

Item 14 – The Board of Directors’ proposal for resolution 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 Annual General Meeting on 24 April 2026, resolves to authorise the Board of Directors to, 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. Issues of new shares 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 of no more than ten (10) per cent of the total number of shares issued in the Company at the time of the 2026 Annual General Meeting.
- (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 total number of ordinary shares of Class A issued in the Company at the time of the 2026 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 total number of ordinary shares of Class B issued in the Company at the time of the 2026 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 total number of ordinary shares of Class D issued in the Company at the time of the 2026 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 total number of preference shares issued in the Company at the time of the 2026 Annual General Meeting.
- (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) An issue of new shares 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.

If the Board of Directors resolves on an issue of new shares with deviation from the shareholders’ preferential rights, the reason shall be: (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.

The Board of Directors, or whom it appoints, 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.

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 Annual General Meeting.

Stockholm in March 2026

Corem Property Group AB (publ)

The Board of Directors