The Kase Group
Real Estate Investment Services

CIBUS
ABSOLUTE NNN LEASE
2800 Mount Ridge Road, Roseville, MN

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Cibus
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PROPERTY INFORMATION

PROPERTY SUMMARY

The Kase Group is pleased to present a rare opportunity to acquire a state-of-the-art facility located in Roseville, Minnesota. The property is secured by a 11+ year Absolute NNN Lease, offering zero landlord responsibilities and long-term peace of mind. The lease is corporately guaranteed b Cyellectis S.A., a publicly traded French pharmaceutical firm (NASDAQ: CLLS), and includes 7.5% rental escalations every five years along with four (4) additional five-year renewal options.

Delivered in 2018, the asset is a premier Class-A construction situated on an expansive 11-acre corporate campus. It features cutting-edge lab and research facilities, a test kitchen, greenhouse, and outdoor demonstration plots, making it essential to the operations of the current tenant, Cibus, a leader in precision gene editing for agriculture. The location offers excellent accessibility, just five minutes from Downtown Minneapolis and eight minutes from Downtown St. Paul, with immediate access to I-35W, which sees over 139,000 vehicles per day.

The property sits within a 280-acre master-planned redevelopment that blends high-density residential, Class-A office and industrial space, retail, and hospitality. It benefits from strong surrounding demographics, including 284,204 residents in the primary trade area and 285,584 residents within five miles, along with a daytime workforce of 238,011 employees in the same radius. Average household income exceeds $99,000 within one mile. Nearby is Rosedale Center, a major regional shopping destination with more than 14 million annual visitors, recently enhanced by a $1 00 million renovation. The area also offers vibrant lifestyle amenities, including restaurants, hotels, entertainment venues, and outdoor recreation at Langton Park.

Cibus
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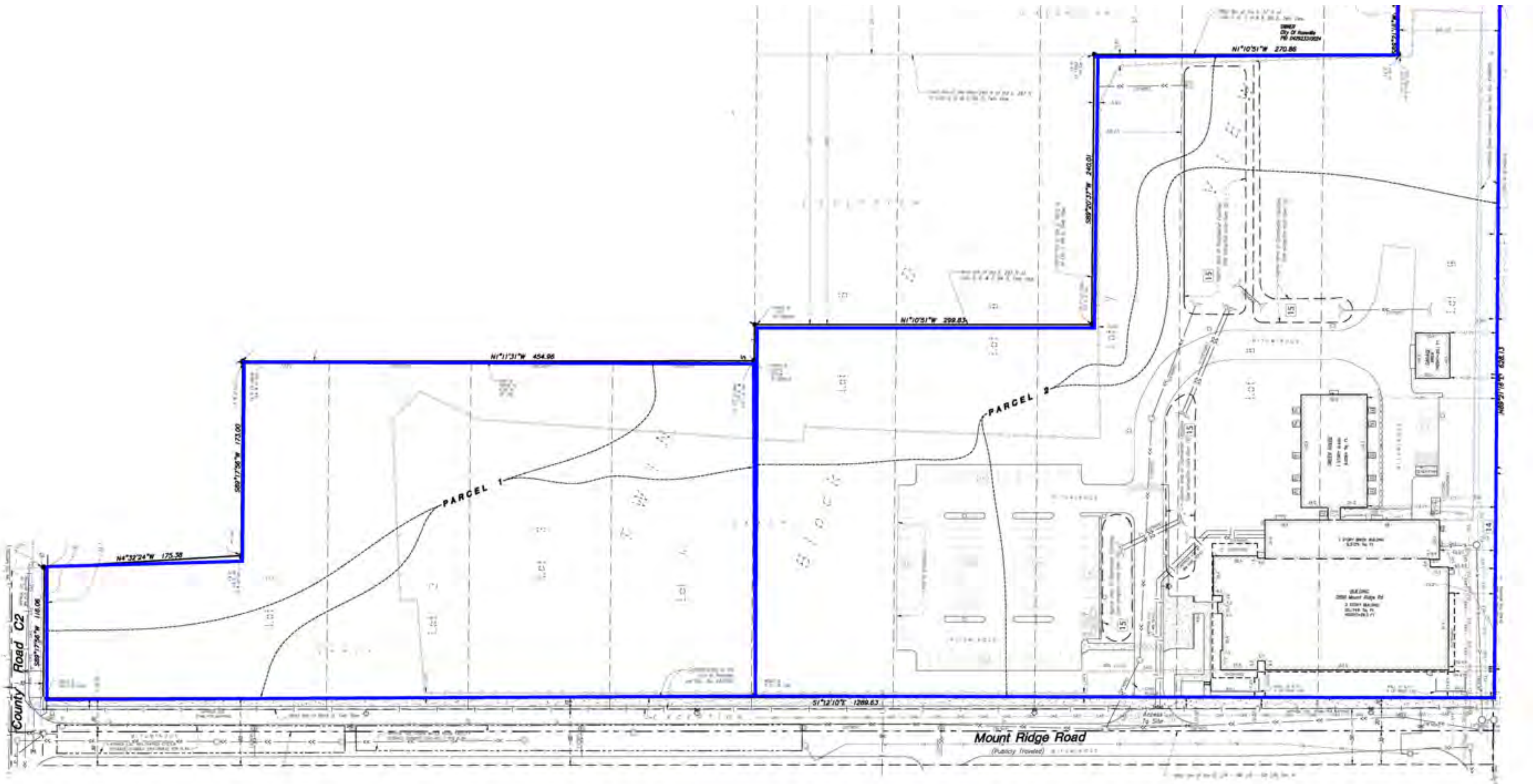
PROPERTY HIGHLIGHTS

- **Absolute NNN Lease with Zero Landlord Responsibilities**
- **Corporate Guarantee** – Cellectis S.A. (NASDAQ: CLLS)
- **Assumable debt at 3.61% I/O through 2029**
- **2018 Class-A Construction on 11-Acre Corporate Campus**
- **Located Within 280-Acre Master-Planned Mixed-Use Redevelopment**
- **5 Minutes to Downtown Minneapolis, 8 Minutes to Downtown St. Paul**
- **Immediate Access to I-35W with 139,000 Vehicles Per Day**
- **Strong 5-Mile Demographics** – 285,584 Residents and 238,011 Daytime Employees
- **Affluent Area** – Average Household Income Exceeds $99,000 Within 1 Mile
- **Near University of Minnesota Agricultural and Resource Sciences Campus** (3,335 Students)
- **Across from Rosedale Center** – 14+ Million Annual Visitors
- **Adjacent to $100 Million Regional Retail Renovation**
- **Surrounded by Restaurants, Hotels, Entertainment, and Langton Park Trails**

FUTURE DEVELOPMENT POTENTIAL

The Property consists of multiple parcels, providing additional flexibility and long-term upside beyond the existing income stream. Due to the site configuration, there may be an opportunity to release a portion of the leased premises from the leasehold interest, allowing for future sale, development, or separate use of excess land, subject to tenant approval and lease terms.

This creates potential for additional pad development, outparcel sales, or future redevelopment opportunities while maintaining the existing tenant and cash flow. The multiple parcel structure adds meaningful optionality and future value enhancement potential for investors.



OFFERING SUMMARY	
Property Name	Cibus
Property Address	2800 Mount Ridge Rd. Roseville, MN 55113
Price	$18,000,000.00
Cap Rate	8.22%
Net Operating Income	$1,479,200
Lot Size	11 AC
Square Footage	38,000 SF Building & 11,000 SF Greenhouse
Year Built	2018
Lease Type	NNN
Options	Four, 5-Year
Lease Commencement Date	5/1/2018
Lease Expiration Date	4/30/2038
Increases	7.5% Every 5 Years

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FINANCIAL OVERVIEW

FINANCIAL SUMMARY	
Price	$18,000,000
Debt	$10,375,000
NOI	$1,479,200.40
Debt Service	$387,022.08
Replacement Reserve	$75,572.04
Cash Flow	$1,000,499
COC Return	9.57%

RENT SUMMARY	
May 1, 2023 - April 30, 2028	$1,479,000.00
May 1, 2028 - April 30, 2033	$1,590,000.00
May 1, 2033 - April 30, 2038	$1,709,400.00
Option 1	$1,837,605.54
Option 2	$1,975,425.96
Option 3	$2,123,582.91
Option 4	$2,282,852.00

LOAN DATA	
Loan Type	CMBS
Loan Number	10208031
Loan Amount	$10,375,000
Payoff Due Date	12/6/2029
Interest Rate	3.61
Amortization in Years	0
Loan Term in Years	10
Remaining Loan Term	3.5
Interest Only Term in Years	10
Interest Only Expiration Date	12/6/2029
Prepayment Terms	Defeasance
Assumable	Yes, 1% Fee

TENANT OVERVIEW

2006
FOUNDED

SAN DIEGO, CA & ROSEVILLE, MN
HEADQUARTERS

CELLECTIS S.A. (NASDAQ: CLLS)
PARENT COMPANY

BIOTECH
INDUSTRY

PRECISION GENE EDITING FOR SUSTAINABLE AGRICULTURE
SPECIALTY

TENANT DESCRIPTION

Cibus is a leading agricultural biotechnology company specializing in precision gene editing to develop sustainable, high-yield crops. The company focuses on improving crop productivity, disease resistance, and environmental resilience through innovative gene-editing technologies. Cibus is widely recognized for its pioneering work in agricultural innovation, advancing solutions that contribute to global food security and sustainable agriculture.

In 2023, Cibus completed a strategic merger with Calyxt, enhancing its research capabilities and strengthening its position in the agricultural technology market. The company now operates from its mission-critical headquarters in Roseville, Minnesota, which includes R&D labs,
a test kitchen, greenhouse, and demonstration plots—facilities vital to its ongoing research and development efforts.

Cibus remains committed to driving innovation across the agricultural sector, with a focus on non-GMO gene editing methods that deliver improved crops without introducing foreign DNA, thereby aligning with both consumer and industry preferences.

FINANCIAL BACKING

Cibus is a privately held company supported by extensive industry partnerships and a strong capital base. Following its merger with Calyxt, Cibus benefits from expanded capabilities in biotechnology research and greater market presence. The property's lease continues to be corporately guaranteed by Cellectis S.A. (NASDAQ: CLLS), a French biopharmaceutical company publicly traded on the NASDAQ and Euronext exchanges, offering an additional layer of financial security.

Cibus
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CIBUS
2800 MOUNT RIDGE ROAD
ROSEVILLE, MN
Langton Lake
County Rd C2 W
County Rd C2 W
Iona Ln
Mt Ridge Rd
46

LOCATION DESCRIPTION

Roseville is a dynamic economic hub in the Twin Cities, centered around the Twin Lakes redevelopment district. This vibrant mixed-use corridor blends residential, office, industrial, and retail uses, creating a resilient and versatile commercial environment. The district's regional influence is strengthened by proximity to Rosedale Center, a premier retail destination attracting 14+ million annual visitors following extensive renovations, including a $100 million regional retail update.

Strategically located just minutes from Downtown Minneapolis and Downtown St. Paul, the Twin Lakes area offers direct access to I-35W, Highway 36, Snelling Avenue, and County Road C, connecting the district to a broad regional market. Within a five-mile radius, the area encompasses approximately 285,000 residents and 238,000 daytime employees, providing a robust consumer base and workforce. The immediate vicinity is affluent, with average household incomes exceeding $99,000, supporting both retail and service demand. The district is ideally positioned within 1 mile of the University of Minnesota Agricultural and Resource Sciences Campus (3,335 students) and is surrounded by restaurants, hotels, entertainment, and the Langton Park trails, enhancing its appeal for employees, visitors, and residents alike.

The region's growth is further supported by institutional and research anchors in nearby Saint Paul, contributing to a skilled talent pool and long-term economic stability. Ongoing infrastructure investments and redevelopment initiatives in the Twin Lakes area continue to enhance accessibility, amenities, and market appeal, making it a compelling destination for commercial and industrial investment in the Twin Cities metropolitan area.

AREA MAP

New Brighton
Columbia Heights
Cardigan Junction
Roseville
Falcon Heights
MARCY-HOLMES
UNIVERSITY
2800
MOUNT RIDGE ROAD
ROSEVILLE
Medtronic
Engineering the extraordinary
ALDI
Hampton
HOME2
COURTYARD
BY MARRIOTT
UNIVERSITY OF NORTHWESTERN
ST. PAUL
LUNDS&BYERLYS
ATHLETA
BUFFALO WILD WINGS
chili's
DSW
LOFT
macy's
Panera
Cane's
URBAN OUTFITTERS
VON MAUR
DAYTON FREIGHT
PENTAIR
J.B. HUNT
FedEx Freight
Superior Third Party Logistics
BEST BUY
DICK'S
HomeGoods
KOHL'S
Marshalls
REI co-op
Total Wine
CHASE
Cub
ACE Hardware
Chick-fil-A
PIPER CUB
FAMOUS footwear
goodwill
ALDI

MAJOR EMPLOYERS

The property is strategically positioned within a dynamic and resilient economic landscape, anchored by a confluence of world-class employers across several key, non-cyclical sectors. This employment node benefits from the stability of major educational and healthcare institutions, including the University of Minnesota and Regions Hospital, which provide a consistent and deeply-rooted employment base. Furthermore, the area's economic vitality is bolstered by the significant corporate presence of Fortune 500 companies such as 3M, with its corporate headquarters nearby, and Medtronic, a global leader in medical technology. The convergence of these dominant industries—higher education, healthcare, and corporate innovation—fosters a highly skilled workforce and ensures sustained demand, underpinning the long-term investment value of assets in this submarket.

Employer	Industry	Employees	Distance
University of Minnesota	Education	20,000	6.8 mi
3M Company	Manufacturing	12,000	15.3 mi
Target Corporation	Retail	10,000	8.4 mi
Regions Hospital	Healthcare	5,500	9.7 mi
U.S. Bancorp	Financial Services	5,000	8.5 mi
Medtronic	Medical Devices	4,000	7.4 mi

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor, nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptionsmay or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase GroupAdvisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have aright of first refusal to purchase the property, and/or may have a right to cancel the lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.
This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Propertyunless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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