

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

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

Holders of Cibus' senior unsecured callable floating rate bonds with ISIN SE0010740530 (the "**Bonds**")

Dated: 12 June 2020

Call Option Notice

Dear Madams and Sirs,

We refer to the terms and conditions of the Bonds, dated 1 March 2018 (the "**Terms and Conditions**"). Terms defined in the 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 Bonds in full on 9 July 2020 (the "**Redemption Date**"), in accordance with Clause 9.3 (*Voluntary total redemption (call option)*) of the Terms and Conditions.

The redemption amount for each Bond 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 Bondholders holding Bonds on the applicable Record Date (being 2 July 2020).

Cibus' obligation to redeem the Bonds on the Redemption Date is conditional upon the successful issue prior to the Record Date of senior unsecured bonds on terms that are acceptable for the Company (the "**New Bonds**"), as well as fulfilment of the conditions precedent for disbursement of the net proceeds from the issue of the New Bonds (the "**Financing Condition**"). The redemption of the Bonds 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 Bonds pursuant to this notice unless the Financing Condition has been satisfied prior to the Record Date.

The Issuer shall inform the Agent and the Bondholders 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 Bonds will remain outstanding and Interest will continue to accrue in accordance with the Terms and Conditions.

Subject to the above, the Bonds 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 30 June 2020.

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)