

Q1 2023

Interim Report

Cibus Nordic Real Estate AB (publ)

January – March 2023 (compared with January – March 2022)

- Rental income amounted to EUR 29,667 thousand (23,465).
- Net operating income totalled EUR 27,600 thousand (21,769).
- Profit from property management was EUR 11,791 thousand (14,575). Profit from property management, excluding non-recurring costs and exchange rate effects, amounted to EUR 12,995 thousand.
- Earnings after tax amounted to EUR 1,967 thousand (35,523), corresponding to EUR 0.03 (0.79) per share.
- Unrealised changes in property values totalling EUR -8 477 thousand (26,532) were included in profit.
- EPRA NRV amounted to EUR 697,538 (711,921), corresponding to EUR 14,4 (14.7) per share.

“We look forward to stabilised interest rates and to continuing to develop Cibus as an even more attractive investment for our shareholders.”

— Sverker Källgården, CEO

KEY FIGURES ¹	Q1 2023	Q1 2022	Full-year 2022
Market value of properties, EUR million	1,833	1,543	1,851
NOI, current earnings capacity, EUR million	111.6	102.2	110.7
Lettable area, thousand m ²	981	950	981
Proportion grocery and daily-goods stores, %	93.5	94.7	94.1
Number of properties with solar panels	43	39	43
Senior debt LTV ratio, %	47.8	47.4	47.6
Net debt LTV ratio, %	59.8*	52.0	59.1
Interest coverage ratio, multiple	2.7	3.5	3.1
Approved dividend per share paid for the period, EUR	0.25	0.24	0.98

¹ Refer to pages 32-33 in Q1 2023 report for alternative performance measures and definitions.

*Adjusted for the new share issue approved on 20 April, the pro forma LTV ratio as of 31 March 2023 amounts to 55.9%.

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 about 450 properties in the Nordics. The main tenants are Kesko, Tokmanni, Coop Sweden, 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 27 April 2023.