

The Nomination Committee's report, proposals for resolutions, and reasoned opinion to The Annual General Meeting 2026 of Corem Property Group AB (publ)

The Nomination Committee of Corem Property Group AB (publ), Reg. No. 556463-9440, ("Corem" or the "Company") for the Annual General Meeting on 24 April 2026, consists of:

- Mia Arnhult (chairperson of the Nomination Committee, appointed by M2 Asset Management-group),
- Jakob Mörndal (appointed by Gårdarike),
- Frank Larsson (appointed by Handelsbanken Fonder),
- Patricia Hedelius (appointed by AMF Tjänstepension), and
- Patrik Essehorn (chairperson of the Board of Directors).

The Nomination Committee submits the following proposals to the 2026 Annual General Meeting of Corem.

Election of the chairperson of the meeting, item 2

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

Determination of the number of members of the Board of Directors, as well as auditors and deputy auditors, item 9

The Nomination Committee proposes that the number of members of the Board of Directors shall remain six.

The Nomination Committee proposes that the number of auditors shall remain unchanged with one auditor without a deputy auditor.

Determination of fees for the Board of Directors and auditor or auditors, item 10

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 2025 Annual General Meeting. The fee for 2025 is shown within brackets.

Chairperson of the Board of Directors: SEK 608,000 (SEK 590,000)

Member of the Board of Directors: SEK 335,000 (SEK 325,000)

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.

Election of Board of Directors and chairperson of the Board of Directors as well as auditor or auditors, item 11

The Nomination Committee proposes, for the period until the end of the next Annual General Meeting, re-election of the existing Board members Patrik Essehorn, Hanna Andreen, Rutger Arnhult, Katarina Klingspor, Fredrik Rapp, and Christina Tillman. The Nomination Committee proposes that Patrik Essehorn is elected as chairperson of the Board of Directors.

Information about all members of the Board of Directors proposed for re-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.

Instruction for the Nomination Committee

At the Annual General Meeting on 27 April 2022, an instruction for appointment of Nomination Committee was adopted to apply until further notice. The Nomination Committee has evaluated the current instruction and does not propose any amendments to it.

The Nomination Committee's reasoned opinion regarding the proposal of election of members of the Board of Directors, including report on the Nomination Committee's work

Background

The Nomination Committee has been appointed in accordance with the instruction for appointment of the Nomination Committee that was adopted by the Annual General Meeting on 27 April 2022, based on the ownership structure of Corem per the last day of share trading in August 2025 according to which the four largest shareholders in terms of votes, who so choose, shall appoint one representative to form the Nomination Committee together with Corem's chairperson of the Board of Directors. On 24 October 2025, it was announced on the Company's website, www.corem.se, that a Nomination Committee has been established and that it consists of Mia Arnhult (chairperson of the Nomination Committee, appointed by M2 Asset Management-group), Jakob Mörndal (appointed by Gårdarike), Frank Larsson (appointed by Handelsbanken Fonder), Patricia Hedelius (appointed by AMF Tjänstepension) and Patrik Essehorn (chairperson of the Board of Directors).

The members of the Nomination Committee have carefully considered whether any conflict of interest has existed before they have decided to accept their respective assignments as members of the Nomination Committee for the Annual General Meeting 2026.

The Nomination Committee shall fulfil the tasks set out in the Swedish Corporate Governance Code and, as applicable, propose amendments to the instruction for appointment of Nomination Committee.

Report on the Nomination Committee's work

Before the 2026 Annual General Meeting, the Nomination Committee has held three (3) meetings at which minutes were kept, and has, in addition, had contact by telephone and e-mail. As a basis for its proposal for election of the Board of Directors, the Nomination Committee has taken part

of the outcome of the annual evaluation of the Board of Directors and its work and assessed the extent to which the Board of Directors meets the requirements that will be imposed on the Board of Directors as a result of the Company's activities and stage of development. The Nomination Committee has also taken part of the chairperson of the Board of Director's report on the Company's operations, goals, and strategies and has met and interviewed the members of the Board of Directors. The Nomination Committee has also taken part of the Audit Committee's recommendation regarding the election of auditor. As informed on Corem's website, shareholders have been able to submit proposals to the Nomination Committee. No such proposals have been submitted.

It is up to the Nomination Committee to consider the matters pursuant to Swedish Corporate Governance Code in its work. The Nomination Committee has considered the requirements that will be imposed on the Board of Directors due to the Company's operations, development phase and other relevant factors. The shareholders' requirements regarding governance and control have been an important factor to assess the size of the Board of Directors and appropriate composition, as well as competence, experience, and background of each member of the Boards of Directors. The Nomination Committee has especially considered that an even gender distribution should be sought in the Board of Directors, and that the Board of Directors otherwise shall be characterized by versatility and diversity regarding competence, experience, and background. Furthermore, the Nomination Committee has discussed and considered, among other things, fees for the members of the Board of Directors, questions regarding election of auditor and the auditor's fee, as well as if there is a need to change the instruction for appointment of members to the Nomination Committee.

The starting point for the Nomination Committee's work has been that the Board of Directors in Corem as a whole shall have a functioning and collected competence and experience of the Company's business and be able to identify and understand the risks related to the business. The Nomination Committee has applied rule 4.1 in the Swedish Corporate Governance Code as diversity policy when preparing the proposal regarding election of members of the Board of Directors.

Assessment of the proposed members of the Board of Directors

The Company's financial position has improved thanks to falling interest rates and the fact that the Company has taken a number of measures to improve its financial position over the past few years. Therefore, the focus of the work of the Board of Directors has shifted back to more strategic and long-term value-creating issues, attracting and retaining tenants, tenant improvements and development of the development rights portfolio and transactions. The Nomination Committee assesses that the work of the Board of Directors in Corem works well. All members of the Board of Directors contribute to the work, show strong commitment, and possess important experiences and competences for the Company. Continuity in the work of the Board of Directors is of great importance to the Company's business and development. Considering the above, among other things, the Nomination Committee has proposed re-election of Patrik Essehorn, Hanna Andreen, Rutger Arnhult, Katarina Klingspor, Fredrik Rapp, and Christina Tillman.

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

The Nomination Committee has evaluated the efforts of the chairperson of the Board of Directors. The Nomination Committee considers that Patrik Essehorn works well in his role as chairperson of the Board of Directors and that he has good ability to lead the work of the Board

of Directors. The Nomination Committee further considers that Patrik Essehorn possesses the expertise and experience that are desirable in terms of industry knowledge and the ability to create shareholder value. Therefore, re-election is proposed of Patrik Essehorn as chairperson of the Board of Directors.

The Nomination Committee considers that the proposed members of the Board of Directors possess good competence and have extensive experience in, among other things, matters relating to transactions, real estate management and development of real estate, capital market, financing and creation of long-term shareholder value as well as Board work in general. The Nomination Committee strives for diversity as well as versatility regarding the age, gender, education, and other professional background of the members of the Board of Directors. The Nomination Committee's proposal implies that an even gender balance in the Board of Directors is achieved.

The Nomination Committee assesses that the proposed Board of Directors, considering the Company's business, development stage, and other conditions, leads to an appropriate composition, characterised by diversity and range of competence, experience and background of its Board members and is well adapted to the needs of the Company's business. The strategic development of the Company, governance and control, as well as the requirements these factors entail on the competence of the Board of Directors and its composition has also been specifically considered. However, the Nomination Committee emphasizes the importance of every Board member's personal qualification and suitability to achieve a well-functioning Board of Directors. The proposed Board of Directors is considered well suited for the assignment, both individually and as a group, and the Nomination Committee considers that each of them has a good possibility to perform the work as a member of the Board of Directors with the care and commitment that the assignment demands.

The Nomination Committee's statement regarding each Board member's independence in relation to the Company, the executive management, and larger shareholders pursuant to the Swedish Corporate Governance Code follow below.

Patrik Essehorn	Board Member since 2008. Chairperson since 2010.	Dependent in relation to the Company and the executive management of the Company. Dependent in relation to the larger shareholders in the Company.
Hanna Andreen	Board Member since 2025.	Independent in relation to the Company and the executive management of the Company. Independent in relation to the larger shareholders in the Company.
Rutger Arnhult	Board Member since 2023.	Dependent in relation to the Company and the executive management of the Company. Dependent in relation to the larger shareholders in the Company.
Katarina Klingspor	Board Member since 2020.	Independent in relation to the Company and the executive management of the Company. Independent in relation to the larger shareholders in the Company.

Fredrik Rapp	Board Member since 2018.	Independent in relation to the Company and the executive management of the Company. Independent in relation to the larger shareholders in the Company.
Christina Tillman	Board Member since 2010.	Independent in relation to the Company and the executive management of the Company. Independent in relation to the larger shareholders in the Company.

The Nomination Committee has assessed that the proposed Board of Directors fulfils the requirements regarding independency set out in the Swedish Corporate Governance Code.

Assessment of the proposed fees for members of the Board of Directors

The Nomination Committee is of the opinion that the fees for the Board of Directors shall be market-based to attract and keep members of the Board of Directors with the right competence and experiences and that the fee shall reflect the amount of responsibility and performance. In comparison with other listed companies in the sector, the Nomination Committee is of the opinion that the fee is in line with the market. At the same time, the members of the Board of Directors have invested a lot of time and commitment in the Board of Director's work and the Nomination Committee considers the workload for the Board of Directors as high, which means that, in the opinion of the Nomination Committee, there are reasons for a certain increase in the fee. The proposal entails an increase of approximately 3.1 percent to the chairperson of the Board of Directors and the members of the Board of Directors, respectively. Patrik Essehorn has not participated in the Nomination Committee's decision regarding the proposed fee of the chairperson of the Board of Directors.

Stockholm in March 2026

Corem Property Group AB (publ)

The Nomination Committee