

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

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

Holders of Cibus' senior unsecured callable floating rate notes with ISIN SE0013361334 and loan number 105 (the "**Notes**")

Dated: 9 January 2026

Call Option Notice

Dear Mesdames and Sirs,

We refer to the general terms and conditions of the Notes, dated 20 July 2023 (the "**General Terms and Conditions**") and the final terms of the Notes dated 25 January 2024 (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 4 February 2026 (the "**Redemption Date**"), in accordance with Clause 11.3 (*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 101.25 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 28 January 2026).

Cibus' obligation to redeem the Notes on the Redemption Date is conditional upon the successful issue prior to the Record Date of senior unsecured notes on terms that are acceptable for Cibus (the "**New Notes**"), as well as fulfilment of the conditions precedent for disbursement of the net proceeds from the issue of the New Notes (the "**Financing Condition**"). The redemption of the Notes as described herein, and the giving of this notice, is subject to and conditional upon the satisfaction of the Financing Condition, and Cibus shall not, and shall have no obligation to, redeem the Notes pursuant to this notice unless the Financing Condition has been satisfied prior to the Record Date.

The Issuer shall inform the Agent and the Noteholders by way of press release at least one Business Day prior to the Record Date if the Financing Condition is, or will not be, satisfied or waived by the Issuer. If the Financing Condition is not satisfied or waived by the Issuer prior to the Record Date, the Notes will remain outstanding and Interest will continue to accrue in accordance with the General Terms and Conditions.

Subject to the above, 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 2 February 2026.

This notice is irrevocable (but is for the avoidance of doubt conditional upon the Financing

Condition being met) and shall be governed by Swedish law.

Yours faithfully

Cibus Nordic Real Estate AB (publ)