

Cibus Nordic Real Estate AB (publ) Interim report 1 January 2019 - 31 March 2019

Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") releases the interim report for the period of 1 January 2019 through 31 March 2019.

"As the new CEO of Cibus Nordic Real Estate, it is my pleasure to present our first report for the year. We are experiencing stable growth and our earnings are in line with our goal, which is to be a high-yield company for our shareholders. A strong cash flow will allow us to achieve dividend growth. During the company's first 12 months, we have demonstrated that our business idea is sound and that we deliver on the promises we make. We are very proud of our business concept and do not deviate from it." Comments from Sverker Källgården, CEO.

- **Market value of properties: EUR 821 million**
- **NOI, current earnings capacity (Mar 31): EUR 47.8 million**
- **NOI, current earnings capacity (Est. Jun 30): EUR 49.3 million (+10% since IPO)**
- **Equity ratio: 39%**
- **LTV, senior debt: 43%**
- **LTV, total net debt: 57%**
- **Interest coverage ratio: 3.6x**
- **Adjusted EPRA NAV/share*: EUR 11.2**
- **Dividend per share first quarter: EUR 0.2**

**No adjustment has been made this quarter.*

The interim report is attached in its entirety and is published on Cibus's website 15 May 2019.

Stockholm, 15 May 2019

For further information, please contact:
Sverker Källgården, CEO
sverker.kallgarden@cibusnordic.com
+46 (0) 761-444 888

This information is information that Cibus Nordic Real Estate AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation 596/2014. The information was submitted for publication, through the agency of the contact person set out above, at 09:30 CEST on 15 May 2019.

Cibus is a real estate company listed on Nasdaq First North in Stockholm. The company's business idea is to acquire, develop and manage high quality properties in the Nordics with daily goods store chains as anchor tenants. The company currently owns 138 properties in Finland. The main tenants are Kesko, Tokmanni and S-Group. FNCA Sweden AB, +46(0)8-528 00 399 info@fnca.se, is appointed Certified Adviser.