

21 August 2020

The board's proposals regarding distribution of dividends, resolution on record date, reasoned statement and report on material events

Proposal regarding distribution of dividends and record date

The board of Cibus Nordic Real Estate AB (publ) ("**Cibus**" or the "**Company**"), reg. no. 559135-0599, proposes that the general meeting on 14 September 2020 resolves on a dividend as set out below.

The board proposes that of unappropriated earnings of EUR 253,409,508, a dividend of EUR 0.67 per share shall be paid, corresponding to a total amount of EUR 25,004,400. Dividend payments are proposed to be made monthly on seven occasions during the year. The first partial payment is proposed to be EUR 0.22 per share, the second EUR 0.07 per share, the third EUR 0.07 per share, the fourth EUR 0.08 per share, the fifth EUR 0.07 per share, the sixth EUR 0.08 per share and EUR 0.08 per share at the seventh occasion. The record dates for the dividend payments are proposed to be 23 September 2020, 23 October 2020, 23 November 2020, 21 December 2020, 22 January 2021, 19 February 2021 and 24 March 2021. The expected date of payment will therefore be 30 September 2020, 30 October 2020, 30 November 2020, 30 December 2020, 29 January 2021, 26 February 2021 and 31 March 2021.

Should the board of directors exercise the authorisation pursuant to the resolution at the annual general meeting to issue new shares in such time that the newly issued shares are entered into the share register, at the latest, on the record date for dividends of the next partial payment as mentioned above, the board proposes that the general meeting resolves that a dividend be paid in such an amount that the dividend still amounts to the above stated amount per share for each of the partial payments, for both pre-existing shares and shares that may be issued by virtue of the authorisation. If the authorisation is not exercised in such time, no further dividend shall be paid.

The total dividend proposed for resolution (assuming that the authorisation is fully exercised and the shares are registered in the share register before the record date for the dividend of the first partial payment as proposed above) amounts to maximum EUR 27,504,840.

As of 31 December 2019, the Company's non-restricted equity amounted to EUR 261,619,908. At the annual general meeting it was resolved to pay a cash dividend in the amount of EUR 0.22 per share. The total dividend resolved upon at the annual general meeting amounts to EUR 8,210,400, which lowers the amount of non-restricted equity by the same amount. The unappropriated amount in accordance with Chapter 17, section 3, subsection 1 of the Swedish Companies Act thereby amounts to approximately EUR 253,409,508. After the extraordinary general meeting's resolution the remaining non-restricted equity, according to Chapter 17, section 3, subsection 1 of the Swedish Companies Act, is expected to be lowered by EUR 25,004,400 to approximately EUR 228,405,108. The board further proposes that remaining unappropriated earnings are carried forward to a new account.

The board of directors' reasoned statement regarding the proposed dividend according to Chapter 18, section 4 of the Swedish Companies Act

The board finds that there will be full coverage for the Company's restricted shareholders' equity after the proposed dividend and estimates that the shareholders' equity after the proposed dividend will be sufficient in relation to the nature of the business (the Company's and the group's), its scope and risks. The board is of the opinion that the Company's and the group's business do not entail cyclical risks or other risks beyond what is normal within the business or normal in the industry.

The group's solvency (equity/total assets) has been calculated to 34.5 per cent as of 30 June 2020 which the board of directors considers to be sufficient considering the Company's and the group's type of business and size.

Furthermore, the board estimates that the Company and the group will have a satisfactory liquidity reserve after the proposed dividend and thus be able to fulfill their obligations in a short-term perspective and that the Company's long-term liquidity need is not compromised by the proposed dividend.

The board estimates that the Company's and the group's financial position is such that the Company and the group will be able to make the necessary investments to continue operating the business at its present level.

To summarise, it is the board's opinion that the proposed dividend is justified with reference to the requirements that the nature of the business (the Company's and the group's), its scope and risks place on the size of the shareholders' equity and the Company's and the group's respective consolidation requirements, liquidity and position in general. In its assessment the board has considered the conditions presented in the annual report, conditions that have arisen after the end of the financial year 2019 and overall the board's perception of conditions which may affect the Company's and the group's financial position and future performance.

The board of director's report referred to in Chapter 18, section 6 of the Swedish Companies Act on material events

The board of directors of the Company submits the following report as referred to in Chapter 18, section 6 of the Swedish Companies Act.

The following events of material significance for the Company's financial position have occurred subsequent to the presentation of the latest annual report, including the adopted income statement and balance sheet:

- Bulletin from the extraordinary general meeting on 23 January 2020 in Cibus Nordic Real Estate AB (publ)
- Cibus Nordic Real Estate AB (publ) completes the acquisition of Tokmanni Virrat
- Cibus Nordic's CEO and CFO present results for the fourth quarter 2019
- Year-end report 2019
- Cibus Nordic Real Estate AB (publ) acquires two S-Group properties in Helsinki
- Cibus Nordic Real Estate AB (publ) moves into Sweden, announces intention to acquire a property portfolio with supermarkets from Coop and obtains new financing
- Cibus intends to undertake a directed new share issue as part of the financing for the acquisition of a property portfolio with supermarkets from Coop
- Cibus has completed a directed new share issue of 6,220,000 shares, raising ca SEK 886 million to finance the acquisition of a property portfolio of supermarkets from Coop
- Cibus Nordic Real Estate AB (publ) enters into binding agreement to acquire a real property portfolio with supermarkets from Coop
- Cibus Nordic Real Estate AB (publ) completes acquisition of a property portfolio of supermarkets from Coop
- Annual report 2019
- The nomination committee's proposal regarding board of directors of Cibus Nordic Real Estate AB (publ)
- Cibus Nordic Real Estate AB (publ) intends to transition to monthly dividends
- Notice to attend the annual general meeting in Cibus Nordic Real Estate AB (publ)
- Bulletin from the annual general meeting on 24 April 2020 in Cibus Nordic Real Estate AB (publ)
- Cibus Nordic's CEO and CFO present results for the first quarter 2020
- Peter Lövgren new CIO Sweden at Cibus Nordic Real Estate AB (publ)
- Interim report – Q1 2020
- Cibus Nordic Real Estate AB (publ) signs the acquisition of 18 properties in Finland
- Cibus Nordic Real Estate AB (publ) announces mandate for a contemplated issuance of SEK denominated senior unsecured floating rate green bonds
- Cibus Nordic Real Estate AB (publ) successfully places a three-year senior unsecured floating rate green bond loan of SEK 600 million
- Cibus Nordic Real Estate AB (publ) announces tender offer regarding its outstanding EUR bonds and considers issuance of new EUR bonds
- Cibus Nordic Real Estate AB (publ) issues EUR 135m bonds and announces early redemption of existing bonds and results from tender offer
- Cibus Nordic Real Estate AB (publ) issues another successful bond and are fully refinanced
- Cibus Nordic Real Estate AB (publ) has satisfied the conditions for disbursement of the proceeds under its EUR 135m bonds with final maturity on 18 September 2023
- Cibus Nordic Real Estate AB (publ) acquires another real estate portfolio in Finland for EUR 14,5m
- Cibus Nordic Real Estate AB (publ) publishes two bond prospectuses and applies for listing of its EUR bonds and SEK bonds on Nasdaq Stockholm
- Cibus Nordic's CEO and CFO present results for the second quarter 2020
- Interim Report - Q2 2020

All press releases can be found in their entirety as an appendix to this report and on the Company's website www.cibusnordic.com.

Changes in the Company's non-restricted equity since the balance sheet date have been made through a resolution on distribution of dividends at the annual general meeting. Remaining non-restricted equity amounts to EUR 253,409,508, which refers to unappropriated earnings after deduction of the dividend resolved upon at the annual general meeting.

The Company's restricted shareholders' equity has increased by EUR 62,200 since the balance sheet date by way of a new issue of shares.

Stockholm, August 2020

Cibus Nordic Real Estate AB (publ)

The board of directors