

Q2 2023

Interim Report

Cibus Nordic Real Estate AB (publ)

April – June 2023 (compared with April – June 2022)

- Rental income amounted to EUR 29,633 thousand (27,193).
- Net operating income totalled EUR 28,050 thousand (25,189).
- Profit from property management was EUR 11,543 thousand (13,550). Profit from property management, excluding non-recurring costs and exchange rate effects, amounted to EUR 12,295 thousand.
- Earnings after tax amounted to EUR 3,990 thousand (30,831), corresponding to EUR 0.06 (0.63) per share.
Unrealised changes in property values totalling EUR – 8,258 thousand (17,183) were included in profit.

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

- Rental income amounted to EUR 59,300 thousand (50,658).
- Net operating income totalled EUR 55,650 thousand (46,958).
- Profit from property management was EUR 23,334 thousand (28,125). Profit from property management, excluding non-recurring costs and exchange rate effects, amounted to EUR 25,290 thousand.
- Earnings after tax amounted to EUR 5,957 thousand (66,354), corresponding to EUR 0.09 (1.42) per share.
- Unrealised changes in property values totalling EUR -16,735 thousand (43,715) were included in profit.
EPRA NRV amounted to 744,468 TEUR (726,166) corresponding to EUR 13.0 (15.0) per share.

“Cibus’s focus is on continuing the work to optimize the balance sheet in a way that minimizes risk for our shareholders while also safeguarding increased cash flows and dividends over time.”

— Sverker Källgården, CEO

Key figures ¹	Q2 2023	Q2 2022	Jan-jun 2023	Jan-jun 2022
Market value of properties, EUR million	1,815	1,833	1,815	1,833
NOI, current earnings capacity, EUR million	111.3	103.2	111.3	103.2
Lettable area, thousand sq.m.	981	960	981	960
Proportion grocery and daily goods stores, %	93.3	94.5	93.3	94.5
Number of properties with solar panels	44	40	44	40
Senior debt LTV ratio, %	50.5	46.4	50.5	46.4
Net debt LTV ratio, %	56.5	58.0	56.5	58.0
Interest coverage ratio, multiple	2.4	3.5	2.4	3.5
Approved dividend per share paid for the period, EUR	0.22	0.24	0.47	0.48

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 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 18 July 2023.