

PRESS RELEASE 10 June 2025

The Board of Directors of Corem has resolved to carry out a directed issue of ordinary shares of Class B, of in total approximately SEK 939 million

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The Board of Directors of Corem Property Group AB (publ) ("Corem" or the "Company") has, in accordance with the press release published by the Company on 10 June 2025, conducted a so called accelerated book-building procedure and resolved to carry out a directed share issue of in total 192,000,000 ordinary shares of Class B in the Company, whereby Corem receives in total approximately SEK 939 million before the deduction of transaction costs (the "Directed Issue"). Nordea Bank Abp, filial i Sverige ("Nordea") is Sole Global Coordinator and Bookrunner in connection with the Directed Issue.

The Directed Issue

According to the resolution by the Board of Directors, the Directed Issue shall be carried out through two separate resolutions on share issues, partly as a directed issue of 110,032,787 ordinary shares of Class B, pursuant to the authorisation to issue shares granted by the Annual General Meeting held on 23 April 2025, through an accelerated book-building procedure targeting Swedish and international institutional and other professional investors ("**Tranche 1**"), and partly as a directed issue of 81,967,213 ordinary shares of Class B, subject to the subsequent approval of an extraordinary general meeting of the Company, directed at the Company's largest shareholder M2 Asset Management AB (publ) ("**M2**") ("**Tranche 2**").

The subscription price in the Directed Issue is SEK 4.9 per ordinary share of Class B and is based upon an accelerated book-building procedure carried out by Nordea.¹ The subscription price represents a discount of approximately 4.7 per cent against the volume-weighted average price (VWAP) of the ordinary share of Class B during the last ten trading days (SEK 5.1) and a discount of 8.3 per cent in relation to the closing price of the ordinary share of Class B on Nasdaq Stockholm on 10 June 2025. Since the subscription price has been determined through an accelerated book-building procedure, it is the Board of Directors' assessment that the subscription price will reflect prevailing market conditions and demand and that the subscription price therefore is marketable.

¹ The subscription price in Tranche 2 is adjusted for the planned dividend, as further described below.

Subscribers of the shares in Tranche 1 are existing shareholders as well as new Swedish and international institutional and other professional investors, such as Handelsbanken Fonder and Länsförsäkringar Fondförvaltning.

The new issue in Tranche 2 shall, in accordance with the Board of Directors' resolution, be directed at Corem's largest shareholder, M2. Rutger Arnhult is a member of the Board of Directors and the CEO of Corem and owner of M2. M2, which the new issue in Tranche 2 is directed at, falls within the category of related parties pursuant to Chapter 16 of the Swedish Companies Act (2005:551), entailing that, in order for the resolution on the share issue in Tranche 2 to be valid, a subsequent general meeting of shareholders in the Company, at which no less than nine-tenths of both the votes cast and the shares represented at the general meeting, need to approve the Board of Directors' resolution in the new issue pursuant to Tranche 2. The Board of Directors' resolution is also conditional upon the general meeting adopting new Articles of Association, amending the limits for the number of shares and the share capital of the Company. The Board of Directors' resolution on the new issue pursuant to Tranche 1 is not dependent on Tranche 2 being approved at the extraordinary general meeting. The Board of Directors has proposed that an extraordinary general meeting approves the Board of Directors' resolution on the share issue in Tranche 2, for which notice will be sent out shortly. Corem's largest shareholder Rutger Arnhult (through M2 group) who holds approximately 42.1 per cent of the total number of outstanding shares and 44.7 per cent of the total number of outstanding votes in Corem, taking into account Tranche 1, has undertaken to vote in favor of the Board of Directors' proposal on approval of the Board of Directors' resolution regarding Tranche 2 at the extraordinary general meeting, and to vote in favour of all other resolutions required to carry out Tranche 2 of the Directed Issue at such meeting. The extraordinary general meeting is expected to be held on or around 21 July 2025. Notice of the extraordinary general meeting will be published in a separate press release later.

In respect of the directed issue pursuant to Tranche 2, Rutger Arnhult, member of the Board of Directors and the CEO of Corem, and Patrik Essehorn, Chairman of the Board of Directors in Corem and member of the Board of Directors of M2, have not participated in the Board of Directors' resolution to issue new shares. M2 has only participated in the Directed Issue in order for the Company to obtain sufficient subscription.

By virtue of the dividend with record date on 30 June 2025, which is planned to be payable on 3 July 2025 and is therefore expected to accrue to participants in Tranche 1, the subscription price per ordinary share of Class B in the Directed Issue in Tranche 2 will be adjusted downwards by an amount corresponding to the dividend amount per ordinary share of Class B, that is, 0.02 SEK per ordinary share of Class B.

Background and reasons

Corem is a commercial real estate company with a focus on sustainable ownership, management and development of properties. The portfolio consists of 275 investment properties with 2,205 thousand square meters of leasable area and a value of SEK 53,867 million as of 31 March 2025. The property portfolio is well concentrated geographically, located in metropolitan areas and growth areas. The last few years have been transaction-intensive for Corem. Divestments have been carried out as a tool to strengthen Corem's long-term financial capacity, while the Company has strengthened its balance sheet by both amortizing bank debt and redeeming bonds of approximately SEK 1.7 billion over the past 12 months. Corem has previously

communicated its intention to continue divesting properties during 2025 for at least SEK 5 billion.

The Directed Issue is part of proactively strengthening 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 Issue to create conditions for Corem to repay the outstanding hybrid bond.

Corem's assessment is that the Directed Issue is the best source of financing to repay the outstanding hybrid bond. Provided that the Directed 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 Issue is expected to lead to stronger cash flow, greater financial flexibility and a strengthened long-term financial position.

Deviation from the shareholders' preferential rights

The Company's Board of Directors has made an overall assessment and carefully considered the possibility of raising capital through a new issue with preferential rights for the Company's shareholders. The Board of Directors considers that the reasons for deviating from the shareholders' preferential right 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) to, as far as Tranche 1 is concerned, diversify and strengthen the Company's shareholder base with institutional and other professional investors, which is expected to ultimately increase the liquidity of the Company's share, and (iii) that a directed issue can be carried out at lower costs and with less complexity than a rights issue. Furthermore, the reason why certain existing shareholders have been included among those entitled to subscribe is that the shareholders in question have expressed and shown interest in long-term ownership in the Company, which the Board of Directors believes creates security, stability and favorable conditions for the Company's growth and is thus considered to be 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 right is the most favorable alternative for Corem to carry out the capital raise and is in the best interests of all shareholders. The Board of Directors therefore considers that the reasons for the Directed Issue outweigh the main rule that new issues should be carried out with preferential rights for shareholders.

Provided that the new issue pursuant to Tranche 2 is approved at the extraordinary general meeting, the total number of outstanding shares in the Company will, after the completion of the Directed Issue, amount to 1,396,842,621, of which 90,210,440 are ordinary shares of Class A, 1,286,713,077 are ordinary shares of Class B, 7,503,809 are ordinary shares of Class D, and 12,415,295 are preference shares. After the completion of the Directed Issue, the total amount of outstanding shares in the Company will increase by 192,000,000 ordinary shares of Class B, and the total amount of outstanding votes in the Company will increase by a total of 19,200,000 votes, from 201,673,658.1 outstanding votes to 220,873,658.1 outstanding votes. The share capital will increase by a total of SEK 384,000,000 from SEK 2,486,978,892 to SEK 2,870,978,892. The Directed Issue thus entails a dilution for existing shareholders of a total of approximately 13.7 per

cent of the number of outstanding shares and a total of approximately 8.7 per cent of the number of outstanding votes in the Company.

The settlement date for Tranche 1 is estimated to be around 13 June 2025. The settlement date for Tranche 2 is estimated to be around 15 August 2025.

Lock-up undertakings

In connection with the Directed Issue, the Company has undertaken not to, *inter alia*, on customary terms, issue additional shares in the Company for a period of 90 calendar days after completion of the Directed Issue. In addition, shareholding members of the Company's Board of Directors and senior management have undertaken not to, *inter alia*, on customary terms, transfer or dispose of their shares in the Company during the period commencing at the signing of the lock-up undertakings and ending at 23:59 (CEST) on the date of the extraordinary general meeting.

Financial and legal advisors

Nordea is Sole Global Coordinator and Bookrunner in connection with the Directed Issue. Walthon Advokater AB acts as legal advisor to Corem in connection with Tranche 1 of the Directed Issue and Roschier Advokatbyrå acts as legal advisor to Nordea in connection with both Tranche 1 and Tranche 2 of the Directed Issue.

Corem Property Group AB (publ)

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Corem Property Group AB (publ) is a real estate company that sustainably owns, manages and develops commercial properties in metropolitan and growth areas. Corem Property Group AB (publ) is listed on Nasdaq Stockholm, Large Cap. Further information is available at www.corem.se.

This disclosure contains information that Corem Property Group AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the above contact persons, on 10 June 2025 at 22:00 CEST.

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.

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This press release does not constitute a recommendation for any investors' decisions regarding the Directed Issue. Each investor or potential investor should conduct its own examination, analysis and evaluation of the business and information described in this press release and any publicly available information. The price and value of the securities may decrease as well as increase. Achieved results do not provide guidance for future results. Neither the contents of the Company's website nor any other website accessible through hyperlinks on the Company's website are incorporated into or form part of this press release.

Failure to follow these instructions may result in a breach of the Securities Act or applicable laws in other jurisdictions.

Forward-looking statements

This press release contains forward-looking statements that reflect the Company's intentions, assessments, or expectations regarding the Company's future results, financial position, liquidity, performance, prospects, anticipated growth, strategies and opportunities and the markets in which the Company operates. Forward-looking statements are statements that do not relate to historical facts and may be identified by the inclusion of words such as "believe", "expect", "anticipate", "intend", "estimate", "will", "may", "assume", "should", "could", and in each case, their negative, or similar expressions. The forward-looking statements in this press release are based upon various assumptions, many of which are based, in turn, upon further assumptions. Although the Company believes that the assumptions reflected in these forward-looking statements are reasonable, it cannot be guaranteed that they will materialize or prove to be correct. Because these statements are based on assumptions or estimates and are subject to risks and uncertainties, the actual results or outcome could differ materially from those set out in the forward-looking statements as a result of many factors. Such risks, uncertainties, contingencies and other important factors could cause actual events to differ materially from the expectations expressed or implied in this release by such forward-looking statements. The Company does not guarantee that the assumptions underlying the forward-looking statements in this press release are free from errors and readers of this press release should not place undue reliance on the forward-looking statements in this press release. The information, opinions and forward-looking statements that are expressly or implicitly contained herein speak only as of the date of this press release and are subject to change. Neither the Company nor anyone else undertake to review, update, confirm or to release publicly any revisions to any forward-looking statements to reflect events that occur or circumstances that arise in relation to the content of this press release, unless this is required under law or Nasdaq Stockholm's rulebook for issuers.

Information to distributors

In order to comply with the product governance requirements contained in: (a) Directive 2014/65/EU of the European Parliament and of the Council on markets in financial instruments, as consolidated, ("MiFID II"); (b) Articles 9 and 10 of Commission Delegated Directive (EU) 2017/593, which complements MiFID II; and (c) national implementing measures (together, the "MiFID II Product Governance Requirements") and to disclaim any extra-contractual, intra-contractual or other liability to which any "manufacturer" (within the meaning of the MiFID II Product Governance Requirements) may otherwise be subject, the shares of Corem have been subject to a product approval process, which has determined that those shares are: (i) suitable for a target market consisting of retail investors and investors meeting the criteria of professional clients and eligible counterparties, as defined in MiFID II (the "Positive Target Market"); and (ii) suitable for distribution through all distribution channels permitted under MiFID

II. Distributors should note that: the price of Corem's shares may fall and investors may lose all or part of their investment; Corem's shares are not subject to any guarantee of return or capital protection, and an investment in Corem's shares is only suitable for investors who are not in need of a guaranteed return or capital protection and who (alone or with the assistance of an appropriate financial or other adviser) are capable of evaluating the merits and risks of such investment and have sufficient resources to bear the losses that may result from such investment. Conversely, an investment in the shares of Corem is not suitable for investors who need full capital protection or full repayment of the amount invested, cannot bear any risk or who require a guaranteed or predictable return (the "Negative Target Market", and together with the Positive Target Market, the "Target Market"). The Target Market assessment is without prejudice to any other requirements regarding contractual, legal or regulatory sales restrictions in relation to the Directed Issue. Furthermore, it should be noted that notwithstanding the Target Market assessment, Nordea will only provide investors who meet the criteria of professional clients and eligible counterparties.

For the avoidance of doubt, the Target Market Assessment does not constitute (a) an assessment of suitability or appropriateness for the purposes of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, or purchase, or take any other action whatsoever with respect to the shares in Corem.

Each distributor is responsible for undertaking its own target market assessment in respect of the shares in Corem and determining appropriate distribution channels.

Law (2023:560) on screening of foreign direct investments

Since Corem has made the assessment that the Company conducts activities worthy of protection according to the law (2023:560) on screening of foreign direct investments, some investments in the Directed Issue may require examination by the Inspectorate of Strategic Products (ISP). For more information, please visit ISP's website, www.ips.se, or contact the Company.