com. The completed and signed form must be received by Euroclear Sweden AB no later than Tuesday 15 April, 2025. Shareholders may also submit their postal vote electronically through verification with BankID via Euroclear Sweden AB's website <https://anmalan.vpc.se/euroclearproxy>.

Shareholders may not provide special instructions or conditions in the postal vote. If so, the postal vote, in its entirety, is invalid. Further instructions and conditions are included in the postal voting form.

If a shareholder votes by post by proxy, a written and dated power of attorney signed by the shareholder shall be attached to the postal voting form. A form of proxy is available on Corem's website, www.corem.se, and is provided by the Company upon request. If the shareholder is a legal person, a certificate of registration for the legal person or other corresponding authorisation document shall be attached to the form.

A person who wishes to attend the meeting venue in person or by proxy must give notice in accordance with the instructions stated under *Attending the meeting venue in person* above. Hence, a notice of participation only through postal voting is not sufficient for a person who wishes to attend the meeting venue in person.

Nominee-registered shares

In order to be entitled to participate in the Annual General Meeting, a shareholder whose shares are registered in the name of a nominee must, in addition to giving notice of participation, register its shares in its own name so that the shareholder is listed in the presentation of the share register as of the record date on Friday 11 April, 2025. Such registration may be temporary (so-called voting rights registration), and request for such voting rights registration shall be made to the nominee, in accordance with the nominee's routines, at such time in advance as decided by the nominee. Voting rights registrations that have been made by the nominee no later than Tuesday 15 April, 2025, will be taken into account in the presentation of the share register.

Proposed agenda

1. Opening of the meeting.
2. Election of the chairperson of the meeting.
3. Preparation and approval of a voting register.
4. Approval of the agenda.

5. Election of one or two persons to verify the minutes.
6. Determination of whether the meeting has been duly convened.
7. Presentation of the annual report, the sustainability report and the audit report, the consolidated financial statements and the consolidated audit report for the group, the audit report regarding the sustainability report for the parent company and the group, as well as the auditor's statement on whether the guidelines for remuneration to senior executives have been followed.

In connection thereto, presentation by the CEO.

8. Resolution regarding:
 - a) adoption of the income statement and the balance sheet as well as the consolidated income statement and the consolidated balance sheet,
 - b) allocation of the Company's profit or loss in accordance with the adopted balance sheet,
 - c) discharge from liability for the members of the Board of Directors, the CEO and the deputy CEO, and
 - d) record dates, if the Annual General Meeting resolves on distribution of dividends.
9. Determination of the number of members of the Board of Directors, as well as auditors and deputy auditors.
10. Determination of fees for the Board of Directors and auditor or auditors.
11. Election of Board of Directors and chairperson of the Board of Directors as well as auditor or auditors.
12. Resolution regarding approval of the remuneration report.
13. Resolution regarding authorisation for the Board of Directors to resolve on issues of new shares.
14. Resolution regarding authorisation for the Board of Directors to resolve on acquisitions and transfers of the Company's own shares.
15. Closing of the meeting.

Proposals for resolution

Chairperson of the meeting, item 2

Corem's Nomination Committee for the 2025 Annual General Meeting consists of Mia Arnhult (chairperson of the Nomination Committee, appointed by M2 Asset Management-group), Jakob Mörndal (appointed by Gårdarike-group), Frank Larsson (appointed by Handelsbanken Fonder AB), Johannes Wingborg (appointed by Länsförsäkringar Fondförvaltning AB (publ)) and Patrik Essehörn (appointed by the General Meeting in his capacity as chairperson of the Board of Directors).

The Nomination Committee proposes that Patrik Essehörn is elected as chairperson of the Annual General Meeting.

Dividend and record dates, items 8 b) and d)

The Board of Directors proposes that the Annual General Meeting resolves on a dividend to the shareholders, for the 2024 financial year, of SEK 0.10 per ordinary share of Class A, SEK 0.10 per ordinary share of Class B, SEK 20.00 per ordinary share of Class D and SEK 20.00 per preference share.

It is proposed that the record dates for dividends for ordinary shares and preference shares shall be:

- i. Monday 30 June, 2025, with expected payment date being Thursday 3 July, 2025,
- ii. Tuesday 30 September, 2025, with expected payment date being Friday 3 October, 2025,
- iii. Tuesday 30 December, 2025, with expected payment date being Wednesday 7 January, 2026, and
- iv. Tuesday 31 March, 2026, with expected payment date being Tuesday 7 April, 2026.

The dividend amount of SEK 0.10 in total per ordinary share of Class A and Class B respectively shall be distributed in four instalments as follows: SEK 0.02 with a record date of 30 June, 2025, SEK 0.02 with a record date of 30 September, 2025, SEK 0.03 with a record date of 30 December, 2025, and SEK 0.03 with a record date of 31 March, 2026. The dividend amount of SEK 20.00 in total per ordinary share of Class D and preference share respectively shall be distributed in four instalments of SEK 5.00 each with record dates as set out above.

The Board of Directors proposes that the remaining profits shall be carried forward, of which a portion may be used for distribution of dividends for additional ordinary shares and preference shares as stated below.

The Board of Directors proposes that the Annual General Meeting resolves that all new ordinary shares and preference shares, that may be issued by the Board of Directors pursuant to the authorisation in accordance with item 13 below, shall entitle to receive dividends from the date such shares have been registered in the share register kept by Euroclear Sweden AB. This means that the first right to dividends of SEK 0.02 or SEK 0.03 per ordinary share of Class A and Class B respectively shall be on the first record date set out above that follows after registration in the share register, and that the first right to dividends of SEK 5.00 per ordinary share of Class D and preference share respectively shall be on the first record date set out above that follows after registration in the share register.

Determination of the number of members of the Board of Directors and auditors, determination of fees and election of the Board of Directors, chairperson of the Board of Directors and auditor, items 9-11

The Nomination Committee proposes that the number of members of the Board of Directors shall be six (previously seven Board members). The Nomination Committee proposes that the number of auditors shall remain unchanged with one auditor without a deputy auditor. The Nomination Committee proposes, for the period until the end of the next Annual General Meeting, re-election of the existing Board members Patrik Essehörn, Rutger Arnhult, Katarina Klingspor, Fredrik Rapp, and Christina Tillman. Christian Roos and Magnus Uggla have declined re-election. Furthermore, for the period until the end of the next Annual General Meeting, new election of Hanna Andreen

is proposed. The Nomination Committee proposes that Patrik Essehorn is elected as chairperson of the Board of Directors.

Hanna Andreen, born in 1989, holds a degree in Finance and Economics from Bayes Business School (formerly Cass Business School). After graduation and a course in International Relations at the University of St Andrews, Hanna joined SEB in London working on Nordic Equity Sales towards British institutions. In 2017, she joined the Equity Capital Markets department at SEB in Stockholm. Since 2021, Hanna is CEO of the Nasdaq First North Growth Market listed investment company Flat Capital AB (publ). She has previously been a member of the Board of Directors of Svenska Nyttobostäder AB (publ) and Klöver AB (publ).

Further information about all members of the Board of Directors proposed for re-election and new election is available on the Company's website, www.corem.se.

The Audit Committee, which consists of the Board of Directors with the exception of the CEO, has recommended re-election of the Company's current auditor KPMG AB, and in accordance with the Audit Committee's recommendation, the Nomination Committee proposes, until the end of the next Annual General Meeting, re-election of the registered public audit firm KPMG AB as auditor of the Company. KPMG AB has notified that in the event of them being elected, the authorised public auditor Mattias Johansson will continue as the principal responsible auditor.

The Nomination Committee proposes that the Annual General Meeting resolves that fees for the members of the Board of Directors shall be paid and allocated in accordance with the following. The proposal entails an increase of each Board member's fee in relation to the fee resolved by the 2024 Annual General Meeting, but entails, if the Annual General Meeting resolves in accordance with the Nomination Committee's proposal, a reduction of the total fee in relation to the resolved fee for 2024, as the Nomination Committee proposes that the number of members of the Board of Directors shall be six. The fee for 2024 is shown within brackets.

Chairperson of the Board of Directors: SEK 590,000 (SEK 575,000)

Member of the Board of Directors: SEK 325,000 (SEK 315,000)

A member of the Board of Directors who is an employee of the Company shall not receive fee.

The Nomination Committee proposes that no additional fee shall be paid to a member of the Board of Directors who performs committee work.

The Nomination Committee proposes that the auditor's fee shall be paid on an ongoing basis as per approved accounts.

Remuneration report, item 12

The Board of Directors proposes that the Annual General Meeting resolves to approve the Board of Directors' remuneration report in accordance with Chapter 8, Section 53 a of the Swedish Companies Act.

Authorisation for the Board of Directors to resolve on issues of new shares, item 13

The Board of Directors proposes that the Annual General Meeting resolves to authorise the Board of Directors to, on one or more occasions, during the period until the next Annual General Meeting,

decide on issues of new ordinary shares of Class A, and/or Class B, and/or Class D, and/or preference shares, with or without deviation from the shareholders' preferential rights.

The number of shares issued pursuant to the authorisation may correspond to an increase in the share capital of no more than ten (10) per cent, based on the total share capital of the Company at the time of the 2025 Annual General Meeting. 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 2025 Annual General Meeting, 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 2025 Annual General Meeting, 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 2025 Annual General Meeting, 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 2025 Annual General Meeting.

The 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.

The purpose of the authorisation and the reason for any deviation from the shareholders' preferential rights is: (i) to 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) to enable the Company to strengthen its financial position and/or create a larger liquidity buffer for financing commitments. 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 market-based issue discount shall be given.

The Board of Directors, or the person otherwise designated by the Board of Directors, is authorised to undertake such minor formal adjustments of the resolution that may be necessary in connection with the registration of the resolution with the Swedish Companies Registration Office or due to other formal requirements.

Authorisation for the Board of Directors to resolve on acquisitions and transfers of the Company's own shares, item 14

The Board of Directors proposes that the Annual General Meeting resolves to authorise the Board of Directors to, until the next Annual General Meeting, decide on acquisition and transfer of the Company's own shares as follows.

Acquisitions may be made of a maximum of so many own ordinary shares of Class A, Class B and Class D respectively, as well as preference shares that the group's total shareholding of its own ordinary shares of Class A, Class B and Class D respectively, as well as preference shares after acquisitions amounts to not more than ten (10) per cent of all registered shares in the Company.

Acquisitions may take place through trading on the regulated marketplace Nasdaq Stockholm or another regulated marketplace. Payment for acquired shares shall be made in cash.

Transfers may be made of all shares held by the Company at the time of the Board of Directors' decision, by trading on Nasdaq Stockholm or another regulated marketplace or otherwise, with or without deviation from the shareholders' preferential rights. Payment for transferred shares shall be made in cash, in kind, by set-off of a claim against the Company or otherwise in accordance with Chapter 2, Section 5 of the Swedish Companies Act.

Acquisitions and transfers may take place on one or more occasions during the period until the next Annual General Meeting, at a price that is within the stock exchange price range registered at any given time. In the event of a transfer other than on Nasdaq Stockholm, the price shall be determined so that it does not fall short of what is considered market-based, however, a market-based discount in relation to the stock exchange price may be applied.

The reason for deviating from the shareholders' preferential rights in the transfer of shares and the basis for the selling price is to achieve the best possible conditions for the Company.

The authorisation is intended to provide the Board of Directors with greater possibilities to adapt the capital structure of the Company to the capital requirements from time to time, and thus be able to contribute to an increased shareholder value in the Company. Furthermore, the authorisation is intended to enable the Board of Directors to transfer shares in relation to the financing of any real property or company acquisitions through payment with the Company's own shares, and to enable acquisition of working capital, or expanding the ownership circle. The purpose of the authorisation does not allow the Company to trade with its own shares for short-term profits.

The number of repurchased shares in the Company as of the day of the announcement of the notice to the Annual General Meeting amounted to 2,913,825 ordinary shares of Class A, 35,691,000 ordinary shares of Class B and 42,000 ordinary shares of Class D, corresponding to approximately 3.13 per cent of all registered ordinary shares of Class A in the Company, approximately 3.16 per cent of all registered ordinary shares of Class B in the Company, and approximately 0.56 per cent of all registered ordinary shares of Class D in the Company, which corresponds to approximately 3.11 per cent of the total number of registered shares in the Company.

Number of shares and votes

At the date of this notice, the Company has a total of 1,243,489,446 shares, of which 93,124,265 are ordinary shares of Class A with one vote per share, 1,130,404,077 are ordinary shares of Class B which have one-tenth of a vote per share, 7,545,809 are ordinary shares of Class D which have one-tenth of a vote per share and 12,415,295 are preference shares which have one-tenth of a vote per share. The total number of votes amounts to 208,160,783.1.

2,913,825 ordinary shares of Class A, 35,691,000 ordinary shares of Class B and 42,000 ordinary shares of Class D, corresponding to a total of 6,487,125 votes, are repurchased by the Company as of the date of this notice and cannot be represented at the Annual General Meeting.

Shareholder's right to receive information

The Board of Directors and the CEO shall, if any shareholder so requests and the Board of Directors consider that it may be done without significant harm to the Company, at the Annual General Meeting provide information on circumstances that may affect the assessment of an item on the agenda and circumstances that may affect the assessment of the Company's or its subsidiaries' financial position and the Company's relation to other companies within the group.

Majority requirements

The resolutions of the Annual General Meeting in accordance with items 13 and 14 are valid only if such resolution is approved by shareholders holding at least two-thirds of both the votes cast and the shares represented at the Annual General Meeting.

Documentation

The Nomination Committee's complete proposals for resolutions, reasoned opinion, and information about proposed members of the Board of Directors and auditor are available at the Company's head office at Riddargatan 13 C in Stockholm, and at the Company's website, www.corem.se. The annual report, the auditor's report, the consolidated financial statements, consolidated audit report for the group, the audit report regarding the sustainability report for the parent company and the group, the Board of Directors' complete proposals to resolutions with related reasoned opinions according to Chapter 18, Section 4 and Chapter 19, Section 22 of the Swedish Companies Act, the Board of Directors' remuneration report and the auditor's statement according to Chapter 8, Section 54 of the Swedish Companies Act are available at the Company's head office and website no later than three weeks prior to the Annual General Meeting. The documents will also be sent to shareholders that request it and states its postal address or e-mail.

Processing of personal data

For information on how your personal data is processed in connection with the Annual General Meeting, see <https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>. If you have any questions regarding Corem's processing of personal data, you can contact us by e-mail at info@corem.se.

Stockholm in March 2025

Corem Property Group AB (publ)

The Board of Directors

Corem Property Group AB (publ)

FOR FURTHER INFORMATION, PLEASE CONTACT

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