

Final Terms

Cibus Nordic Real Estate AB (publ)

Final Terms

for Loan number 110

under Cibus Nordic Real Estate AB (publ)'s Swedish MTN Programme (the "MTN Programme")

The following are the final terms and conditions ("**Final Terms**") of Loan no. 110 (the "**Loan**") that **Cibus Nordic Real Estate AB (publ)** (the "**Issuer**") issues in the capital market under the MTN Programme.

The general terms and conditions dated 22 July 2024 (the "**General Terms and Conditions**") set out in the Issuer's base prospectus dated 23 July 2025, prepared by the Issuer in accordance with Article 8 of the Regulation (EU) 2017/1129 "**Prospectus Regulation**" (the "**Base Prospectus**") and the Final Terms set forth below shall apply to the Loan. Unless otherwise stated, definitions used in these Final Terms shall have the meaning set forth in the General Terms and Conditions or otherwise in the Issuer's Base Prospectus, including any published supplemental prospectus prepared for the MTN Programme from time to time in accordance with the Prospectus Regulation.

This document constitutes the Final Terms for the Loan and has been prepared in accordance with Article 8.4 of the Prospectus Regulation. Complete information regarding the Issuer and the Loan may only be obtained through a reading of the Final Terms together with the Base Prospectus. The Base Prospectus and any supplemental prospectus are available on the Issuer's website (www.cibusnordic.com).

GENERAL

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|-----------|------------------------------------|----------------------------|
| 1. | Loan number: | 110 |
| | Tranche number: | 1 |
| 2. | Aggregate Nominal Amount: | |
| | (a) For the Loan: | EUR 60,000,000 |
| | (b) Tranche 1: | EUR 60,000,000 |
| 3. | Price per Note: | 100% of the Nominal Amount |
| 4. | Currency: | EUR |
| 5. | Nominal Amount: | EUR 100,000 |
| 6. | Issue Date: | 18 March 2026 |
| 7. | Interest Commencement Date: | Issue Date |

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| 8. | Maturity Date: | Perpetual in accordance with Clause 12.1 (<i>No maturity</i>) of the General Terms and Conditions. |
| 9. | Voluntary total redemption (call option): | Further details specified under paragraph 17 |
| 10. | Interest structure: | Fixed interest |
| 11. | Basis for calculation of interest: | Nominal Amount |

Basis for calculation of return

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| 12. | Fixed Interest Rate: | Applicable |
| | (a) Interest Rate: | 6.25% <i>per annum</i> payable in arrear on each Interest Payment Date. |
| | (b) Interest Period: | Period from (but excluding) 18 March 2026 up to and including 18 March 2027 (the first interest period) and thereafter each period of approximately twelve months with the final day on an Interest Payment Date. |
| | (c) Interest Payment Date(s): | Annually 18 March the first time on 18 March 2027 and the last time on the Redemption Date, however if such a day is not a Business Day, interest will not be paid until the following Business Day. |
| | (d) Day Count Convention: | 30/360 |
| | (e) Risk factors: | In accordance with the risk factor with the heading Interest rate risks in relation to the Notes in the Base Prospectus. |
| 13. | Floating Rate (FRN): | Not applicable |

REPAYMENT

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| 14. | Amount with which Note are to be repaid on the Maturity Date: | Not Applicable |
| 15. | Non-Subordinated Notes - Voluntary total redemption (call option): | Not Applicable |
| 16. | Non-Subordinated Notes Clean-up Call: | Not Applicable |
| 17. | 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 12.3 in the General Terms and Conditions on the Subordinated Notes Call Date or on any Interest Payment Date falling thereafter at a price per Subordinated Note equal to 100 per cent. of the Nominal Amount together with accrued but unpaid interest and any Deferred Interest.

- 18. Subordinated Notes - Voluntary total redemption due to a Special Event:** Applicable

The Issuer may redeem all, but not some only, of its Subordinated Notes in accordance with Clause 12.4 in the General Terms and Conditions at any time at a price per Subordinated Note equal to:

(i) if the Redemption Date falls prior to the Subordinated Notes Call Date, 101 per cent. of the Nominal Amount; or

(ii) if the Redemption Date falls on or after the Subordinated Notes Call Date, 100 per cent. of the Nominal Amount,

in each case together with accrued but unpaid interest and any Deferred Interest.

- 19. Subordinated Notes - Voluntary total redemption due to a Change of Control Event:** Applicable

The Issuer may redeem all, but not some only, of its Subordinated Notes in accordance with Clause 12.5 in the General Terms and Conditions at any time at a price per Subordinated Note equal to:

(i) if the Redemption Date falls prior to the Subordinated Notes Call Date, 101 per cent. of the Nominal Amount; or

(ii) if the Redemption Date falls on or after the Subordinated Notes Call Date, 100 per cent. of the Nominal Amount,

in each case together with accrued but unpaid interest and any Deferred Interest.

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| 20. | Subordinated Notes Clean-up Call: | Applicable |
| OTHER | | |
| 21. | Issuing Dealer(s): | Danske Bank A/S, Danmark, Sweden Branch and Skandinaviska Enskilda Banken AB (publ) |
| 22. | Administrative Agent: | Skandinaviska Enskilda Banken AB (publ) |
| 23. | CSD: | Euroclear |
| 24. | Admission to trading: | Applicable |
| | (a) Regulated Market: | An application for registration will be submitted to the corporate bond list of Nasdaq Stockholm |
| | (b) Estimate of all costs in conjunction with admission to trading: | SEK 65,000 |
| | (c) Total number of Notes admitted to trading: | 600 |
| | (d) Date for admission to trading: | On or about the Issue Date |
| 25. | ISIN: | SE0028001586 |
| 26. | Common Code: | Not Applicable |
| 27. | Credit rating for Loan: | Not applicable |
| 28. | Resolution as basis for the Issue: | 28 January 2026 |
| 29. | Interests of natural or legal persons involved in the issue: | Other than the compensation paid to the Issuing Dealers based on their participation in the MTN Programme and this issue, the Issuer is not aware of any Persons involved with any interest of significance to the issue |
| 30. | Information from third parties: | Not Applicable |
| 31. | Use of proceeds: | General corporate purposes |
| 32. | Net Proceeds: | EUR 60,000,000 less customary transaction costs and fees |

GREEN NOTES

33. Green Notes: Not applicable

SUSTAINABILITY-LINKED NOTES

34. Sustainability-Linked Notes: Not Applicable

SUBORDINATED NOTES

35. Subordinated Notes: Applicable

(a) Margin Premium:

(i) from (but excluding) the Subordinated Notes Call Date to (and including) the date falling two years after the Subordinated Notes Call Date, 2.00% *per annum*;

(ii) from (but excluding) the date falling two years after the Subordinated Notes Call Date to (and including) the date falling four years after the Subordinated Notes Call Date, 3.00% *per annum*;

(iii) from (but excluding) the date falling four years after the Subordinated Notes Call Date to (and including) the date falling six years after the Subordinated Notes Call Date, 4.00% *per annum*; and

(iv) from (but excluding) the date falling six years after the Subordinated Notes Call Date to (and including) the Redemption Date, 5.00% *per annum*.

(b) Change of Control Event Margin Premium: 5.00% *per annum*

(c) Subordinated Notes Call Date: 18 March 2030

(d) Risk factors: In accordance with the risk factor with the heading Risks related to Subordinated Notes in the Base Prospectus.

The Issuer confirms that it has disclosed all material events after the date of this MTN Programme regarding the Base Prospectus that could affect the market's perception of the Issuer.

The Issuer further confirms that the above Final Terms are applicable to the Loan, together with the General Terms and Conditions, and undertakes accordingly to pay principal and, where applicable, interest.

Stockholm 9 March 2026

CIBUS NORDIC REAL ESTATE AB (PUBL)