

Final Terms

Cibus Nordic Real Estate AB (publ)

Final Terms

for Loan number 108

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. 108 (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 22 July 2024, 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).

These Final Terms replace the Final Terms dated 10 October 2025, whereupon the Nominal Amount has been increased from EUR 70,000,000 to EUR 80,000,000.

GENERAL

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|-----------|----------------------------------|----------------|
| 1. | Loan number: | 108 |
| | Tranche number: | 1 |
| | Tranche number: | 2 |
| | Tranche number: | 3 |
| 2. | Aggregate Nominal Amount: | |
| | For the Loan: | EUR 80,000,000 |
| | Tranche 1: | EUR 50,000,000 |
| | Tranche 2: | EUR 20,000,000 |
| | Tranche 3: | EUR 10,000,000 |

3.	Price per Note:	Tranche 1: 100% of the Nominal Amount
		Tranche 2: 101.228% of the Nominal Amount
		Tranche 3: 101.228% of the Nominal Amount
4.	Currency:	EUR
5.	Nominal Amount:	EUR 100,000
6.	Issue Date:	Tranche 1: 17 January 2025
		Tranche 2: 17 October 2025
		Tranche 3: 17 October 2025
7.	Interest Commencement Date:	Tranche 1: 17 January 2025
		Tranche 2: 17 October 2025
		Tranche 3: 17 October 2025
8.	Maturity Date:	17 January 2029
9.	Voluntary total redemption (call option):	Applicable. 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		
12.	Fixed Interest Rate:	Not applicable
13.	Floating Rate (FRN:)	Applicable
	Interest Base:	Three months EURIBOR
	Margin:	2.50% <i>per annum</i>
	Interest Determination Date:	Two Business Days prior to the first day of each Interest Period, commencing on (i) 15 January 2025 for Tranche 1, (ii) 15 October 2025 for Tranche 2 and (iii) 15 October 2025 for Tranche 3
	Interest Period:	Period from (but excluding) 17 January 2025 up to and including 17 April 2025 and thereafter each period of

	approximately three months with the final day on an Interest Payment Date
Interest Payment Date(s):	17 January, 17 April, 17 July and 17 October of each year, the first time on 17 April 2025 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 Interest rate risks in relation to the Notes and Risks relating to benchmark replacement in the Base Prospectus.

REPAYMENT

14.	Amount with which Note are to be repaid on the Maturity Date:	100% of the Nominal Amount
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 36 months after 17 January 2025 to, but excluding, the first Business Day falling 39 months after 17 January 2025 at an amount per Note equal to 101.00 per cent. of the Nominal Amount, together with accrued but unpaid interest;
		(ii) at any time from and including the first Business Day falling 39 months after 17 January 2025 to, but excluding, the first Business Day falling 42 months after 17 January 2025 at an amount per Note equal to 100.50 per cent. of the Nominal

		Amount, together with accrued but unpaid interest; and
		(iii) at any time from and including the first Business Day falling 42 months after 17 January 2025 to, but excluding, the Maturity Date, at an amount equal to 100.10 per cent. of the Nominal Amount together with accrued but unpaid interest.
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):	Tranche 1: Nordea Bank Abp and OP Corporate Bank plc Tranche 2: Danske Bank A/S, Danmark, Sverige Filial Tranche 3: Danske Bank A/S, Danmark, Sverige Filial
22.	Administrative Agent:	Nordea Bank Abp
23.	CSD:	Euroclear Sweden
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:	Tranche 1: SEK 65,000 Tranche 2: SEK 20,000 Tranche 3: SEK 20,000

Total number of Notes admitted to trading: 800

Tranche 1: 500

Tranche 2: 200

Tranche 3: 100

Date for admission to trading:

Tranche 1: On or about the Issue Date for Tranche 1

Tranche 2: On or about the Issue Date for Tranche 2

Tranche 3: On or about the Issue Date for Tranche 3

25. ISIN: SE0013362035.

26. Common Code: Not Applicable

27. Credit rating for Loan: Not applicable

28. Resolution as basis for the Issue: Tranche 1: 3 January 2025

Tranche 2: 10 October 2025

Tranche 3: 10 October 2025

29. Interests of natural or legal persons involved in the issue: Other than the compensation paid to the Issuing Dealer(s) 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: EUR 80,000,000 less customary transaction costs and fees

GREEN NOTES

33. Green Notes: Applicable

34. Green Notes Framework: The Green Notes Framework dated July 2023 applies to this Loan

35. Risk factors: In accordance with the risk factor with the heading Risks relating to Green Notes in the Base Prospectus.

SUSTAINABILITY-LINKED NOTES

36. Sustainability-Linked Notes: Not Applicable

SUBORDINATED NOTES

37. Subordinated Notes: Not applicable

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, 13 October 2025

CIBUS NORDIC REAL ESTATE AB (PUBL)