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PRESS RELEASE

Stockholm 24 March 2022

Cibus Nordic Real Estate AB (publ) explores the conditions for carrying out a directed share issue

Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") intends to carry out a directed new share issue of a maximum of 4,400,000 shares to Swedish and international institutional, and other qualified, investors through an accelerated bookbuilding procedure (the "Directed Share Issue"). The Directed Share Issue is carried out as part of financing of the acquisition of a property portfolio consisting of 34 properties in Denmark, with a property value of approximately DKK 2,080 million (approximately EUR 280 million), which the Company announces in a separate press release today.

The Directed Share Issue

The Directed Share Issue is intended to be carried out with deviation from the shareholders' preferential rights and by virtue of the authorisation granted by the extraordinary general meeting held on 17 February 2022. Cibus has engaged Pareto Securities AB as Sole Global Coordinator and Sole Bookrunner (the "**Manager**") to explore the conditions for carrying out the Directed Share Issue.

The subscription price and allocation of shares in the Directed Share Issue will be determined through an accelerated bookbuilding procedure, which will commence immediately after publication of this press release and is expected to end prior to the commencement of trading on Nasdaq Stockholm on 25 March 2022. The total number of shares issued, the subscription price and allotment in the Directed Share Issue will be determined by Cibus in consultation with the Manager. The Company will inform about the outcome of the Directed Share Issue in a press release when the bookbuilding procedure has been completed. The bookbuilding procedure can, if the Company or the Manager chooses to do so, end earlier or later and can at any time be cancelled, thus the Company can, in whole or in part, refrain from executing the Directed Share Issue.

The net proceeds from the Directed Share Issue will be used to finance the acquisition of a grocery-anchored property portfolio located in Denmark, with a property value of approximately DKK 2,080 million (approximately EUR 280 million) (the "**Transaction**"). The portfolio consists of 34 modern properties with an average lease length of 5.3 years and with Coop, Salling Group, Dagrofa and Reitangruppen as anchor 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 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 occur on 6 April 2022.

The Directed Share Issue is intended to be carried out as a directed share issue with deviation from the shareholders' preferential rights to secure part of financing of the Transaction, in a timely and cost-effective manner. The board of directors assesses that the need for additional capital is limited to such an extent that the costs for a preferential rights issue would be high in proportion to the capital raised. Furthermore, the delay from conducting a preferential rights issue could lead to loss of the opportunity to complete the Transaction. The board of directors has in the choice of type of share issue considered it positive that Cibus' shareholder base, through the Directed Share Issue, is further diversified among Swedish and international institutional, and other qualified, investors. The board of directors' overall assessment is therefore that the reasons for conducting the Directed Share Issue outweighs the reasons for the principal rule to issue shares to shareholders with preferential rights, and that a share issue with deviation from the shareholders' preferential rights therefore lies in the interest of the Company and all of its shareholders. As the subscription price in the Directed Share Issue will be determined in a bookbuilding procedure, it is the board of directors' assessment that the subscription price is determined in accordance with market conditions. For further information regarding the financing of the Transaction, see the separate press release entitled "*Cibus Nordic Real Estate AB (publ) moves into Denmark, announces intention to acquire a property portfolio with supermarkets*" which was announced today.

Lock-up undertakings

In connection with the Directed Share Issue, the Company's CEO, Sverker Källgård, and CFO, Pia-Lena Olofsson, have undertaken, with certain exceptions including exercising 186,600 warrants of series "Teckningsoptioner 2019/2022" for shares and to, in connection therewith, sell shares in order to finance the exercise price of such warrants, not to sell or in other ways dispose their shares in the Company for a period of 90 calendar days after the completion of the Directed Share Issue.

Advisors

Pareto Securities AB acts as Sole Global Coordinator and Sole Bookrunner. Roschier Advokatbyrå AB acts as legal adviser to the Company in connection with the Directed Share issue.

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This information constitutes insider information that Cibus Nordic Real Estate AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information in this press release was submitted for publication by the contact persons set out above, for publication at the time specified by Cibus' news distributor beQuoted at the time of publication of this press release. The above persons can also be contacted for further information.

About Cibus Nordic Real Estate AB (publ)

Cibus is a real estate company listed on Nasdaq Stockholm. The Company's business strategy 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 Nordic region. The main tenants are Kesko, Tokmanni, Coop, Lidl and S Group.

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This press release is not a prospectus as set forth in Regulation (EU) 2017/1129 (the "**Prospectus Regulation**") and has not been approved by any regulatory authority in any jurisdiction. The Company has not approved any securities offering to the public in any member state of the EEA and no prospectus has been published or will be published in connection with the Directed Share issue. In each member state of the EEA, this message is only directed towards "qualified investors" in that member state in accordance with the definition in the Prospectus Regulation.

In the United Kingdom, this document and any other materials in relation to the securities described herein is only being distributed to, and is only directed at, and any investment or investment activity to which this document relates is available only to, and will be engaged in only with, "qualified investors" (within the meaning of Article 86(7) of the Financial Services and Markets Act 2000) who are (i) persons having professional experience in matters relating to investments who fall within the definition of "investment professionals" in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "**Order**"); or (ii) high net worth entities falling within Article 49(2)(a) to (d) of the Order (all such persons together being referred to as "relevant persons"). In the United Kingdom, any investment or investment activity to which this communication relates is available only to, and will be engaged in only with, relevant persons. Persons who are not relevant persons should not take any action on the basis of this press release and should not act or rely on it.

This announcement 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 shares. Any investment decision in

connection with the Directed Share issue must be made on the basis of all publicly available information relating to the Company and the Company's shares. Such information has not been independently verified by the Manager. The Manager acts for the Company in connection with the transaction and no one else and 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 for any investors' decisions regarding the Directed Share issue. Each investor or potential investor should conduct a self-examination, analysis and evaluation of the business and information described in this press release and any publicly available information. The price and value of the securities can decrease as well as increase. Achieved results do not provide guidance for future results. 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 follow these instructions may result in a breach of the Securities Act or applicable laws in other jurisdictions.

Forward-looking statements

This press release contains forward-looking statements that reflect the Company's intentions, beliefs, or current expectations about and targets for the Company's future results of operations, financial condition, liquidity, performance, prospects, anticipated growth, strategies and opportunities and the markets in which the Company operates. Forward-looking statements are statements that are not historical facts and may be identified by words such as "believe", "expect", "anticipate", "intend", "may", "plan", "estimate", "will", "should", "could", "aim" or "might", or, in each case, their negative, or similar expressions. The forward-looking statements in this press release are based upon various assumptions, many of which are based, in turn, upon further assumptions. Although the Company believes that the expectations reflected in these forward-looking statements are reasonable, it can give no assurances that they will materialize or prove to be correct. Because these statements are based on assumptions or estimates and are subject to risks and uncertainties, the actual results or outcome could differ materially from those set out in the forward-looking statements as a result of many factors. Such risks, uncertainties, contingencies and other important factors could cause actual events to differ materially from the expectations expressed or implied in this release by such forward-looking statements. The Company does not guarantee that the assumptions underlying the forward-looking statements in this press release are free from errors and readers of this press release should not place undue reliance on the forward-looking statements in this press release. The information, opinions and forward-looking statements that are expressly or implicitly contained herein speak only as of its date and are subject to change without notice. Neither the Company nor anyone else undertake to review, update, confirm or to release publicly any revisions to any forward-looking statements to reflect events that occur or circumstances that arise in relation to the content of this press release, unless this is required under law or Nasdaq Stockholm's rulebook for issuers.

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.