

Interim Report — Q3 2019

Cibus Nordic Real Estate AB (publ)

July – September 2019 (compared with July – September 2018)

- Rental income amounted to EUR 13,154 thousand (12,568)
- Net operating income totalled EUR 12,476 thousand (12,052)
- Profit from property management was EUR 7,285 thousand (7,203)
- Earnings after tax amounted to EUR 5,474 thousand (6,577), corresponding to EUR 0,2 (0,2) per share

January – September 2019

- Rental income amounted to EUR 38,361 thousand
- Net operating income totalled EUR 36,058 thousand
- Profit from property management was EUR 21,682 thousand
- Earnings after tax amounted to EUR 24,634 thousand, corresponding to EUR 0,8 per share

“We are grateful for the confidence that been shown in us and are continuing to build Cibus vigorously to generate value for shareholders.”

— Sverker Källgården, CEO

KEY FIGURES ¹	Q3 2019	Q3 2018	Jan-Sep 2019 ²
No. of properties	139	126	139
Lettable area, thousand sq.m.	500	450	500
Market value of properties, EUR million	862.3	784.2	862.3
NOI, current earnings capacity, EUR million	49.9	46.3	49.9
Equity ratio, %	36.7	41.8	36.7
Senior debt LTV ratio, %	45.4	41.4	45.4
Net debt LTV ratio, %	58.9	55.4	58.9
Interest coverage ratio, multiple	3.4	3.4	3.4
Adjusted EPRA NAV/share, EUR	11.4	11.2	11.4
Dividend per share decided for the period, EUR	0.21	0.20	0.61

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

²Cibus has not presented a comparative period for the figures for jan-sep. Cibus took possession of the first properties on 7 March 2018, and the Company was subsequently listed on Nasdaq First North on 9 March 2018. Accordingly, the Company did not publish a report for the first quarter of 2018. Earnings from the point at which Cibus took possession of the properties are included in the Company's first annual report, which pertains to the period from 23 November 2017 to 30 June 2018.

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 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 139 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.

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 0900 CEST on 15 November 2019.