

PRESS RELEASE

5 June 2025

Cibus acquires two assets in the Netherlands and Denmark, divests two assets in Belgium, recruits a Head of Sustainability and an Investment Manager, and updates on lockup

Accretive add-on acquisitions

In the Netherlands, Cibus has acquired an Albert Heijn store in Ede, Gelderland, at an underlying property value of approx. 5.4 MEUR. The store has a lettable area of approx. 1,500 sqm and is fully leased to Albert Heijn. The transaction was signed and closed on May 15, 2025. The property was acquired from a private investor through an asset deal paid in cash and will be long-term financed with a loan-to-value ratio of approx. 50% by a local bank.

In Denmark, Cibus has signed the acquisition of a Netto store in Horsens, Jutland, at an underlying property value of 4.1 MEUR. The store has a lettable area of approx. 1,300 sqm and has recently been converted into a Netto store. The property is fully leased to Netto on a new 10-year lease agreement. The acquisition was signed on May 2, 2025 and is expected to be closed in mid-June 2025. The property was acquired from a private investor through a share deal and will be long-term financed with a loan-to-value ratio of approx. 50% by a local bank. Market standard deductions were made for deferred tax.

Asset rotation

Following the announcement in April 2025 regarding disposal of six assets, Cibus continues to actively optimise its portfolio. The first new divestment is a sale in Belgium of a non-strategic property located in Bree, Limburg to a private investor for an underlying property value of 1.7 MEUR. The property has a lettable area of 1,300 sqm and is leased out to retail clothing chain C&A. The divestment was signed on May 22, 2025 and is expected to close by June 30, 2025. The sale is made as a property deal with an underlying property value above book value.

The second divestment is a sale in Belgium of a SPAR grocery store in a reverse sale and leaseback to the SPAR franchisee for an underlying property value of 2.8 MEUR. The property is located in Diest, Flanders, with a lettable area of approx. 1,400 sqm. The divestment was signed on May 30, 2025 and is expected to close by September 30, 2025. The sale is made as a property deal with an underlying property value above book value.

Further strengthening the organisation

Cibus has further strengthened its team with two strategic hires who will join the Stockholm office with pan-European roles. Hanna Cedervall has been appointed as Head of Sustainability, bringing valuable experience from her senior sustainability role at facility management company Coor, as well as previous positions at Atlas Copco and Goodpoint. She will lead Cibus' important sustainability work across all markets, working in close cooperation with our tenants.

David Eklund has been recruited as Investment Manager to support Cibus' expansion and its growth ambitions in both existing and new markets. David joins Cibus from Vasakronan where he served as an investment professional and previously held positions at the private equity fund NREP and investment bank ABG Sundal Collier.

Both recruits will commence their roles in August 2025.

Update on lock-up

In January 2025, Cibus acquired Forum Estates and issued approximately 13.3 million Cibus shares as consideration to the previous Forum Estates shareholders. These new Cibus shares are subject to a 6-month lock-up agreement ending July 26, 2025.

During the lock-up period, parts of the new Cibus shares can be sold during four windows. On May 27, 2025, the sales for the third open window were executed. During the three windows that have passed only a total of 1.2 million Cibus shares, just 16% out of the total of 7.8 million Cibus shares eligible for sale under the lock-up agreement, have been sold. In each window, 100% of shares offered were sold on the first trading day, indicating strong investor demand for Cibus shares. The fourth and final open window will commence on June 26, 2025.

"I am happy that we continue to grow through acquisitions, recycle capital and continue to streamline our portfolio. I am also pleased to see that approximately 84% of the new Cibus shares that could have been sold under the lock-up agreement remain with our new shareholders who together with our new recruits within ESG and Investments join us in continuing 'Converting Food into Yield'," says Christian Fredrixon, CEO Cibus Nordic Real Estate AB.

For further information, please contact:

Christian Fredrixon, CEO

christian.fredrixon@cibusnordic.com

+46 (0)8 12 439 100

Pia-Lena Olofsson, CFO

pia-lena.olofsson@cibusnordic.com

+46 (0)8 12 439 100

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 Europe with grocery retail chains as anchor tenants. The company currently owns approximately 640 properties in Europe. The largest tenants are Kesko, Tokmanni, Coop, S Group, Rema 1000, Salling, Lidl, Dagrofa and Carrefour.