

Q3 2021

Interim Report

Cibus Nordic Real Estate AB (publ)

July – September 2021 (compared with July – September 2020)

- Rental income amounted to EUR 20,245 thousand (17,011).
- Net operating income totalled EUR 19,269 thousand (16,630).
- Profit from property management was EUR 12,537 thousand (9,521).
- Earnings after tax amounted to EUR 12,082 thousand (9,478), corresponding to EUR 0.29 (0.25) per share. Unrealised changes in property values totalling EUR 1,824 thousand (507) were included in profit.

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

- Rental income amounted to EUR 59,473 thousand (47,417).
- Net operating income totalled EUR 55,952 thousand (44,732).
- Profit from property management was EUR 34,941 thousand (24,163).
- Earnings after tax amounted to EUR 34,925 thousand (25,458), corresponding to EUR 0.87 (0.71) per share. Unrealised changes in property values totalling EUR 4,364 thousand (5,117) were included in profit.

“We have a strong and exciting pipe line with potential acquisitions in all Nordic countries.”

— Sverker Källgården, CEO

Key figures ¹	2021 Q3	2020 Q3	2021 Jan - Sep	2020 Jan - Sep
Market value of properties, EUR million	1,336	1,143	1,336	1,143
NOI, current earnings capacity, EUR million	76.3	65.6	76.3	65.6
Lettable area, thousand sq.m.	789	677	789	677
Proportion grocery and daily goods stores, %	94.1	94.3	94.1	94.3
Number of properties with solar panels	38	23	38	23
Senior debt LTV ratio, %	48.5	49.1	48.5	49.1
Net debt LTV ratio, %	60.1	61.3	60.1	61.3
Interest coverage ratio, multiple	3.6	3.1	3.4	3.4
EPRA NRV per share, EUR	12.4	11.8	12.4	11.8
Approved dividend per share paid for the period, EUR	0.23	0.22	0.69	0.66

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/>

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.

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