

From: Cibus Nordic Real Estate AB (publ) ("**Cibus**")

To: Nordic Trustee & Agency AB (publ) (the "**Agent**")

Holders of Cibus' senior unsecured floating rate notes 2022/2025 with ISIN SE0013360849 and loan number 104 (the "**Notes**")

Dated: 6 November 2024

Call Option Notice

Dear Madams and Sirs,

We refer to the general terms and conditions of the Notes, dated 13 July 2022 (the "**General Terms and Conditions**") and the final terms of the Notes dated 23 November 2022 (the "**Final Terms**"). Terms defined in the General Terms and Conditions have the same meaning in this notice unless given a different meaning herein.

We hereby give you notice that Cibus is exercising its right to redeem all outstanding Notes in full on 2 December 2024 (the "**Redemption Date**"), in accordance with Clause 10.3 (*Voluntary total redemption (call option)*) of the General Terms and Conditions and Clause 15 (*Non-Subordinated Notes – Voluntary total redemption (call option)*) of the Final Terms.

The redemption amount for each Note shall be the applicable call option amount (being 101.50 per cent. of the Nominal Amount), plus accrued but unpaid Interest, and the redemption amount will be paid to the Noteholders holding Notes on the applicable Record Date (being 25 November 2024).

The Notes will be de-listed from the corporate bond list of Nasdaq Stockholm in connection with the Redemption Date and the last day of trading will occur on or about 20 November 2024.

This notice is irrevocable and shall be governed by Swedish law.

Yours faithfully

Cibus Nordic Real Estate AB (publ)