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PRESS RELEASE

24 March 2022

Cibus Nordic Real Estate AB (publ) moves into Denmark, announces intention to acquire a property portfolio with supermarkets

INSIDER INFORMATION: Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") is on the verge of completing its first acquisition in Denmark with its intention to acquire a property portfolio consisting of 34 properties, with a property value of approximately DKK 2,080 million (approximately EUR 280 million) (the "Transaction"). The properties are located in Denmark and are rented out with an average lease length of 5.3 years with, among others, Coop Denmark, Salling Group, Dagrofa and Reitangruppen as tenants. The rentable area amounts to approximately 76,600 square meters. Cibus intend to enter into a binding agreement regarding the acquisition prior to the commencement of trading on Nasdaq Stockholm on 25 March 2022, conditioned upon the Company's financing being secured through a directed share issue carried out by way of an accelerated bookbuilding procedure (the "Directed Share Issue"), which will be announced through a separate press release in connection herewith. Closing of the Transaction is estimated to take place on 6 April 2022.

The Transaction in brief

- The property value of the Transaction amounts to approximately DKK 2,080 million (approximately EUR 280 million).
- The transaction agreement is estimated to be entered into prior to the commencement of trading on Nasdaq Stockholm on 25 March 2022.
- The Transaction is Cibus' first acquisition in Denmark and is in line with the Company's communicated strategy to increase its property holdings in the Nordics.
- Financing of the Transaction consists of a combination of external financing, funds from available cash and a directed share issue intended to be carried out by way of an accelerated bookbuilding procedure, which will be announced through a separate press release in connection herewith.

"It is with pride and joy that we today announce that we are taking the step into Denmark through the acquisition of 34 grocery and daily goods properties. That we, in these uncertain times, can enter a new market shows the strength in Cibus' business model. We strengthen our position as a market leader in the Nordics in grocery and daily goods properties and are the only operator acting in all four of the Nordic markets", says Sverker Källgård, CEO of Cibus.

Background and reasons

Cibus is an active real estate company whose business idea is to acquire, develop and manage high quality properties in the Nordics with a clear orientation towards food and grocery trade. Cibus' current property portfolio is spread out across strategically sound locations, mainly in the southern and southwestern Finland, the southern and central Sweden and Norway, and the properties are for the most part located in regions that the Company considers to have a strong population growth. The Company is specialized in properties with tenants who operate in the food and grocery trade, who in general have two main features that separate them from other types of commercial properties. These features are the business' resistance to economic cycles and negative effects of e-commerce. The property portfolio also constitutes a natural distribution network ideal for mail and other services, which is an advantage considering the trend within e-commerce. These qualities entail higher stability and lower risk compared to other commercial properties. The Company strives to create high dividends that is not affected by economic cycles for its shareholders. This is achieved through a stable profitability in the underlying property portfolio. Properties with tenants who operate in the food and grocery trade are generally owned by institutions, food and grocery stores or a joint venture between the two. Cibus contributes to a responsible development of society by working together with its tenants to create readily available and climate-smart solutions.

The portfolio consists of 34 properties with supermarkets located in Denmark and which are let with an average lease length of 5.3 years with, among others, Coop Denmark, Salling Group, Dagrofa and Reitangruppen as tenants. The rentable surface amounts to approximately 76,600 square meters and the Company assesses that with this acquisition the net operating income on an annual basis, within its earnings capacity, will increase to EUR 102.2 million after the Transaction has been completed.

The Transaction results in Cibus expanding geographically and establishing a significant presence in Denmark which is in line with the Company's communicated strategy. The property portfolio's size leads to Cibus being able to, in a cost-efficient manner, continue to execute its strategy to acquire single properties to complement the Transaction in its various geographic markets. Cibus assesses that the Transaction, considering its size and geographical location, entails increased visibility for the Company in regards to customers, creditors and investors.

Property value and payment of the purchase price

- The property value in the Transaction amounts to approximately DKK 2,080 million (approximately EUR 280 million).
- The actual purchase price for the shares depends on the capital structure of the acquired group at closing and has been estimated to approximately DKK 1,045 million. Closing is estimated to take place on 6 April 2022.

Conditions for completion of the Transaction

The Company will enter into a binding acquisition agreement prior to the commencement of trading on Nasdaq Stockholm on 25 March 2022 provided that a directed share issue, which the Company will announce in connection herewith, is successful.

Financing

The Transaction is intended to be financed by way of a combination of funds from available cash, the directed share issue, as mentioned above, together with external financing.

The external financing amounts to approximately DKK 1,300 million.

Timeplan for completion of the Transaction

- **Prior to commencement of trading at Nasdaq Stockholm on 25 March 2022:** signing of unconditional acquisition agreement as well as completion of the directed share issue.
- **6 April 2022:** closing and payment.

Advisors

Pareto Securities AB (the "**Manager**") is acting as financial advisors in relation to the directed share issue and the bookbuilding procedure. Roschier Advokatbyrå AB is acting as legal advisor to the Company in relation to the directed share issue.

Responsible person

This information is such information Cibus Nordic Real Estate AB (publ) is obliged to make public in accordance with the (EU) Market Abuse Regulation. The information in this press release has been made public through the agency of the responsible person as set out below for publication at the time stated by Cibus' news distributor, beQuoted, at the publication of this press release. The person below may be contacted for further information.

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About Cibus Nordic Real Estate AB (publ)

Cibus is a real estate company listed on Nasdaq Stockholm. 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 more than 400 properties in the Nordics. The main tenants are Kesko, Tokmanni, Coop, Lidl and S Group.

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This announcement is not a prospectus for the purposes of Regulation (EU) 2017/1129 (the "**Prospectus Regulation**") and has not been approved by any regulatory authority in any jurisdiction. The Company has not authorized any offer to the public of securities in any member state of the EEA and no prospectus has been or will be prepared in connection with the Directed Share Issue. In any EEA Member State, this communication is only addressed to and is only directed at "qualified investors" in that Member State within the meaning of the Prospectus Regulation.

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This press release does not identify or suggest, or purport to identify or suggest, the risks (direct or indirect) that may be associated with an investment in the new shares. Any investment decision to acquire or subscribe for new shares in connection with the Directed Share Issue must be made on the basis of all publicly available information, which has not been independently verified by the Manager. The Manager is acting for the Company in connection with the transaction and no one else. The Manager will not be responsible to anyone other than the Company for providing the protections afforded to its clients nor for giving advice in relation to the transaction or any other matter referred to herein.

This press release does not constitute a recommendation concerning any investor's option with respect to the directed share issue. Each investor or prospective investor should conduct his, her or its own investigation, analysis and evaluation of the business and information described in this press release and all publicly available information. The price and value of securities can go down as well as up. Past performance is not a guide to future performance. Neither the contents of the Company's website nor any other website accessible through hyperlinks on the Company's website are incorporated into or form part of this press release.

Failure to comply with these instructions may result in a violation of the Securities Act or applicable laws in other jurisdictions.

Forward-looking statements

This press release contains forward-looking statements that relate to the Company's intentions, assessments or expectations regarding the Company's future results, financial position, liquidity, development, prospects, expected growth, strategies and opportunities and the markets in which the Company operates. Forward-looking statements are statements that do not refer to historical facts and can be identified through statements which includes, but is not limited to, terms such as "consider", "expects", "anticipates", "intends", "appreciates", "will", "can", "assumes", "should", "could" and, in any case, negations thereof, or similar expressions. The forward-looking statements in this press release are based on various assumptions, which in many cases are based on additional assumptions. Although the Company considers that the assumptions reflected in these forward-looking statements are reasonable,

it cannot be guaranteed that the assumptions will occur or that they are correct. Since these assumptions are based on assumptions or estimates and are subject to risks and uncertainties, the actual result or outcome may, for many different reasons, differ materially from the forward-looking statements. Such risks, uncertainties, eventualities and other significant factors may cause actual events to deviate significantly from the expectations expressly or implicitly stated in this press release through the forward-looking statements. The Company does not guarantee that the assumptions underlying the forward-looking statements in this press release are correct and the recipients of this press release should not unduly rely on the forward-looking statements in this press release. The information, perceptions and forward-looking statements expressly or implicitly set forth herein are provided only as of the date of this press release and may change. Neither the Company nor anyone else undertakes to review, update, confirm or publicly announce any revision of any forward-looking statement to reflect events or circumstances that occurs relating to the content of this press release.

Information to distributors

Solely for the purposes of the product governance requirements contained within: (a) EU Directive 2014/65/EU on markets in financial instruments, as amended ("**MiFID II**"); (b) Articles 9 and 10 of Commission Delegated Directive (EU) 2017/593 supplementing MiFID II; and (c) local implementing measures (together, the "**MiFID II Product Governance Requirements**"), and disclaiming all and any liability, whether arising in tort, contract or otherwise, which any "manufacturer" (for the purposes of the MiFID II Product Governance Requirements) may otherwise have with respect thereto, the shares in Cibus have been subject to a product approval process, which has determined that such shares are: (i) compatible with an end target market of retail investors and investors who meet the criteria of professional clients and eligible counterparties, each as defined in MiFID II; and (ii) eligible for distribution through all distribution channels as are permitted by MiFID II (the "**Target Market Assessment**"). Notwithstanding the Target Market Assessment, distributors should note that: the price of the shares in Cibus may decline and investors could lose all or part of their investment; the shares in Cibus offer no guaranteed income and no capital protection; and an investment in the shares in Cibus is compatible only with investors who do not need a guaranteed income or capital protection, who (either alone or in conjunction with an appropriate financial or other adviser) are capable of evaluating the merits and risks of such an investment and who have sufficient resources to be able to bear any losses that may result therefrom. The Target Market Assessment is without prejudice to the requirements of any contractual, legal or regulatory selling restrictions in relation to the directed share issue. Thereto, notwithstanding the Target Market Assessment, it shall be noted that the Manager will only provide investors who meet the criteria for professional clients and eligible counterparties.

For the avoidance of doubt, the Target Market Assessment does not constitute: (a) an assessment of suitability or appropriateness for the purposes of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, or purchase, or take any other action whatsoever with respect to the shares in Cibus.

Each distributor is responsible for undertaking its own target market assessment in respect of the shares in Cibus and determining appropriate distribution channels.