

Year-end Report — 2020

Cibus Nordic Real Estate AB (publ)

Oct – Dec 2020 (compared with Oct – Dec 2019)

- Rental income amounted to EUR 17,616 thousand (13,170).
- Net operating income totalled EUR 16,662 thousand (12,559).
- Profit from property management was EUR 9,325 thousand (6,984).
- Earnings after tax amounted to EUR 9,139 thousand (5,645), corresponding to EUR 0.24 (0.18) per share. Unrealised changes in property values totalling EUR 1,344 thousand (33) were included in profit.

Jan – Dec 2020 (compared with Jan – Dec 2019)

- Rental income amounted to EUR 65,033 thousand (51,530).
- Net operating income totalled EUR 61,395 thousand (48,618).
- Profit from property management was EUR 33,488 thousand (28,667).
- Earnings after tax amounted to EUR 34,597 thousand (30,279), corresponding to EUR 0.95 (0.97) per share. Unrealised changes in property values totalling EUR 6,461 thousand (7,034) were included in profit.

“All of us at Cibus are working together to make the Cibus share one of the stock exchange’s most attractive shares to own.”

— Sverker Källgården, CEO

THE BOARD’S RECOMMENDATION TO THE ANNUAL GENERAL MEETING REGARDING DIVIDEND

The Board follows Cibus' dividend policy and proposes to the 2021 Annual General Meeting that the dividend be increased by over 5% to a total of EUR 0.94 per share, divided into twelve monthly dividends. A complete proposal with monthly amounts and record days will be published in connection with the convening of the Annual General Meeting.

CORONAVIRUS

The Coronavirus has had a very limited impact on the results of Cibus's operations. During the fourth quarter, the impact on profit was negative in the amount of below EUR 0.1 million. About 99% of our rent for the fourth quarter was paid. Of our income, about 90% derives from the largest daily goods chains in the Nordic countries. During the pandemic, these have successfully provided people with the food they need. In uncertain times, local grocery stores are needed more than ever.

KEY FIGURES¹	Q4 2020	Q4 2019	Full-year 2020	Full-year 2019
Market value of properties, EUR million	1,273	875	1,273	875
NOI, current earnings capacity, EUR million	72.6	50.7	72.6	50.7
Lettable area, thousand sq.m.	744	506	744	506
Proportion grocery and daily goods stores, %	95.0	93.3	95.0	93.3
Number of properties with solar panels	26	12	26	12
Senior debt LTV ratio, %	48.9	46.1	48.9	46.1
Net debt, LTV ratio, %	61.3	58.7	61.3	58.7
Interest coverage ratio, multiple	3.1	3.3	3.3	3.4
EPRA NRV/share, EUR	12.1	11.4	12.1	11.4
Approved dividend per share paid for the period, EUR	0.22	0.21	0.88	0.82

¹Refer 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/](https://www.cibusnordic.com/investors/financial-reports/)

ABOUT CIBUS NORDIC REAL ESTATE

Cibus is a real estate company listed on Nasdaq First North Premier Growth Market 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 290 properties in Finland and Sweden. The main tenants are Kesko, Tokmanni, Coop 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 08:00 CET on 25 February 2021.