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PRESS RELEASE

21 June 2023

Cibus Nordic Real Estate AB (publ) announces the results from the tender offers

On 13 June 2023 Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") announced that the Company has launched tender offers (the "Tender Offers") to the holders of Cibus' outstanding EUR 50,000,000 senior unsecured green floating rate notes (2022/2024) (the "2022/2024 EUR Notes"), SEK 700,000,000 senior unsecured green floating rate notes (2022/2025) (the "2022/2025 SEK Notes") and EUR 70,000,000 senior unsecured floating rate notes (2022/2025) (the "2022/2025 EUR Notes" and together with the 2022/2024 EUR Notes and the 2022/2025 SEK Notes, the "Notes"). The Tender Offers expired at 12:00 CEST on 20 June 2023 and was made subject to the terms and conditions described in the tender information document dated 13 June 2023 (the "Tender Information Document"). The Company has received tender instructions in a total aggregate nominal amount equal to EUR 16,800,000 plus SEK 8,750,000 and intends to accept all tender instructions received.

Cibus intends to complete the Tender Offers. The price for the Notes in the Tender Offers and the allocation between the Notes amounts to:

- (i) 100.00 per cent. of the nominal amount for the 2022/2024 EUR Notes in a total nominal amount of EUR 10,200,000;
- (ii) 101.50 per cent. of the nominal amount for the 2022/2025 SEK Notes in a total nominal amount of SEK 8,750,000; and
- (iii) 102.00 per cent. of the nominal amount for the 2022/2025 EUR Notes in a total nominal amount of EUR 6,600,000.

Cibus will also pay accrued and unpaid interest on the Notes on the settlement date in accordance with the relevant general terms and conditions of the Notes. The settlement date for the Tender Offers is expected to occur on 26 June 2023.

The Tender Offers were financed by proceeds received from increased credit facilities from the Company's relationship banks.

Danske Bank A/S, Danmark, Sverige Filial and OP Corporate Bank plc acted as dealer managers for the Tender Offers. Roschier Advokatbyrå AB acted as legal advisor to the Company.

Dealer Managers:

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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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