

# Q2 2021

## Interim Report

Cibus Nordic Real Estate AB (publ)

April – June 2021 (compared with April – June 2020)

- Rental income amounted to EUR 19,797 thousand (16,366).
- Net operating income totalled EUR 18,472 thousand (15,100).
- Profit from property management was EUR 10,834 thousand (7,801).
- Earnings after tax amounted to EUR 11,672 thousand (8,883), corresponding to EUR 0.29 (0.24) per share. Unrealised changes in property values totalling EUR 2,357 thousand (3,002) were included in profit.

January – June 2021 (compared with January – June 2020)

- Rental income amounted to EUR 39,228 thousand (30,406).
- Net operating income totalled EUR 36,683 thousand (28,103).
- Profit from property management was EUR 22,404 thousand (14,642).
- Earnings after tax amounted to EUR 22,843 thousand (15,980), corresponding to EUR 0.57 (0.45) per share. Unrealised changes in property values totalling EUR 2,540 thousand (4,611) were included in profit.

*“We have delivered in accordance with our promises to the market regarding the change of list and achieving growth clearly above our targets.”*

— Sverker Källgården, CEO

Key figures <sup>1</sup>	2021 Q2	2020 Q2	2021 Jan - Jun	2020 Jan - Jun
Market value of properties, EUR million	1,331	1,124	1,331	1,124
NOI, current earnings capacity, EUR million	76.0	64.5	76.0	64.5
Lettable area, thousand sq.m.	784	664	784	664
Proportion grocery and daily goods stores, %	94.1	94.2	94.1	94.2
Number of properties with solar panels	32	15	32	15
Senior debt LTV ratio, %	48.5	49.0	48.5	49.0
Net debt LTV ratio, %	60.1	60.5	60.1	60.5
Interest coverage ratio, multiple	3.4	3.6	3.4	3.5
EPRA NRV per share, EUR	12.3	11.8	12.3	11.8
Approved dividend per share paid for the period, EUR	0.23	0.22	0.46	0.44

<sup>1</sup>Refer to the full report for alternative performance measures and definitions.

## For further information, please contact

### Sverker Källgården, CEO

sverker.kallgarden@cibusnordic.com  
+46 761 444 888

### Pia-Lena Olofsson, CFO

pia-lena.olofsson@cibusnordic.com  
+46 708 580 453

### Link to the report archive:

<https://www.cibusnordic.com/investors/financial-reports/>

## About Cibus Nordic Real Estate

Cibus is a real estate company listed on Nasdaq Stockholm Mid Cap. 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 more than 300 properties in the Nordics. The main tenants are Kesko, Tokmanni, Coop, Lidl and S Group.

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 18 August 2021.