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PRESS RELEASE

21 November 2022

Cibus Nordic Real Estate AB (publ) contemplates the issuance of senior unsecured notes and launches a tender offer

Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") has mandated Nordea Bank Abp and OP Corporate Bank plc as joint bookrunners to arrange fixed income investor meetings starting November 21, 2022. The purpose is to investigate the possibility to issue EUR denominated senior unsecured notes with a tenor of 3 years (the "New Senior Unsecured Notes") under Cibus' existing medium term note programme. A capital markets transaction will follow subject to market conditions.

The proceeds from the issuance of the New Senior Unsecured Notes will be used to partly refinance the outstanding EUR Notes as defined below.

In conjunction with the contemplated new issue, Cibus is inviting holders of the Company's outstanding EUR notes with ISIN SE0014479366 (the "**Notes**") to tender their Notes for purchase by the Company for cash (the "**Tender Offer**") at a price of 101.0% per cent of the nominal amount plus accrued and unpaid interest. The Notes will be repurchased subject to the terms and conditions described in the tender information document dated November 21, 2022 which is available on the link below (the "**Tender Information Document**"). The Tender Offer expires at 12:00 CET on November 23, 2022, unless extended, re-opened, withdrawn or terminated at the sole discretion of the Company. Settlement of the Tender Offer is expected to occur at or around November 30, 2022. Cibus' repurchase of Notes is conditional upon a successful issue of the New Senior Unsecured Notes and subject to the terms in the Tender Information Document. Holders of Notes who accept the Tender Offer prior to the pricing of the New Senior Unsecured Notes will be eligible to receive a priority in the allocation of the New Senior Unsecured Notes up to the principal amount of Notes validly submitted for tender, subject to the terms set out in the Tender Information Document.

Tender Information Document: <https://www.cibusnordic.com/investors/the-bonds/eur-new-bond-135-meur/>

Nordea Bank Abp and OP Corporate Bank plc act as bookrunners in respect of the issuance of the New

Senior Unsecured Notes and as dealer managers for the Tender Offer.

Dealer Managers:

Nordea Bank Abp: nordealiabilitymanagement@nordea.com

OP Corporate Bank plc: liabilitymanagement@op.fi

November 21, 2022

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This press release contains information that Cibus Nordic Real Estate AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation 596/2014. The information was submitted for publication, through the agency of the contact persons set out above, at 09.00 CET on 21 November 2022.

Cibus is a real estate company listed on Nasdaq Stockholm Mid Cap. The company's business idea is to acquire, develop and manage high quality properties in the Nordics with daily goods store chains as anchor tenants. The company currently owns about 450 properties in the Nordics. The main tenants are Kesko, Tokmanni, Coop Sweden, S Group and Lidl.

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