

Q1 2021

Interim Report

Cibus Nordic Real Estate AB (publ)

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

- Rental income amounted to EUR 19,430 thousand (14,040).
- Net operating income totalled EUR 18,211 thousand (13,002).
- Profit from property management was EUR 11,570 thousand (6,840).
- Earnings after tax amounted to EUR 11,171 thousand (7,098), corresponding to EUR 0.28 (0.22) per share. Unrealised changes in property values totalling EUR 193 thousand (1,609) were included in profit.

“Monthly, growing dividends, combined with substantial growth, provide our shareholders with a stable, dividend paying share with growth included.”

— Sverker Källgården, CEO

KEY FIGURES ¹	2021 Q1	2020 Q1	2020 Full-year
Market value of properties, EUR million	1,270	1,053	1,273
NOI, current earnings capacity, EUR million	72.6	61.0	72.6
Lettable area, thousand sq.m.	744	628	744
Proportion grocery and daily goods stores, %	95.0	93.9	95.0
Number of properties with solar panels	28	12	26
Senior debt LTV ratio, %	48.9	50.2	48.9
Net debt LTV ratio, %	61.6	58.1	61.3
Interest coverage ratio, multiple	3.4	3.4	3.3
EPRA NRV per share, EUR	12.2	11.6	12.1
Approved dividend per share paid for the period, EUR	0.23	0.22	0.88

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 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 about 300 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.

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