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Item 15 – The Board of Directors' reasoned opinion according to chapter 19, section 22 of the Swedish companies act regarding the Board of Directors' proposal to authorise the Board of Directors to resolve on acquisitions of the company's own shares

The Board of Directors of Corem Property Group AB (publ), Reg. No. 556463-9440, has proposed that the Annual General Meeting on 28 April, 2023, resolves to authorise the Board of Directors to resolve on acquisitions and transfers of the company's own shares. The Board of Directors hereby submits the following opinion according to Chapter 19, Section 22 of the Swedish Companies Act.

The nature and scope of the business follow from the annual report for the 2022 financial year. The annual report states which principles have been applied for the valuation of assets, provisions, and debts.

The company's equity amounted to SEK 22,965m as of 31 December, 2022, divided between restricted equity of SEK 2,275m and unrestricted equity of SEK 20,690m. According to the annual report for the financial year 2022, 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). The group's equity amounted to SEK 31,311m as of 31 December, 2022. In accordance with International Financial Reporting Standards, IFRS, no distinction is made between restricted equity and unrestricted equity in the group. The group had, as of 31 December, 2022, outstanding financial instruments, amounting to SEK 2,454m, that are valued at real value. The group's 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 proposed authorisation does not jeopardize the investments deemed necessary. Based on the company's and the group's financial position, the Board of Directors consider that the proposal to authorise the Board of Directors to resolve on acquisitions of the company's own shares is justifiable with regard to the requirements that the nature, scope and risks of the business place on the company's and the group's equity, as well as the company's and group's consolidation needs, liquidity and position in general.

The Board of Directors further observes that – prior to the realisation of proposed authorisation by the Board of Directors – it is obliged, according to Chapter 19, Section 29 of the Swedish Companies Act, to prepare a new reasoned opinion in relation to whether or not the planned acquisition of own shares may be justified considering the parameters in Chapter 17, Section 3, second and third paragraphs of the Swedish Companies Act, in the light of the circumstances prevailing at the relevant time.

Signature page follows

Stockholm on 5 April 2023

Corem Property Group AB (publ)

The Board of Directors

Patrik Essehorn	Katarina Klingspor
Fredrik Rapp	Christian Roos
Christina Tillman	Magnus Uggla