Item 7 – The Board of Directors’ proposal for resolution regarding a) reduction of the share capital through cancellation of own shares, and b) increase of the share capital through a bonus issue without issuance of new shares

The Board of Directors of Corem Property Group AB (publ), Reg. No. 556463-9440, (the “**Company**”) proposes that the Extraordinary General Meeting on 2 July 2026, resolves to reduce the share capital through cancellation of own shares, and to increase the share capital through a bonus issue without issuance of new shares, in accordance with items 7 a) and b) below. The resolutions under items 7 a) and b) are conditional upon each other and are therefore proposed to be taken as a joint resolution.

Reduction of the share capital through cancellation of own shares, item 7 a)

The Board of Directors proposes that the Extraordinary General Meeting resolves to reduce the Company’s share capital by SEK 197,925,021 through cancellation, without repayment to the shareholders, of 94,021,637 own ordinary shares of Class B, 106,234 own ordinary shares of Class D and 122,139 own preference shares acquired by the Company following decisions by the Board of Directors in accordance with authorisation from previous General Meeting. The purpose of the reduction is allocation to unrestricted equity.

The resolution to reduce the share capital under this item 7 a) may be effectuated without obtaining an authorisation from the Swedish Companies Registration Office or, in disputed cases, a general court’s permission, as the Company simultaneously effectuates a bonus issue (as set out under item 7 b) below) with an amount corresponding to no less than the amount the share capital is being reduced with as set out above. Combined, these measures entail that neither the Company’s restricted equity nor its share capital is reduced.

Increase of share capital through a bonus issue without issuance of new shares, item 7 b)

With the purpose of restoring the share capital after the proposed reduction of the share capital as set out under item 7 a) above, rounded up to achieve a desirable quota value for the Company, the Board of Directors proposes that the Extraordinary General Meeting simultaneously resolves on a bonus issue to increase the Company’s share capital as follows. The share capital is increased by SEK 254,713,798. No new shares are issued in connection with the increase of the share capital. The share capital is increased through a transfer from unrestricted equity.

Statement by the Board of Directors pursuant to Chapter 20, Section 13, fourth paragraph of the Swedish Companies Act

In view of the Board of Directors’ proposal for resolution on reduction of the share capital through cancellation of shares, the Board of Directors hereby issues the following statement pursuant to Chapter 20, Section 13, fourth paragraph of the Swedish Companies Act.

It follows from the Board of Directors’ proposal on reduction of the share capital that the Board of Directors proposes that the Company’s share capital shall be reduced by SEK 197,925,021 through the cancellation of 94,021,637 own ordinary shares of Class B, 106,234 own ordinary shares of Class D and 122,139 own preference shares for allocation to unrestricted equity.

To achieve a quick and efficient cancellation procedure without the requirement of obtaining the Swedish Companies Registration Office's or a general court's permission, the Board of Directors has also proposed that the Extraordinary General Meeting simultaneously resolves on an increase of the Company's share capital by SEK 254,713,798 through a bonus issue without issuance of new shares, which entails that neither the Company's restricted equity nor its share capital is reduced. The amount is to be transferred from the Company's unrestricted equity to the Company's share capital.

The reduction of the share capital through the cancellation of shares affects the Company's restricted equity and share capital by reducing the restricted equity by SEK 197,925,021 and the Company's share capital is reduced by SEK 197,925,021 to SEK 2,674,494,879. The bonus issue affects the Company's restricted equity and share capital by increasing the restricted equity by SEK 254,713,798 and increasing the share capital by SEK 254,713,798 to SEK 2,929,208,677. Following completion of the reduction of the share capital and the bonus issue, the total number of registered shares will be 1,273,568,990.

Authorisation

The Board of Directors further proposes that the Extraordinary General Meeting resolves to authorise the Board of Directors, or whom it appoints, to make such adjustments of the resolutions according to items 7 a) and b) above required for registration of the resolutions with the Swedish Companies Registration Office or Euroclear Sweden AB and to take such other measures required to execute the resolutions.

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 Extraordinary General Meeting.

The auditor's statement according to Chapter 20, Section 14 of the Swedish Companies Act is set forth in Appendix 1.

Stockholm in June 2026

Corem Property Group AB (publ)

The Board of Directors

The auditor's statement according to Chapter 20, Section 14 of the Swedish Companies Act

[Attached separately]