

Cibus Nordic Real Estate AB (publ) Interim report 1 July 2018 - 30 September 2018

Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") releases the interim report for the period of 1 July 2018 through 30 September 2018.

"Since the listing of Cibus, we have been working with a clear vision of growing the business through further acquisitions. In July, Cibus made its first add-ons by acquiring three properties in Finland. After the reporting period, six more assets were acquired. These acquisitions have increased the cash flow of the company and support our goal of providing our investors with a long-term, stable and high return. Cibus's first dividend payment was made after the end of the reporting period in October. Going forward, dividends will be paid quarterly." Comments from Patrick Gylling, chairman of the board.

- **Market value of properties: EUR 784 million**
- **NOI, current earnings capacity (Nov 9): EUR 47.8 million (+7% since IPO)**
- **NOI, current earnings capacity (Sep 30): EUR 45.9 million**
- **Equity ratio: 42%**
- **LTV, senior debt: 41%**
- **LTV, total net debt: 58%**
- **Interest coverage ratio: 2.8x**
- **EPRA NAV/share: EUR 11.2**
- **Dividend per share per quarter: EUR 0.2**

The interim report is published on Cibus's website on November 27, 2018.

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Cibus is a real estate company listed on Nasdaq First North in Stockholm with FNCA Sweden AB as Certified Adviser. The company's business idea is to acquire, develop and manage high quality properties in the Nordics with reputable grocery and discount store chains as anchor tenants. The company currently owns 126 properties in Finland. The main tenants are Kesko (58% of the properties), Tokmanni (25%) and S-Group (8%). An additional 6% of the properties are let to other daily-goods operators like Lidl, Halpa-Halli or independent grocers.