Independent Auditor's Statement pursuant to Chapter 20, Section 14 of the Swedish Companies Act (2005:551) regarding the Board of Directors' Report on Special Redemption Terms, etc.

To the General Meeting of Corem Property Group AB (publ), reg. no. 556463-9440

We have reviewed the Board of Directors' report on special redemption terms dated 8 June 2026.

Board of Directors' Responsibility

The Board of Directors is responsible for the preparation of the report regarding special redemption terms in accordance with the Swedish Companies Act (2005:551) and for such internal control as the Board of Directors determines is necessary to enable the preparation of the report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the special redemption terms based on our review. We have conducted our review in accordance with FAR's recommendation RevR 9, *The Auditor's Other Statements under the Swedish Companies Act and the Swedish Companies Ordinance*. This requires that we plan and perform the review to obtain reasonable assurance that the Board of Directors' report does not contain material misstatements.

Our firm applies International Standard on Quality Management (ISQM) 1 and accordingly maintains a comprehensive system of quality management, including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

We are independent of Corem Property Group AB (publ) in accordance with generally accepted auditing standards in Sweden and have fulfilled our other ethical responsibilities in accordance with these requirements.

A review consists of performing procedures to obtain evidence about the financial and other information included in the Board of Directors' report. The procedures selected depend on the auditor's judgement, including an assessment of the risks of material misstatement, whether due to fraud or error. In making those risk assessments, we consider the aspects of internal control relevant to the preparation of the report in order to design procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of internal control. The review also includes an evaluation of the appropriateness and reasonableness of the assumptions made by the Board of Directors.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Opinion

In our opinion, the measures proposed that ensure that neither the Company's restricted equity nor its share capital is reduced are appropriate, and the assessments made regarding the effects of these measures are reasonable.

Other Matter

This statement has been prepared solely for the purpose of complying with Chapter 20, Section 14 of the Swedish Companies Act (2005:551) and should not be used for any other purpose.

Stockholm, 8 June 2026

KPMG AB

Mattias Johansson
Authorized Public Accountant

Translation from the Swedish original signed 8 June 2026