

PRESS RELEASE 25 MARCH 2026

Notice of Convening the Annual 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 Annual General Meeting to be held on Friday 24 April 2026 at 11.00 am, in Kista Gate, Torshamnsgatan 48, Kista, Stockholm. Registration commences at 10.00 am.

The Board of Directors has decided that the shareholders before the Annual 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 Annual 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 Thursday 16 April 2026; and
- *give* notice of participation in the Annual General Meeting in accordance with the instructions below no later than Monday 20 April 2026.

The notice of participation can be made through Corem’s website, www.corem.se, or through Euroclear Sweden AB’s website, <https://www.euroclear.com/sweden/generalmeetings/>, by post to address Corem Property Group AB, c/o Euroclear Sweden AB, Box 191, 101 23 Stockholm, or by phone +46 (0)8 402 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 Annual 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 Annual 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 Annual 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 Annual 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 Thursday 16 April 2026; and
- give notice of participation in the Annual 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 Monday 20 April 2026.

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 Monday 20 April 2026. Shareholders may also submit their postal vote electronically through verification with BankID via Euroclear Sweden AB's website <https://www.euroclear.com/sweden/generalmeetings/> no later than Monday 20 April 2026.

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 Annual General Meeting, a shareholder whose shares are registered in the name of a 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 Thursday 16 April 2026. 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 Monday 20 April 2026, 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. Presentation of the annual report, the sustainability report and the audit report, the consolidated financial statements and the auditor's report on the consolidated financial statements, the assurance report regarding the sustainability report for the parent company and the group, as well as the auditor's statement regarding whether the guidelines for remuneration to senior executives have been complied with.

In connection thereto, presentation by the CEO.

8. Resolution regarding:
 - a) adoption of the income statement and the balance sheet as well as the consolidated income statement and the consolidated balance sheet,
 - b) allocation of the Company's profit or loss in accordance with the adopted balance sheet,
 - c) discharge from liability for the members of the Board of Directors and the CEO, and
 - d) record dates, if the Annual General Meeting resolves on distribution of dividends.
9. Determination of the number of members of the Board of Directors, as well as auditors and deputy auditors.
10. Determination of fees for the Board of Directors and auditor or auditors.
11. Election of Board of Directors and chairperson of the Board of Directors as well as auditor or auditors.
12. Resolution regarding approval of the remuneration report.
13. 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.
14. Resolution regarding authorisation for the Board of Directors to resolve on issues of new shares.
15. Resolution regarding authorisation for the Board of Directors to resolve on acquisition and transfer of the Company's own shares.
16. Closing of the meeting.

Proposals for resolution

Chairperson of the meeting, item 2

Corem's Nomination Committee for the 2026 Annual General Meeting 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 proposes that Patrik Essehorn is elected as chairperson of the Annual General Meeting.

Dividend and record dates, items 8 b) and d)

The Board of Directors proposes that the Annual General Meeting resolves on a dividend to the shareholders for the financial year 2025 shall be made with SEK 0.10 per ordinary share of Class A, SEK 0.10 per ordinary share of Class B, SEK 20.00 per ordinary share of Class D and SEK 20.00 per preference share.

It is proposed that the record dates for dividends for ordinary shares and preference shares shall be:

- i. Tuesday 30 June 2026, with expected payment date being Friday 3 July 2026,
- ii. Wednesday 30 September 2026, with expected payment date being Monday 5 October 2026,
- iii. Wednesday 30 December 2026, with expected payment date being Thursday 7 January 2027, and
- iv. Wednesday 31 March 2027, with expected payment date being Monday 5 April 2027.

The dividend amount of SEK 0.10 in total per ordinary share of Class A and Class B respectively shall be distributed in four instalments as follows: SEK 0.02 with a record date of 30 June 2026, SEK 0.02 with a record date of 30 September 2026, SEK 0.03 with a record date of 30 December 2026, and SEK 0.03 with a record date of 31 March 2027. The dividend amount of SEK 20.00 in total per ordinary share of Class D and preference share respectively shall be distributed in four instalments of SEK 5.00 each with record dates as set out above.

The Board of Directors proposes that the remaining profits shall be carried forward, of which a portion may be used for distribution of dividends for additional ordinary shares and preference shares as stated below.

The Board of Directors proposes that the Annual General Meeting resolves that all new ordinary shares and preference shares, that may be issued by the Board of Directors pursuant to the authorisation in accordance with item 14 below, shall entitle to receive dividends from the date such shares have been registered in the share register kept by Euroclear Sweden AB. This means that the first right to dividends of SEK 0.02 or SEK 0.03 per ordinary share of Class A and Class B respectively shall be on the first record date set out above that occurs after the registration in the share register, and that the first right to dividends of SEK 5.00 per ordinary share of Class D and preference share respectively shall be on the first record date set out above that occurs after the registration in the share register.

Determination of the number of members of the Board of Directors and auditors, determination of fees and election of the Board of Directors, chairperson of the Board of Directors and auditor, items 9-11

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. 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.

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.

Remuneration report, item 12

The Board of Directors proposes that the Annual General Meeting resolves to approve the Board of Directors' remuneration report in accordance with Chapter 8, Section 53 a of the Swedish Companies Act.

Proposal for resolution under item 13

The Board of Directors proposes that the Annual General Meeting 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 13 a) and b) below. The resolutions under items 13 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 13 a)

The Board of Directors proposes that the Annual General Meeting resolves to reduce the Company's share capital by SEK 135,340,892 through cancellation, without repayment to the shareholders, of 2,913,825 own ordinary shares of Class A, 64,632,186 own ordinary shares of Class B, 80,953 own ordinary shares of Class D and 43,482 own preference shares acquired by the Company following decisions by the Board of Directors in accordance with authorisations

from previous Annual General Meetings. The purpose of the reduction is allocation to unrestricted equity.

The resolution to reduce the share capital under this item 13 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 13 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 13 b)

With the purpose of restoring the share capital after the proposed reduction of the share capital as set out under item 13 a) above, rounded up to achieve a desirable quota value for the Company, the Board of Directors proposes that the Annual General Meeting simultaneously resolves on a bonus issue to increase the Company's share capital as follows. The share capital is increased by SEK 136,781,900. 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 135,340,892 through the cancellation of 2,913,825 own ordinary shares of Class A, 64,632,186 own ordinary shares of Class B, 80,953 own ordinary shares of Class D and 43,482 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 Annual General Meeting simultaneously resolves on an increase of the Company's share capital by SEK 136,781,900 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 135,340,892 and the Company's share capital is reduced by SEK 135,340,892 to SEK 2,735,638,000. The bonus issue affects the Company's restricted equity and share capital by increasing the restricted equity by SEK 136,781,900 and increasing the share capital by SEK 136,781,900 to SEK 2,872,419,900. Following completion of the reduction of the share capital and the bonus issue, the total number of registered shares will be 1,367,819,000.

Authorisation

The Board of Directors further proposes that the Annual General Meeting resolves to authorise the Board of Directors, or whom it appoints, to make such adjustments of the resolutions according to items 13 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.

Authorisation for the Board of Directors to resolve on issues of new shares, item 14

The Board of Directors proposes that the Annual 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 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. 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.

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 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. 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.

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.

Authorisation for the Board of Directors to resolve on acquisition and transfer of the Company's own shares, item 15

Authorisation to resolve on acquisition of own shares

The Board of Directors proposes that the Annual General Meeting resolves to authorise the Board of Directors to decide on acquisition of the Company's own shares on the following conditions.

- i. The maximum number of ordinary shares of Class A, Class B and Class D respectively, as well as preference shares, authorised to be purchased is the number of shares that ensures that the Company's holding of own shares at any given time does not exceed ten (10) per cent of all registered shares in the Company.
- ii. Acquisition of own ordinary shares of Class A, Class B and Class D respectively, as well as preference shares, may be made only on Nasdaq Stockholm and in accordance with the Nasdaq Nordic Main Market Rulebook for Issuers of Shares.
- iii. Acquisition of own ordinary shares of Class A, Class B and Class D respectively, as well as preference shares, shall be made in accordance with the price limitations set out in the Nasdaq Nordic Main Market Rulebook for Issuers of Shares, which states that shares may not be purchased at a price higher than the higher of the price of the last independent trade and the highest current independent purchase bid, on the trading venue where the purchase is carried out. Acquisition may not be made at a price lower than the lowest price at which an independent purchase can be made. The Company may instruct a member of the stock exchange to accumulate a certain number of own shares through proprietary trading during a certain time period and on the delivery date pay for the shares at a price corresponding to the volume-weighted average price based on the total trading during that period, even if the volume-weighted average price is outside the bid-offer spread on the delivery date.
- iv. The authorisation may be exercised on one or more occasions in the period until the next Annual General Meeting.
- v. Payment for shares shall be made in cash.

Authorisation to resolve on transfer of own shares

Furthermore, the Board of Directors proposes that the Annual General Meeting resolves to authorise the Board of Directors to decide on transfer of the Company's own shares on the following conditions.

- (i) Transfer may be made of the maximum number of own shares held by the Company at the time of the Board of Directors' decision.
- (ii) Transfer may be made on Nasdaq Stockholm, as well as outside of Nasdaq Stockholm.
- (iii) Transfers of shares on Nasdaq Stockholm may only be made at a price that is within the bid-offer spread at any given time.
- (iv) In the case of transfers outside Nasdaq Stockholm, payment may be made by cash payment, payment in kind or by means of set-off and the price shall be set so as not to be less than the market price but which may nevertheless include a market discount relative to the share price. Transfers outside Nasdaq Stockholm may be made with or without deviation from shareholders' preferential rights.

- (v) The authorisation may be exercised on one or more occasions during the period until the next Annual General Meeting.

The reason for deviating from the shareholders' preferential rights and the basis for the selling price is to achieve the best possible conditions for the Company.

The authorisations are intended to provide the Board of Directors with greater possibilities to adapt the capital structure of the Company to the capital requirements from time to time, and thus be able to contribute to an increased shareholder value in the Company. Furthermore, the authorisations are intended to enable the Board of Directors to transfer shares in relation to the financing of any real property or company acquisitions through payment with the Company's own shares, and to enable acquisition of working capital, or expanding the ownership circle. The purpose of the authorisations does not allow the Company to trade with its own shares for short-term profits.

The number of repurchased shares in the Company as of the time of the announcement of the notice to the Annual General Meeting amounted to 2,913,825 ordinary shares of Class A, 66,882,188 ordinary shares of Class B, 84,753 ordinary shares of Class D and 48,882 preference shares, corresponding to approximately 3.13 per cent of all registered ordinary shares of Class A in the Company, approximately 5.06 per cent of all registered ordinary shares of Class B in the Company, approximately 1.12 per cent of all registered ordinary shares of Class D in the Company, and approximately 0.39 per cent of all registered preference shares in the Company, which corresponds to approximately 4.87 per cent of the total number of registered shares in the Company.

Number of shares and votes

At the time of the announcement of this notice, the Company has a total of 1,435,489,446 shares, of which 93,124,265 are ordinary shares of Class A with one vote per share, 1,322,404,077 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 227,360,783.1.

2,913,825 ordinary shares of Class A, 66,882,188 ordinary shares of Class B, 84,753 ordinary shares of Class D and 48,882 preference shares, corresponding to a total of 9,615,407.3 votes, are repurchased by the Company as of the time of the announcement of this notice and cannot be represented at the Annual 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 Annual General Meeting provide information regarding circumstances that may affect the assessment of an item on the agenda and circumstances that may affect the assessment of the Company's or its subsidiaries' financial position and the Company's relation to other companies within the group.

Majority requirements

The resolutions of the Annual General Meeting in accordance with items 13, 14 and 15 are valid only if such resolution is approved by shareholders holding at least two-thirds of both the votes cast and the shares represented at the Annual General Meeting.

Documentation

The Nomination Committee's complete proposals for resolutions, reasoned opinion, and information about proposed members of the Board of Directors and auditor are available at the Company's head office at Riddargatan 13 C in Stockholm, and on the Company's website, www.corem.se. The annual report, the audit report, the consolidated financial statements, the auditor's report on the consolidated financial statements, the assurance report regarding the sustainability report for the parent company and the group, the Board of Directors' complete proposals to resolutions with related reasoned opinions according to Chapter 18, Section 4 and Chapter 19, Section 22 of the Swedish Companies Act and the statement pursuant to Chapter 20, Section 13, fourth paragraph of the Swedish Companies Act, the Board of Directors' remuneration report, the auditor's statement according to Chapter 8, Section 54 of the Swedish Companies Act and the auditor's statement according to Chapter 20, Section 14 of the Swedish Companies Act are available at the Company's head office and website no later than three weeks prior to the Annual 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 Annual General Meeting, see <https://www.euroclear.com/dam/ESw/Legal/Privacy-notice-bolagsstammor-engelska.pdf>. 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 March 2026

Corem Property Group AB (publ)

The Board of Directors

For further information, please contact

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This press release has been published in Swedish and English. In the event of any discrepancy between the language versions, the Swedish language version shall prevail.