

Interim Report — Q1 2020

Cibus Nordic Real Estate AB (publ)

January – March 2020 (compared with January – March 2019)

- Rental income amounted to EUR 14,040 thousand (12,655).
- Net operating income totalled EUR 13,002 thousand (12,124).
- Profit from property management was EUR 6,840 thousand (7,625). Profit from property management excluding currency losses amounted to EUR 7,698 thousand (7,625).
- Earnings after tax amounted to EUR 7,098 thousand (8,912), corresponding to EUR 0.22 (0.29) per share. Unrealised changes in property values totalling EUR 1,609 thousand (2,771) were included in profit. This profit for the period also includes a currency loss of EUR 858 thousand (0).

“Even in difficult times, people need their local grocery store.”

— Sverker Källgården, CEO

CORONAVIRUS

As During the quarter, the Coronavirus did not have any negative impact on Cibus’s profit. Of our income, about 90% derives from the largest grocery chains in the Nordic countries. During the pandemic, these have successfully provided people with the food they need. In uncertain times, local grocery stores are needed more than ever.

KEY FIGURES ¹	Q1 2020	Q1 2019	Full-year 2019
Market value of properties, EUR million	1,053	821	875
NOI, current earnings capacity, EUR million	60.6	48.2	50.7
Lettable area, thousand sq.m.	628	472	506
Proportion grocery and daily goods shops, %	96	96	94
Number of properties with photovoltaic panels	12	1	12
Senior debt LTV ratio, %	50.2	43.2	46.1
Net debt LTV ratio, %	58.1	56.7	58.7
Interest coverage ratio, multiple	3.4	3.6	3.4
EPRA NRV/share, EUR	11.6	11.2	11.4
Approved dividend per share paid for the period, EUR	0.22	0.20	0.82

¹Refer to the full report for alternative performance measures and definitions.

FOR FURTHER INFORMATION, PLEASE CONTACT

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LINK TO THE REPORT ARCHIVE: [HTTPS://WWW.CIBUSNORDIC.COM/INVESTORS/FINANCIAL-REPORTS/](https://www.cibusnordic.com/investors/financial-reports/)

ABOUT CIBUS NORDIC REAL ESTATE

Cibus is a real estate company listed on Nasdaq First North Premier Growth Market 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 about 250 properties in Finland and Sweden. The main tenants are Kesko, Tokmanni, Coop and S-Group. FNCA Sweden AB, +46(0)8-528 00 399 info@fnca.se, is appointed Certified Adviser.

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 08:00 CEST on 15 May 2020.