

Cibus Nordic Real Estate AB (publ)

Final Terms

for Loan number 101

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. 101 (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 14 June 2021 (the "**General Terms and Conditions**") set out in the Issuer's base prospectus dated 14 June 2021, 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: | 101 |
| | Tranche number: | 1 |
| 2. | Aggregate Nominal Amount: | |
| | (a) For the Loan: | EUR 30,000,000 |
| | (b) Tranche 1: | EUR 30,000,000 |
| 3. | Price per Note: | 100.00% of the Nominal Amount |
| 4. | Currency: | EUR |
| 5. | Nominal Amount: | EUR 100,000 |
| 6. | Issue Date: | 24 June 2021 |
| 7. | Interest Commencement Date: | Issue Date |
| 8. | Maturity Date: | Perpetual in accordance with Clause 11.1 (<i>No maturity</i>) of the General Terms and Conditions |

9. **Voluntary total redemption (call option):** Applicable. Further details specified under paragraph 16

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

(a) **Interest Base:** 3 months EURIBOR

(b) **Margin:** (i) from (but excluding) the Interest Commencement Date to (and including) the Interest Payment Date falling approximately ten years and 3 months after the Interest Commencement Date, *4.75% per annum*;

(ii) from (but excluding) the Interest Payment Date falling approximately ten years and 3 months after the Interest Commencement Date to (and including) the Interest Payment Date falling approximately 25 years and 3 months after the Interest Commencement Date, *5.00% per annum*; and

(iii) from (but excluding) the Interest Payment Date falling approximately 25 years and 3 months after the Interest Commencement Date to (and including) the Redemption Date, *5.75% per annum*.

(c) **Interest Determination Date:** Two Business Days prior to the first day of each Interest Period, commencing on 22 June 2021

(d) **Interest Period:** Period from (but excluding) 24 June 2021 up to and including 24 September 2021 (the first interest period) and thereafter each period of approximately 3 months with the final day on an Interest Payment Date

(e) **Interest Payment Date(s):** 24 March, 24 June, 24 September and 24 December of each year, the first time on 24 September 2021 up until a redemption of the Notes (if any). 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 factors with the heading "Risks related to the nature of the Notes" in the Base Prospectus.

REPAYMENT

- 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. **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 11.3 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.

- 17. **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 11.4 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.

18.	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 11.5 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.
OTHER		
19.	Issuing Dealer(s):	Danske Bank A/S, Danmark, Sweden Branch and Nordea Bank Abp
20.	Administrative Agent:	Nordea Bank Abp
21.	CSD:	Euroclear
22.	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 100,000
	(c) Total number of Notes admitted to trading:	300
	(d) Date for admission to trading:	Tranche 1: Issue Date
23.	ISIN:	SE0013360344
24.	Common Code:	Not Applicable
25.	Credit rating for Loan:	Not applicable
26.	Resolution as basis for the Issue:	10 June 2021

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| 27. | 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 |
| 28. | Information from third parties: | Not Applicable |
| 29. | Use of proceeds: | General corporate purposes |
| 30. | Net Proceeds: | EUR 30,000,000 less customary transaction costs and fees |

GREEN NOTES

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| 31. | Green Notes: | Not applicable |
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SUBORDINATED NOTES

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| 32. | Subordinated Notes: | Applicable |
| | (a) Margin Premium: | <i>2.50% per annum</i> |
| | (b) Change of Control Event Margin Premium: | <i>5.00% per annum</i> |
| | (c) Subordinated Notes Call Date: | Interest Payment Date falling approximately five years and 3 months after the Interest Commencement Date |
| | (d) Risk factors: | In accordance with the risk factors 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 21 June 2021

CIBUS NORDIC REAL ESTATE AB (PUBL)



Pia-Lena Olofsson