

PRESS RELEASE

27 February 2019

Cibus Nordic Real Estate AB (publ) year-end report | July 2018 - 31 December 2018

Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") releases the year-end report for the period of 1 July 2018 through 31 December 2018.

CIBUS ESTABLISHES DIVIDEND POLICY WITH QUARTERLY INCREASING DIVIDEND

"The company has now clarified its dividend policy. Cibus has delivered on its strategy of growth through acquisitions. Since we see continued opportunities for growth, we have decided that the company will pay increasing dividends on a quarterly basis. Given our current portfolio, business plan and growth, a 5% annual increase is a reasonable target for the foreseeable future", comments Patrick Gylling, Chairman of the Board.

He continues: "We are very happy to welcome Sverker Källgården to Cibus. Sverker comes most recently from ByggPartner, a company that he during his time there made live up to stock exchange standards. After ByggPartner's introduction on Nasdaq First North, the company was made well known to a wide range of investors. Sverker starts as CEO at Cibus in March, 2019. "

- Market value of properties: EUR 816 million
- NOI, current earnings capacity (Dec 31): EUR 47.8 million
- Equity ratio: 38.8%
- LTV, senior debt: 43.4%
- LTV, total net debt: 58.4%
- Interest coverage ratio: 3.4x
- Adjusted EPRA NAV/share: EUR 11.1
- Proposed dividend per share p.a.: EUR 0.84

The year-end report is published on Cibus's website on February 27, 2019. The Annual Report will be published on March 7, 2019.

Stockholm 27 February 2019

For further information, please contact:

Ingeborg Magnusson, IR contact Cibus Nordic Real Estate AB (publ) ir@cibusnordic.com

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 below, at 09:50 CET on 27 February 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 reputable grocery and discount store chains as anchor tenants. The company currently owns 132 properties in Finland. The main tenants are Kesko (58% of the properties), Tokmanni (28%) and S-Group (8%). An additional 6% of the properties are let to other daily-goods operators such as Lidl. FNCA Sweden AB, +46(0)8-528 00 399 info@fnca.se, is appointed Certified Adviser.