

The Board of Directors' statement according to chapter 20, section 8 of the Swedish companies act

In light of the Board of Directors' proposal to resolution on a reduction of the company's share capital for repayment to shareholders by redemption of preference shares with following new issue with payment by set-off, the Board of Directors will hereby make the following statement according to Chapter 20, Section 8 of the Swedish Companies Act.

The company's distributable earnings per 31 December, 2021, was SEK 20,580,977,143, and the net income for the year was SEK 860,998,535. Provided that the Annual General Meeting resolves in accordance with the Board of Directors' proposal according to item 8 b) regarding profit distribution and carrying the remaining profits forward, SEK 20,494,363,376 remains of the distributable amount in accordance with Chapter 17, Section 3 first paragraph of the Swedish Companies Act.

According to the annual report for the financial year 2021, the company had no directly owned assets or liabilities that have been valued at real value according to Chapter 4, Section 14 a of the Swedish Annual Reports Act (1995:1554), however, as of 31 December, 2021, the company group had outstanding financial instruments, amounting to SEK 2,177,000, that are valued at real value. The company group's unrestricted equity would not have been affected if a valuation of financial instruments, valued at real value in accordance with Chapter 4, Section 14 a of the Swedish Annual Reports Act, instead have been valued according to the lowest value principle as of this date.

The Board of Directors finds the suggested reduction of the share capital to carry out repayment to the shareholders through redemption of preference shares with a following new issue of shares by set-off is justifiable considering the circumstances given in Chapter 17, Section 3, paragraph two and three of the Swedish Companies Act (the nature of the business, scope and risks, consolidation needs, liquidity and position in general).

The Board of Directors estimates that the company's and the company group's own capital, after an eventual reduction of the share capital with repayment to the shareholders through redemption of preference shares with a following new issue of shares by set-off, will be big enough in relation to the nature of the business, scope and risks. The Board of Directors is taking the company's and the company group's historical development into account, as well as the budgeted development, investment plan and the economic situation.

The proposed reduction of the share capital for repayment to the shareholders through redemption of preference shares with a following new issue of shares by set-off will not affect the company's and the company group's ability to fulfil its payment obligations in time.

The Board of Directors has considered other known conditions that might be of interest for the company's and the company group's financial situation that have not been considered within the scope of what has been described above. Hence, no circumstances have appeared that makes



the proposed reduction of the share capital for repayment to the shareholders through redemption of preference shares with a following new issue of shares by set-off not justifiable.

Stockholm 1 April, 2022

Corem Property Group AB (publ)

The Board of Directors

Patrik Essehorn

Christina Tillman

Fredrik Rapp

Magnus Ugglå

Katarina Klingspor