

PRESS RELEASE
7 September 2026

Cibus Real Estate AB (publ) contemplates the issuance of senior unsecured green notes and announces tender offer and conditional call notice

Cibus Real Estate AB (publ) ("Cibus" or the "Company") has mandated Nordea Bank Abp ("Nordea") and SB1 Markets, filial i Sverige ("SB1M") to arrange fixed income investor meetings starting on 7 September 2026, to explore the possibility of issuing senior unsecured green notes in an expected nominal amount of SEK 700 million with a floating interest rate and a 4.3-year tenor (the "New Notes"). A capital market transaction may follow, subject to market conditions.

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In connection with the issue of the New Notes, Cibus is offering holders of the Company's outstanding senior unsecured green notes with an outstanding nominal amount of SEK 700 million (loan no. 107 with ISIN SE0021921673) (the "**2027 Notes**") to tender any and all of such holders' 2027 Notes for purchase by the Company for cash (the "**Tender Offer**") at a price of 101.25 per cent. of the nominal amount, plus accrued and unpaid interest. The 2027 Notes will be repurchased subject to the terms and conditions described in a tender information document dated 7 September 2026 (the "**Tender Information Document**"), which is available in the following link: <https://www.cibusrealestate.com/investors/the-bonds/mtn-loan-107-700-msek-green-bond/>

The Tender Offer expires at 12.00 CEST on 10 September 2026, unless extended, re-opened, withdrawn or terminated at the sole discretion of the Company.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 23 September 2026 and to the extent possible in connection with settlement of the New Notes. The Company's repurchase of 2027 Notes is conditional upon a successful issue of the New Notes and the conditions set forth in the Tender Information Document. Holders of 2027 Notes participating in the Tender Offer will be

eligible to receive a priority in the allocation of the New Notes, subject to the terms set out in the Tender Information Document.

Further, the Company has today instructed Nordic Trustee & Agency AB (publ) to send a conditional notice of early redemption in relation to the 2027 Notes (the "**Notice**"). In accordance with the Notice, Cibus will, conditional upon the settlement of the New Notes, redeem all 2027 Notes not purchased by Cibus in the Tender Offer at an amount of 101.25 per cent. of the nominal amount in accordance with the terms and conditions of the 2027 Notes with the early redemption date being 2 October 2026 and the record date being 25 September 2026.

The Notice is available on Cibus website, via the following link:

<https://www.cibusrealestate.com/investors/the-bonds/mtn-loan-107-700-msek-green-bond/>

Nordea and SB1M act as bookrunners in respect of the issuance of the New Notes and as dealer managers for the Tender Offer. BAHR Advokatbyrå AB has acted as legal advisor in connection with the issuance of the New Notes and the Tender Offer.

Dealer Managers:

Nordea: nordealiabilitymanagement@nordea.com

SB1M: dcm.liability.management@sb1markets.com

7 September 2026

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This information is information that Cibus 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 person set out above, at 08:00 CEST on 7 September 2026.

Cibus is a real estate company listed on Nasdaq Stockholm Mid Cap. The company's business idea is to acquire, develop and manage properties in Europe with grocery retail chains as anchor tenants. The company currently owns about 700 properties in Europe. The largest tenants are Kesko, Tokmanni, Coop, S Group, Rema 1000, Salling, Lidl, Dagrofa, Jumbo and Carrefour.