Press release

4 November 2026

Q3 2026

Interim Report

Cibus Real Estate AB (publ)

July – September 2026

- Rental income amounted to EUR 46.6 million (42.0).
- Net operating income amounted to EUR 44.2 million (40.2).
- Profit from property management amounted to EUR 22.4 million (21.8), corresponding to EUR 0.27 (0.27) per share.
- Changes in value of properties amounted to EUR -12.1 million (-2.7)
- Changes in value of financial instruments amounted to EUR 21.1 million (3.4)
- Profit for the quarter amounted to EUR 28.5 million (19.4), corresponding to EUR 0.35 (0.23) earnings per share.

January – September 2026

- Rental income amounted to EUR 138.0 million (122.4).
- Net operating income amounted to EUR 131.8 million (115.9).
- Profit from property management amounted to EUR 66.0 million (79.3), corresponding to EUR 0.80 (1.02) per share. Profit from property management excluding items affecting comparability and exchange rate effects amounted to EUR 65.4 million (60.1), corresponding to EUR 0.80 (0.78) per share. The previous year's profit included items affecting comparability of EUR 20.5 million related to the acquisition of Forum Estates in Belgium.
- Changes in value of properties amounted to EUR -13.8 million (-4.0)
- Changes in value of financial instruments amounted to EUR 27.5 million (-4.6).
- Profit for the period amounted to EUR 67.8 million (64.1), corresponding to EUR 0.82 (0.81) earnings per share.
- EPRA NRV amounted to EUR 1,058.3 million (1,056.1) corresponding to EUR 12.89 (12.87) per share.

"We continue to see stable underlying operations with increasing net operating income, and it is positive that we have completed four acquisitions that strengthen the portfolio."

— Stina Lindh Hök, CEO

Key figure[1] In EUR millions, unless otherwise stated	Q3 2026	Q3 2025	Jan-Sep 2026	Jan-Sep 2025
Rental income	46.6	42.0	138.0	122.4
Net operating income	44.2	40.2	131.8	115.9
Profit from property management	22.4	21.8	66.0	79.3[2]
Profit from property management excluding items affecting comparability and exchange rate effects per share, EUR	0.27	0.27	0.80	0.78
Changes in value of properties	-12.1	-2.7	-13.8	-4.0
Profit	28.5	19.4	67.8	64.1
Market value of properties at the balance sheet date	2,755.0	2,491.8	2,755.0	2,491.8
Property value, green assets at the balance sheet date	1,171.9	1,094.7	1,171.9	1,094.7
Net operating income, current earnings capacity, 1 October	176.4	165.0	176.4	165.0
Net debt LTV ratio at the balance sheet date, %	59.0	56.1	59.0	56.1
Net debt/EBITDA ratio at the balance sheet date, multiple	10.5	10.7	10.5	10.7
Forward-looking net debt/EBITDA ratio at the balance sheet date, multiple	10.1	9.7	10.1	9.7
Interest coverage ratio, multiple	2.4	2.4	2.4	2.4
EPRA NRV per share at the balance sheet date, EUR	12.89	12.87	12.89	12.87
Number of shares outstanding at the balance sheet date	82,086,045	82,086,045	82,086,045	82,086,045
Average number of shares outstanding	82,086,045	82,086,045	82,086,045	77,380,305

[1]Refer to the full report for alternative performance measures and definitions.
[2]Profit from property management includes income of EUR 20.5 million in the form of negative goodwill in connection with the acquisition of Forum Estates in Belgium

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Link to the report archive:

https://www.cibusrealestate.com/investors/financial-reports/

Länk för att följa presentationen på webben:
https://events.inderes.com/cibus/q3-report-2026

This information is information that Cibus 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 07:30 CEST on 4 November 2026.

About Cibus 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 properties in Europe with grocery retail chains as anchor tenants. The company currently owns approximately 700 properties in Europe. The largest tenants are Kesko, Tokmanni, Coop, Rema 1000, S Group, Lidl and Jumbo.