

Cibus Real Estate AB (publ)

Final Terms

for Loan number 111

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

The following are the final terms and conditions ("**Final Terms**") of Loan no. 111 (the "**Loan**") that **Cibus Real Estate AB (publ)** (the "**Issuer**") issues in the capital market under the MTN Programme.

The general terms and conditions dated 16 July 2026 (the "**General Terms and Conditions**") set out in the Issuer's base prospectus dated 17 July 2026 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.cibusrealestate.com).

GENERAL

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| 1. | Loan number: | 111 |
| | Tranche number: | 1 |
| 2. | Aggregate Nominal Amount: | |
| | For the Loan: | SEK 700,000,000 |
| | Tranche 1: | SEK 700,000,000 |
| 3. | Price per Note: | 100% of the Nominal Amount |
| 4. | Currency: | SEK |
| 5. | Nominal Amount: | SEK 1,250,000 |
| 6. | Issue Date: | 23 September 2026 |
| 7. | Interest Commencement Date: | Issue Date |
| 8. | Maturity Date: | 11 January 2031 |

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| 9. | Voluntary total redemption (call option): | Further details specified under paragraph 15 |
| 10. | Interest structure: | Floating Rate (FRN) |
| 11. | Basis for calculation of interest: | Nominal Amount |

Basis for calculation of return

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| 12. | Fixed Interest Rate: | Not applicable |
| 13. | Floating Rate (FRN:) | Applicable |
| | Interest Base: | 3 months STIBOR |
| | Margin: | + 2.10% <i>per annum</i> |
| | Interest Determination Date: | Two Business Days prior to the first day of each Interest Period, commencing on 21 September 2026 |
| | Interest Period: | Period from (but excluding) 23 September 2026 up to and including 23 December 2026 (the first interest period) and thereafter each period of approximately 3 months with the final day on an Interest Payment Date |
| | Interest Payment Date(s): | 23 March, 23 June, 23 September and 23 December of each year, the first time on 23 December 2026 and the last time on the Maturity Date. However, if such a day is not a Business Day, the Interest Payment Date shall instead be the next Business Day provided that such Business Day does not fall in the new calendar month, in which case the Interest Payment Date shall be the preceding Business Day. |
| | Day Count Convention: | Actual/360 |
| | Risk factors: | In accordance with the risk factor with the heading “ <i>Interest rate risks in relation to the Notes</i> ” in the Base Prospectus. |

REPAYMENT

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| 14. | Amount with which Note are to be repaid on the Maturity Date: | 100% of the Nominal Amount |
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15. Non-Subordinated Notes - Voluntary total redemption (call option): Applicable

The Issuer may redeem all, and not some only, of the outstanding Notes in accordance with Clause 11.3 in the General Terms and Conditions:

- (i) at any time from and including the first Business Day falling 39 months after the Issue Date to, but excluding, the first Business Day falling 42 months after the Issue Date at an amount per Note equal to 100.63 per cent. of the Nominal Amount, together with accrued but unpaid interest;
- (ii) at any time from and including the first Business Day falling 42 months after the Issue Date to, but excluding, the first Business Day falling 45 months after the Issue Date at an amount per Note equal to 100.42 per cent. of the Nominal Amount, together with accrued but unpaid interest;
- (iii) at any time from and including the first Business Day falling 45 months after the Issue Date to, but excluding, the Maturity Date at an amount per Note equal to 100.21 per cent. of the Nominal Amount, together with accrued but unpaid interest; and/or
- (iv) at any time from and including the first Business Day falling 3 months prior to the Maturity Date to, but excluding, the Maturity Date, at an amount equal to 100 per cent. of the Nominal Amount together with accrued but unpaid interest in connection with a refinancing of the

Notes in full or in part with one or several new Market Loan or other similar capital markets issues.

16.	Non-Subordinated Notes Clean-up Call:	Applicable
17.	Subordinated Notes - Voluntary total redemption (call option):	Not Applicable
18.	Subordinated Notes - Voluntary total redemption due to a Special Event:	Not Applicable
19.	Subordinated Notes - Voluntary total redemption due to a Change of Control Event:	Not Applicable
20.	Subordinated Notes Clean-up Call:	Not Applicable
OTHER		
21.	Issuing Dealer(s):	Nordea Bank Abp and SB1 Markets, filial i Sverige
22.	Administrative Agent:	Nordea Bank Abp
23.	CSD:	Euroclear
24.	Admission to trading:	Applicable
	Regulated Market:	An application for registration will be submitted to the sustainable bond list of Nasdaq Stockholm
	Estimate of all costs in conjunction with admission to trading:	SEK 65,000
	Total number of Notes admitted to trading:	560
	Date for admission to trading:	On or about the Issue Date.
25.	ISIN:	SE0030335980
26.	Common Code:	Not Applicable
27.	Credit rating for Loan:	Not applicable
28.	Resolution as basis for the Issue:	24 March 2026

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| 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: | An amount equivalent to the Net Proceeds shall be used in accordance with the Green Notes Framework |
| 32. | Net Proceeds: | SEK 700,000,000 less customary transaction costs and fees |

GREEN NOTES

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| 33. | Green Notes: | Applicable |
| 34. | Green Notes Framework: | The Green Notes Framework dated May 2026 applies to this Loan |
| 35. | Risk factors: | In accordance with the risk factor with the heading “ <i>Risks relating to Green Notes</i> ” in the Base Prospectus. |

SUSTAINABILITY-LINKED NOTES

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| 36. | Sustainability-Linked Notes: | Not Applicable |
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SUBORDINATED NOTES

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| 37. | Subordinated Notes: | Not applicable |
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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, 15 September 2026

CIBUS REAL ESTATE AB (PUBL)