NOTICE TO A WRITTEN PROCEDURE

Denna kallelse till obligationsinnehavarna är endast utformad på engelska.

Stockholm, 26 February 2026

To the noteholders in:

ISIN: SE0013360344 – Cibus Nordic Real Estate AB's (publ) EUR 30,000,000 Perpetual Subordinated Notes (Loan Number 101) (the "Loan")

NOTICE OF WRITTEN PROCEDURE – REQUEST TO AMEND CERTAIN PROVISIONS IN THE FINAL TERMS OF THE LOAN

This voting request for procedure in writing will be sent by regular mail on 26 February 2026 to Noteholders directly registered in the debt register (Sw. *skuldbok*) kept by Euroclear Sweden AB (the "CSD"). This voting request has also been published on the websites of the Issuer and the Agent (as defined below), in accordance with the general terms and conditions dated 14 June 2021 of the Loan (the "General Terms and Conditions"). If you are an authorised nominee under the Swedish Financial Instruments Accounts Act or if you otherwise are holding Notes (as defined below) on behalf of someone else on a Securities Account, please forward this notice to the noteholder you represent as soon as possible. For further information, please see below under Clause 4.3 (*Voting rights and authorisation*).

Key information:

Record Date for being eligible to vote:	3 March 2026
Deadline for voting:	15:00 (CET) 17 March 2026
Early Bird Deadline:	14:00 (CET) 6 March 2026
Quorum requirement:	At least fifty (50) per cent. of the Adjusted Nominal Amount
Majority requirement:	At least sixty-six and two thirds (66 2/3) per cent. of the Adjusted Nominal Amount for which Noteholders reply in this Written Procedure

Early Bird Consent Fee:	0.10 per cent. of the Nominal Amount of Notes held by each Noteholder provided that the Request is approved by the Early Bird Deadline and the Written Procedue has been concluded

Nordic Trustee & Agency AB (publ) in its capacity as agent (the "**Agent**") for the holders of the notes in the Loan (the "**Notes**" and the "**Noteholders**") in the abovementioned loan number 101 with ISIN: SE0013360344 issued by Cibus Nordic Real Estate AB (publ) (the "**Issuer**"), hereby, as requested by the Issuer, initiates a procedure in writing, whereby Noteholders can vote for or against the Issuer's request to amend the final terms of the Loan dated 21 June 2021 (the "**Final Terms**") (the "**Written Procedure**").

All capitalised terms used herein and not otherwise defined in this notice (the "**Notice**") shall have the meanings assigned to them in the General Terms and Conditions.

Noteholders participate by completing and sending the voting form, attached hereto as Schedule 1 (the "**Voting Form**"), and, if applicable, the power of attorney/authorisation, attached hereto as Schedule 2 (the "**Power of Attorney**"), if the Notes are held in custody other than by the CSD, to the Agent. Please contact the securities firm you hold your Notes through if you do not know how your Notes are registered or if you need authorisation or other assistance to participate.

The Agent must **receive the Voting Form no later than 15:00 (CET) on 17 March 2026** either by mail, courier or email to the Agent using the contact details set out in Clause 4.8 (*Address for sending replies*). Votes received thereafter may be disregarded.

To be eligible to participate in the Written Procedure, a person must meet the criteria for being a Noteholder on 3 March 2026 (the "**Record Date**"). This means that the person must be registered on a Securities Account with the CSD, as a direct registered owner (Sw. *direktregistrerad ägare*) or authorised nominee (Sw. *förvaltare*) with respect to one or several Notes.

The Issuer has appointed Danske Bank A/S, Danmark, Sverige Filial and Skandinaviska Enskilda Banken AB (publ) as solicitation agents (the "**Consent Solicitation Agents**") for the purpose of this Written Procedure. Each Consent Solicitation Agent is an agent of the Issuer and owes no duty to any Noteholders or person authorised by a Noteholder. Nothing herein shall constitute a recommendation to the Noteholders by the Consent Solicitation Agents. The Request is made solely by the Issuer and is presented to the Noteholders without any evaluation, advice or recommendations from the Consent Solicitation Agents. Each Noteholder must independently evaluate whether the Request is acceptable or not and vote accordingly.

Disclaimer: *The Request (as defined below) is presented to the Noteholders, without any evaluation, advice or recommendations from the Agent whatsoever. The Agent has not reviewed or assessed this Notice or the Request (and its effects, should it be adopted) from a legal or commercial perspective of the Noteholders and the Agent expressly disclaims any liability whatsoever related to the content of this Notice and the Request (and its effects, should it be adopted). The Noteholders are recommended to seek legal advice in order to independently evaluate whether the Request (and its effects) is acceptable or not.*

1. Background

On 26 February 2026, the Issuer communicated that it had mandated Danske Bank A/S, Danmark, Sverige Filial and Skandinaviska Enskilda Banken AB (publ) to arrange an issue of new subordinated perpetual notes under the Issuer's MTN programme (the "**New Notes**") and, subject to market conditions, a transaction may follow (the "**New Notes Issue**").

In connection with the New Notes Issue, the Issuer has launched a tender and consent offer for the purpose of repurchasing Notes at a price per Note of 101.90 per cent. of the Nominal Amount (the "**Tender Offer**"). As a part of the Tender Offer, the Issuer is also requesting to amend the Final Terms in order to be able to redeem all Notes not repurchased in the Tender Offer at 101.90 per cent. of the Nominal Amount and thereby enable a refinancing of the Notes in full in connection with the New Notes Issue.

If the Noteholders do not consent to the Request, the Issuer is able to exercise the current call option (as further described under Clause 2 (*Amendments of the Final Terms*) below) under the Final Terms, being a price of 100 per cent. of the Nominal Amount (plus accrued and unpaid interest) available from 24 September 2026. If the Tender Offer results in the Issuer redeeming more than 80 per cent. of the Notes, the Issuer may also elect to utilise the clean-up call right and thereby redeem any outstanding Notes at a price of 101 per cent. of the Nominal Amount (plus accrued and unpaid interest) on any Interest Payment Date falling prior to the Subordinated Notes Call Date (the "**Clean-up Call Right**"). If the Request (as defined below) is approved and the Condition (as defined below) is fulfilled (or waived by the Issuer), the Issuer will undertake not to utilise the Clean-up Call Right.

In order to implement the abovementioned amendments, the Issuer has launched this Written Procedure.

2. Amendments of the Final Terms

In order to achieve the abovementioned objectives, the Issuer hereby requests that the Noteholders approve to amend the Final Terms in accordance with the below (the proposed additions/amendments to the clauses below are shown as double in **blue** and deletions are shown as strikethrough text in ~~red~~) (the "**Request**").

Kindly note that the implementation of the amendments in the Request is conditional upon the Issuer issuing not less than EUR 50,000,000 of New Notes no later than 18 March 2026 (or any lower amount accepted by the Issuer (in its sole discretion)) (the "**Condition**").

16.	**Subordinated Notes – Voluntary total redemption (call option):**	Applicable
		The Issuer may redeem all, and not some only,

		of the outstanding Subordinated Notes in accordance with Clause 11.3 in the General Terms and Conditions on the Subordinated Notes Call Date or on any date ~~Interest Payment Date~~ falling thereafter at a price per Subordinated Note equal to ~~100~~ 101.90 per cent. of the Nominal Amount together with accrued but unpaid interest and any Deferred Interest.
32.	(c) Subordinated Notes Call Date:	~~Interest Payment Date falling approximately five years and 3 months after the Interest Commencement Date~~ *[The effective date when the amendments pursuant to the Request becomes effective.]*

If the Request is approved in the Written Procedure and the Condition is fulfilled (or waived by the Issuer), the Noteholders' give the Agent the power to enter into all agreements and take all actions that the Agent deems necessary in order to implement the Request.

3. Early Bird Consent Fee

3.1 Early Bird Consent Fee

Subject to the conditions set forth in Clause 3.2 (*Early Bird Consent Fee conditions*), the Issuer will pay an early bird consent fee (the "**Early Bird Consent Fee**") to all Noteholders if the Request is approved by the Early Bird Deadline. The Early Bird Consent Fee will be 0.10 per cent. of the Nominal Amount of each Note, and shall be calculated based on the aggregate principal amount of Notes held by the relevant Noteholder on the record date for Noteholders to be eligible to receive the Early Bird Consent Fee (the "**Early Bird Consent Fee Record Date**"). The Early Bird Consent Fee Record Date is expected occur on the date falling five Business Days following conclusion of the Written Procedure (subject to the Request being approved and the Condition being satisfied). Kindly note that this means that a Noteholder that has voted in the Written Procedure but is not registered in the debt register as a direct registered owner or authorised nominee with respect to one or several

Notes on the Early Bird Consent Fee Record Date will not be entitled to the Early Bird Consent Fee.

The Agent does not administer the Early Bird Consent Fee and is not involved in or in any way responsible for the Early Bird Consent Fee.

The Early Bird Consent Fee will be paid to all Noteholders, regardless of such Noteholder voting for or against the Request or not voting at all in the Written Procedure, provided that all conditions for payment of the Early Bird Consent Fee, as set out in Clause 3.2 (*Early Bird Consent Fee conditions*), are satisfied.

3.2 Early Bird Consent Fee conditions

Payment of the Early Bird Consent Fee is conditional on the following conditions:

(a) the Written Procedure is concluded and the Request is approved no later than the Early Bird Deadline; and

(b) the Condition is satisfied (or waived by the Issuer).

If the Request is approved, or if the Written Procedure is concluded, after the Early Bird Deadline (regardless of this being on the last day for voting or earlier, but after the Early Bird Deadline), no Early Bird Consent Fee will be paid.

3.3 Payment of the Early Bird Consent Fee

Any payment of the Early Bird Consent Fee will be effected to Noteholders through the CSD, which will credit the income account (Sw. *avkastningskonto*) to which interest payments on the Notes are made to the relevant Noteholder.

The settlement for payment of the Early Bird Consent Fee will be five Business Days after the Early Bird Consent Fee Record Date. The settlement date for payment of the Early Bird Consent Fee will be communicated by the Issuer and the Consent Solication Agents in connection with the conclusion of the Written Procedure. Payments are expected to be made without withholding or deduction for any applicable taxes and each Noteholder must make its own determination as to whether or not it is required to pay tax on any amounts it receives in connection with the Request.

4. Written Procedure

The following instructions need to be adhered to under the Written Procedure.

4.1 Final date to participate in the Written Procedure

The Agent must have received the votes by mail, courier or email to the address indicated below no later than 15:00 (CET), 17 March 2026. Votes received thereafter may be disregarded.

4.2 Decision procedure

The Agent will determine if received replies are eligible to participate under the Written Procedure as valid votes.

When a requisite majority of consents of the total Adjusted Nominal Amount have been received by the Agent, the Request shall be deemed to be adopted, even if the time period for replies in the Written Procedure has not yet expired. The Issuer shall, in order to implement and effectuate the amendments, enter into amended and restated Final Terms.

Information about the decision taken under the Written Procedure will: (i) be sent by notice to the Noteholders and (ii) be published on the websites of (a) the Issuer and (b) the Agent.

A matter decided under the Written Procedure will be binding for all Noteholders, irrespective of them responding in the Written Procedure.

4.3 Voting rights and authorisation

Anyone who wishes to participate in the Written Procedure must on the Record Date (3 March 2026) in the debt register:

(a) be registered as a direct registered owner of a Securities Account; or

(b) be registered as authorised nominee in a Securities Account, with respect to one or several Notes.

4.4 Notes registered with a nominee

If you are not registered as a direct registered owner, but your Notes are held through a registered authorised nominee or another intermediary, you may have two different options to influence the voting for the Notes.

1. You can ask the authorised nominee or other intermediary that holds the Notes on your behalf to vote in its own name as instructed by you.

2. You can obtain a Power of Attorney (Schedule 2) from the authorised nominee or other intermediary and send in your own Voting Form based on the authorisation. If you hold your Notes through several intermediaries, you need to obtain authorisation directly from the intermediary that is registered in the debt register as noteholder of the Securities Account, or from each intermediary in the chain of noteholders, starting with the intermediary that is registered in the debt register as a Noteholder of the Securities Account as authorised nominee or direct registered owner.

Whether one or both of these options are available to you depends on the agreement between you and the authorised nominee or other intermediary that holds the Notes on your behalf (and the agreement between the intermediaries, if there are more than one).

The Agent recommends that you contact the securities firm that holds the Notes on your behalf for assistance, if you wish to participate in the Written Procedure and do not know how your Notes are registered or need authorisation or other assistance to participate. Notes owned by the Issuer, another Group Company or an Affiliate do not entitle to any voting rights.

4.5 Quorum

To approve the Request, Noteholders representing at least fifty (50) per cent of the Adjusted Nominal Amount must reply to the Request under the Written Procedure in order to form a quorum.

If a quorum does not exist, the Agent shall initiate a second Written Procedure, provided that the relevant proposal has not been withdrawn by the Issuer. No quorum requirement will apply to such second Written Procedure.

4.6 Majority

At least sixty-six and two thirds (66 2/3) per cent of the Adjusted Nominal Amount for which Noteholders reply under the Written Procedure must consent to the Request.

4.7 General

The Issuer may, at its option and in its sole discretion, at any time amend, extend, re-open or terminate the Written Procedure or the terms of the Written Procedure in accordance with the General Terms and Conditions of the Notes.

4.8 Address for sending replies

Return the Voting Form, Schedule 1, and, if applicable, the Power of Attorney/Authorisation in Schedule 2 or other sufficient evidence, if the Notes are held in custody other than the CSD, by regular mail, scanned copy by email, or by courier to:

By regular mail:

Nordic Trustee & Agency AB (publ)
Attn: Written Procedure Cibus Nordic Real Estate AB (publ)
Norrlandsgatan 16
111 43 Stockholm

By courier:

Nordic Trustee & Agency AB
Attn: Written Procedure Cibus Nordic Real Estate AB (publ)
Norrlandsgatan 16
111 43 Stockholm

By email:

E-mail: voting.sweden@nordictrustee.com

5. FURTHER INFORMATION

For further questions to the Issuer, regarding the Request, please contact the Issuer at Tomas Fröcklin, Treasury Manager tomas.frocklin@cibusrealestate.com or +46 706467712.

For further questions to the Agent, regarding the administration of the Written Procedure, please contact the Agent at voting.sweden@nordictrustee.com or +46 8 783 79 00.

For further questions to the Consent Solicitation Agents, regarding the Written Procedure, please contact Danske Bank A/S, Danmark, Sverige Filial at dcm_admin@danskebank.se and Skandinaviska Enskilda Banken AB (publ) at liabilitymanagementdcm@seb.se.

Stockholm, 26 February 2026

NORDIC TRUSTEE & AGENCY AB (PUBL)

as Agent

Enclosed:

Schedule 1	Voting Form
Schedule 2	Power of Attorney/Authorisation

VOTING FORM

Schedule 1

For the Written Procedure in Cibus Nordic Real Estate AB's (publ) EUR 30,000,000 Perpetual Subordinated Notes (Loan Number 101) with ISIN: SE0013360344.

The undersigned Noteholder or authorised person/entity (the "**Voting Person**"), votes either **For** or **Against** the Request by marking the applicable box below.

***NOTE**: If the Voting Person is not registered as Noteholder (as defined in the General Terms and Conditions), the Voting Person must enclose a Power of Attorney/Authorisation, see Schedule 2.*

☐ **For** the Request

☐ **Against** the Request

Name of the Voting Person: _____

Capacity of the Voting Person: Noteholder: ☐ [1] authorised person ☐ [2]

Voting Person's reg.no/id.no and country of incorporation/domicile: _____

Securities Account number at Euroclear Sweden: (*if applicable*) _____

Name and Securities Account number of custodian(s): (*if applicable*) _____

Nominal Amount voted for (in EUR): _____

Day time telephone number, e-mail address and contact person:

_____

_____ _____

Authorised signature and Name [3] Place, date:

[1] When voting in this capacity, no further evidence is required.

[2] When voting in this capacity, the person/entity voting must also enclose Power of Attorney/Authorisation (*Schedule 2*) from the Noteholder or other proof of authorisation showing the number of votes held on the Record Date.

3 If the undersigned is not a Noteholder according the General Terms and Condition and has marked the box "authorised person", the undersigned – by signing this document – confirms that the Noteholder has been instructed to refrain from voting for the number of votes cast with this Voting Form.

POWER OF ATTORNEY/AUTHORISATION

Schedule 2

For the Written Procedure in Cibus Nordic Real Estate AB's (publ) EUR 30,000,000 Perpetual Subordinated Notes (Loan Number 101) with ISIN: SE0013360344.

NOTE: *This Power of Attorney/Authorisation document shall be filled out if the Voting Person is not registered as Noteholder on the Securities Account, held with Euroclear Sweden. It must always be established a coherent chain of power of attorneys derived from the Noteholder. I.e. if the person/entity filling out this Power of Attorney/Authorisation in its capacity as "other intermediary", the person/entity must enclose its Power of Attorney/Authorisation from the Noteholder.*

Name of person/entity that is given authorisation (Sw. *befullmäktigad*) to vote as per the Record Date:

_____

Nominal Amount (in EUR) the person/entity is authorised to vote for as per the Record Date:

_____

Name of Noteholder or other intermediary giving the authorisation (Sw. *fullmaktsgivaren*):

_____

We hereby confirm that the person/entity specified above (Sw. *befullmäktigad*) has the right to vote for the Nominal Amount set out above.
We represent an aggregate Nominal Amount of: EUR _____
We are:

☐ Registered as Noteholder on the Securities Account

☐ Other intermediary and holds the Noteholder through (specify below):

_____

Place, date: _____

_____
Name:
Authorised signature of Noteholder / other intermediary (Sw. f*ullmaktsgivaren*)