

PRESS RELEASE 16 June 2025

Notice of convening the Extraordinary 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 Extraordinary General Meeting to be held on Monday 21 July 2025 at 2.00 pm, at Walthon Advokater at Nybrogatan 6 in Stockholm. Registration commences at 1:30 pm.

The Board of Directors has decided that the shareholders before the Extraordinary 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 Extraordinary 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 July 2025; and

give notice of participation in the Extraordinary General Meeting in accordance with the instructions below no later than Tuesday 15 July 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 Extraordinary 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 Extraordinary 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 Extraordinary 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 Extraordinary 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 July 2025; and

give notice of participation in the Extraordinary 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 July 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, including any attachments, should be 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 July 2025. Shareholders may also submit their postal vote electronically through verification with BankID via Euroclear Sweden AB's website <https://anmalan.vpc.se/euroclearproxy> no later than Tuesday 15 July 2025.

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 Extraordinary General Meeting, a shareholder whose shares are registered in the name of a bank or other 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 Friday 11 July 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 July 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. Resolution regarding amendment of the Articles of Association.
8. Resolution regarding approval of the Board of Directors' resolution, subject to the approval of the Extraordinary General Meeting, on a new share issue of ordinary shares of Class B with deviation from the shareholders' preferential rights.
9. Resolution regarding authorisation for the Board of Directors to resolve on issues of new shares.
10. Resolution regarding clarification of the Annual General Meeting's resolution on the allocation of the Company's profits.
11. Closing of the meeting.

Proposals for resolution

Chairperson of the meeting, item 2

The Board of Directors proposes that Patrik Essehorn is elected as chairperson of the Extraordinary General Meeting.

Resolution regarding amendment of the Articles of Association, item 7

In order to adjust the limits of the share capital and the number of shares in the Articles of Association, thereby enabling the Board of Directors proposal on approval of the Board of Directors' resolution, subject to the approval of the General Meeting, on a new issue of ordinary shares of Class B and in light of the Board of Directors' proposal to authorise the Board of Directors to resolve on a new share issue in accordance with item 8 and item 9 below, the Board of Directors proposes that the Extraordinary General Meeting resolves on an amendment of item 4 and the first paragraph of item 5.1 of the Company's Articles of Association as set out below.

Current wording

4 SHARE CAPITAL

The share capital shall be not less than SEK seven hundred million (700,000,000) and not more than SEK two billion eight hundred million (2,800,000,000).

Proposed wording

4 SHARE CAPITAL

The share capital shall be not less than SEK *two billion* (2,000,000,000) and not more than SEK *eight billion* (8,000,000,000).

Current wording

5.1 Number of shares and classes of shares

Proposed wording

5.1 Number of shares and classes of shares

The number of shares in the Company shall be not less than three hundred and fifty million (350,000,000) and not more than one billion four hundred million (1,400,000,000).

The number of shares in the Company shall be not less than *one billion (1,000,000,000)* and not more than *four billion (4,000,000,000)*.

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.

Resolution regarding approval of the Board of Directors' resolution, subject to the approval of the Extraordinary General Meeting, on a new share issue of ordinary shares of Class B with deviation from the shareholders' preferential rights, item 8

The Board of Directors proposes that the Extraordinary General Meeting resolves to approve the Board of Directors' resolution, subject to the approval of the Extraordinary General Meeting, from 10 June 2025 on a new share issue of ordinary shares of Class B with deviation from the shareholders' preferential rights in accordance with the following terms:

1. The Company's share capital may be increased by a maximum of SEK 163,934,426 through the new share issue of a maximum of 81,967,213 ordinary shares of Class B.
2. M2 Asset Management AB (publ), Reg. No. 556559-3349, shall, with deviation from the shareholders' preferential rights, be entitled to subscribe for a maximum of 81,967,213 shares. M2 Asset Management AB (publ) are subject to the Swedish Companies Act (2005:551), Chapter 16. Oversubscription cannot occur.
3. Subscription shall be made on a separate subscription list no later than 15 August 2025. The Board of Directors shall have the right to extend the subscription period.
4. The subscription price shall be SEK 4.88 per share, which corresponds to the price determined through the accelerated book-building procedure carried out by Nordea Bank Abp, filial i Sverige on 10 June 2025 minus a deduction of SEK 0.02, corresponding to the dividend amount payable on each ordinary share of Class B on the record date of 30 June 2025 as resolved by the Annual General Meeting on 23 April 2025. The part of the subscription price that exceeds the quota value of the shares shall be added to the non-restricted share premium reserve.
5. Payment for the newly issued shares shall be made in cash no later than 15 August 2025. The Board of Directors shall have the right to extend the payment period.
6. The new shares shall entitle to receive dividends for the first time on the record date set for dividends that occurs immediately after the new share issue has been registered with the Swedish Companies Registration Office and the shares have been registered in the share register kept by Euroclear Sweden AB.
7. The purpose of the new share issue is to proactively strengthen Corem's financial position and the Board of Directors considers it a priority to further strengthen the balance sheet, improve cash flow and increase financial flexibility. Corem intends to use

the net cash from the directed new share issue to repay the outstanding hybrid bond. Corem's assessment is that the directed new share issue is the best source of financing to repay the outstanding hybrid bond. Corem has previously communicated the Company's intention to continue divesting properties during 2025 for at least SEK 5 billion. Provided that the directed new share issue is carried out, the capital released through Corem's planned divestments may instead be used to further optimise Corem's capital structure and to make profitable investments, primarily in the existing property portfolio. Overall, the directed new share issue is expected to result in stronger cash flow, greater financial flexibility and a strengthened long-term financial position. The Company's Board of Directors has made an overall assessment and carefully considered the possibility of raising capital through a new share issue with preferential rights for the Company's shareholders. The Board of Directors considers that the reasons for deviating from the shareholders' preferential rights are (i) that a rights issue would take a significantly longer time to complete and entail a higher risk for an adverse effect on the share price, particularly in light of the current market volatility and the challenging market conditions, (ii) that the participation in the new share issue by the Company's largest shareholder has had a positive impact on the possibility of simultaneously carrying out the new share issue of 110,032,787 ordinary shares of Class B directed to Swedish and International institutional and other professional investors, and (iii) to carry out a directed issue can be made at lower costs and with less complexity than a rights issue. Furthermore, the reason for including the existing shareholder M2 Asset Management AB (publ) as entitled to subscribe is that the shareholder in question have expressed and shown interest in long-term ownership in the Company, which the Board of Directors considers creates security, stability and favorable conditions for the Company's growth and is thus deemed to be both beneficial to both the Company and all shareholders. Considering the above, the Board of Directors has made the assessment that a directed issue of ordinary shares of Class B with deviation from the shareholders' preferential rights is the most favorable alternative for the Company to carry out the capital raise and is in the best interests of all shareholders. The Board of Directors therefore considers that the reasons outweigh the main rule that new share issues should be carried out with preferential rights for the shareholders.

8. Since the subscription price is determined through an accelerated book-building procedure and adjusted by a deduction of the dividend amount attributable to each ordinary share of Class B on the record date of 30 June 2025 as resolved by the Annual General Meeting on 23 April 2025, it is the Board of Directors' assessment that the subscription price will reflect current market conditions and demand and is therefore on market terms.
9. The Board of Directors, or the person otherwise appointed by the Board of Directors, is authorised to make minor formal adjustments to the issue resolution as may prove necessary in connection with the registration of the resolution with the Swedish Companies Registration Office and Euroclear Sweden AB or due to other formal requirements.

The Board of Directors' proposal is conditional upon the General Meeting resolving to amend the Company's Articles of Association in accordance with item 7 above.

Authorisation for the Board of Directors to resolve on issues of new shares, item 9

The Board of Directors proposes that the Extraordinary 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 Extraordinary General Meeting on 21 July 2025. 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 Extraordinary General Meeting on 21 July 2025, 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 Extraordinary General Meeting on 21 July 2025, 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 Extraordinary General Meeting on 21 July 2025, 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 Extraordinary General Meeting on 21 July 2025.

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.

If the Board of Directors resolves on a new share issue with deviation from the shareholders' preferential rights, the reason shall be to: (i) 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) 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.

Clarification of the Annual General Meeting's resolution on the allocation of the Company's profits, item 10

The Board of Directors proposes that the Extraordinary General Meeting resolves that the resolution made by the 2025 Annual General Meeting that all new ordinary shares and preference shares, that may be issued by the Board of Directors pursuant to the Annual General

Meeting's authorisation for the Board of Directors to resolve on issues of new shares shall entitle to receive dividends from the date such shares have been registered in the share register kept by Euroclear Sweden AB shall be clarified in such a way that also (i) all new ordinary shares and preference shares that may be issued by the Board of Directors pursuant to the Board of Directors' proposal for authorisation for the Board of Directors to resolve on issues of new shares in accordance with item 9 of the agenda for the Extraordinary General Meeting on 21 July 2025, if the Extraordinary General Meeting resolves in accordance with the proposal, shall entitle to receive dividends from the date such shares have been registered in the share register kept by Euroclear Sweden AB, and (ii) all new ordinary shares of Class B that will be issued, provided that the Extraordinary General Meeting on 21 July 2025 resolves to approve the Board of Directors' resolution from 10 June 2025 on an issue, subject to the approval of the Extraordinary General Meeting, in accordance with item 8 of the agenda for the Extraordinary General Meeting, shall entitle to receive dividends from the date such shares have been registered in the share register kept by Euroclear Sweden AB, within the maximum limit of SEK 52,157,463.30.

Number of shares and votes

At the date of this notice, the Company has a total of 1,353,522,233 shares, of which 93,124,265 are ordinary shares of Class A with one vote per share, 1,240,436,864 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 219,164,061.8.

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 Extraordinary 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 considers that it may be done without significant harm to the Company, at the Extraordinary General Meeting provide information regarding circumstances that may affect the assessment of an item on the agenda or relates to the Company's relation to other companies within the group.

Majority requirements

The resolution of the Extraordinary General Meeting in accordance with item 8, is valid only if such resolution is approved by shareholders holding at least nine-tenths of both the votes cast and the shares represented at the Extraordinary General Meeting. The resolutions of the Extraordinary General Meeting in accordance with item 7 and item 9, are valid only if such resolutions are approved by shareholders holding at least two-thirds of both the votes cast and the shares represented at the Extraordinary General Meeting.

Documentation

The Board of Directors' complete proposals to resolutions with related documents, are available at the Company's head office on Riddargatan 13 C in Stockholm, and on the Company's website, www.corem.se, no later than three weeks prior to the Extraordinary General Meeting. The documents will also be sent to shareholders that request it and states their postal address or e-mail.

Processing of personal data

For information on how your personal data is processed in connection with the Extraordinary General Meeting, see <https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>.

The personal data will only be used for the Extraordinary General Meeting on 21 July 2025 and will not be used for any other purpose. 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 June 2025

Corem Property Group AB (publ)

The Board of Directors

FOR FURTHER INFORMATION, PLEASE CONTACT

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This press release is in all respects a translation of the Swedish original press release. In the event of any discrepancies between this translation and the Swedish original, the latter shall prevail.