

## **Final Terms**

### **Cibus Nordic Real Estate AB (publ)**

#### **Final Terms**

#### **for Loan number 109**

#### **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. 109 (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](http://www.cibusnordic.com)).

#### **GENERAL**

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|-----------|------------------------------------|----------------------------|
| <b>1.</b> | <b>Loan number:</b>                | <b>109</b>                 |
|           | Tranche number:                    | 1                          |
| <b>2.</b> | <b>Aggregate Nominal Amount:</b>   |                            |
|           | (a) For the Loan:                  | EUR 85,000,000             |
|           | (b) Tranche 1:                     | EUR 85,000,000             |
| <b>3.</b> | <b>Price per Note:</b>             | 100% of the Nominal Amount |
| <b>4.</b> | <b>Currency:</b>                   | EUR                        |
| <b>5.</b> | <b>Nominal Amount:</b>             | EUR 100,000                |
| <b>6.</b> | <b>Issue Date:</b>                 | 20 January 2026            |
| <b>7.</b> | <b>Interest Commencement Date:</b> | Issue Date                 |
| <b>8.</b> | <b>Maturity Date:</b>              | 20 January 2030            |

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

**Basis for calculation of return**

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|-----|------------------------------|---|
| 12. | <b>Fixed Interest Rate:</b>  | Not applicable  |
| 13. | <b>Floating Rate (FRN:)</b>  | Applicable  |
| (a) | Interest Base:               | three months EURIBOR  |
| (b) | Margin:                      | 2.10% <i>per annum</i>  |
| (c) | Interest Determination Date: | Two Business Days prior to the first day of each Interest Period, commencing on 20 January 2026   |
| (d) | Interest Period:             | Period from (but excluding) 20 January 2026 up to and including 20 April 2026 (the first interest period) and thereafter each period of approximately three months with the final day on an Interest Payment Date   |
| (e) | Interest Payment Date(s):    | 20 January, 20 April, 20 July and 20 October of each year, the first time on 20 April 2026 and the last time on 20 January 2030. 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. |
| (f) | Day Count Convention:        | Actual/360  |
| (g) | Risk factors:                | In accordance with the risk factor with the headings Interest rate risks in relation to the Notes and Risks relating to benchmark replacement in the Base Prospectus.   |

**REPAYMENT**

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|-----|--|----------------------------|
| 14. | <b>Amount with which Note are to be repaid on the Maturity Date:</b> | 100% of the Nominal Amount |
|-----|--|----------------------------|

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|-----|--|---|
| 15. | <b>Non-Subordinated Notes - Voluntary total redemption (call option):</b>                | <p>Applicable</p> <p>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:</p> <p>(i) at any time from and including the first Business Day falling 36 months after the Issue Date to, but excluding, the first Business Day falling 39 months after the Issue Date at an amount per Note equal to 101.00 per cent. of the Nominal Amount, together with accrued but unpaid interest;</p> <p>(ii) 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 100.50 per cent. of the Nominal Amount, together with accrued but unpaid interest; and</p> <p>(iii) at any time from and including the first Business Day falling 42 months after the Issue Date to, but excluding, the Maturity Date at an amount per Note equal to 100.10 per cent. of the Nominal Amount, together with accrued but unpaid interest.</p> |
| 16. | <b>Non-Subordinated Notes Clean-up Call:</b>   | Applicable  |
| 17. | <b>Subordinated Notes - Voluntary total redemption (call option):</b>                    | Not Applicable  |
| 18. | <b>Subordinated Notes - Voluntary total redemption due to a Special Event:</b>           | Not Applicable  |
| 19. | <b>Subordinated Notes - Voluntary total redemption due to a Change of Control Event:</b> | Not Applicable  |
| 20. | <b>Subordinated Notes Clean-up Call:</b>   | Not Applicable  |

**OTHER**

<b>21.</b>	<b>Issuing Dealer(s):</b>	Nordea Bank Abp and OP Corporate Bank plc
<b>22.</b>	<b>Administrative Agent:</b>	Nordea Bank Abp
<b>23.</b>	<b>CSD:</b>	Euroclear
<b>24.</b>	<b>Admission to trading:</b>	Applicable
	(a) Regulated Market:	An application for registration will be submitted to the sustainable bond list of Nasdaq Stockholm
	(b) Estimate of all costs in conjunction with admission to trading:	SEK 60,000
	(c) Total number of Notes admitted to trading:	850
	(d) Date for admission to trading:	On or about the Issue Date
<b>25.</b>	<b>ISIN:</b>	SE0027597584
<b>26.</b>	<b>Common Code:</b>	Not Applicable
<b>27.</b>	<b>Credit rating for Loan:</b>	Not applicable
<b>28.</b>	<b>Resolution as basis for the Issue:</b>	11 December 2025
<b>29.</b>	<b>Interests of natural or legal persons involved in the issue:</b>	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.
<b>30.</b>	<b>Information from third parties:</b>	Not Applicable
<b>31.</b>	<b>Use of proceeds:</b>	An amount equivalent to the Net Proceeds shall be used in accordance with the Green Notes Framework
<b>32.</b>	<b>Net Proceeds:</b>	EUR 85,000,000 less customary transaction costs and fees
<b>GREEN NOTES</b>		
<b>33.</b>	<b>Green Notes:</b>	Applicable

- |                                    |                                     |   |
|------------------------------------|-------------------------------------|---|
| 34.                                | <b>Green Notes Framework:</b>       | The Green Notes Framework dated July 2023 applies to this Loan  |
| 35.                                | <b>Risk factors:</b>                | In accordance with the risk factor with the heading Risks relating to Green Notes in the Base Prospectus. |
| <b>SUSTAINABILITY-LINKED NOTES</b> |                                     |   |
| 36.                                | <b>Sustainability-Linked Notes:</b> | Not Applicable  |
| <b>SUBORDINATED NOTES</b>          |                                     |   |
| 37.                                | <b>Subordinated Notes:</b>          | 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 January 2026

**CIBUS NORDIC REAL ESTATE AB (PUBL)**