

PRESS RELEASE
December 20, 2024

Cibus acquires three grocery stores, two in Sweden and one in Norway, for a property value of approx. 9.2 MEUR, and divests a property in Sweden valued at approx. 1.7 MEUR

The first transaction involves the acquisition of a Bunnpris grocery store in Randaberg for an underlying property value of 33.6 MNOK, approx. 2.9 MEUR. The property has a lettable area of approx. 1,200 square meters. The acquisition is planned to be financed with a loan-to-value ratio of approx. 50% from the bank, with an expected transfer date of January 15, 2025. The property will be acquired through a company acquisition.

The second transaction pertains to the acquisition of a Willys grocery store in Bollnäs for an underlying property value of 46 MSEK, approx. 4.0 MEUR. The property has a lettable area of approx. 4,200 square meters. The acquisition is planned to be financed with a loan-to-value ratio of approx. 50% from the bank, with the transfer having occurred on December 17, 2024. The property is acquired through a company acquisition.

The third transaction involves the acquisition of an ICA grocery store in Habo for an underlying property value of 26.6 MSEK, approx. 2.3 MEUR. The property has a lettable area of approx. 1,500 square meters. The acquisition is planned to be financed with a loan-to-value ratio of about approx. 50% from the bank, with the transfer having occurred on December 18, 2024. The property is acquired through a company acquisition.

The divestment concerns a Coop grocery store in Ängelholm for an underlying property value of 20 MSEK approx. 1.7 MEUR. The property has a lettable area of approx. 800 square meters. Coop currently has no operations on the premises. The transfer occurred on December 16, 2024, and the sale is made in company form at an underlying property value above the book value. No deductions are made for deferred tax.

"I am happy to announce that we are wrapping up the year with four smaller single asset transactions of grocery assets in our current Nordic markets. In line with our strategy, all the above-mentioned acquisitions are accretive and increase our cash flow earnings capacity per share and I am proud that we have successfully deployed the funds raised in September 2024 both at attractive terms and within a short timeframe. The divestment of a vacated grocery store in Sweden at above book value is an example of the alternative use of our assets and how we are actively working with trimming our portfolio.

It has been a busy week at Cibus, with the announcement of potential transactions totaling approximately 635 EUR million across 6 separate deals. We very much look forward to 2025 and all of us at Cibus wish you Happy Holidays and Season's Greetings!" says Christian Fredrixon, CEO Cibus Nordic Real Estate AB.

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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 Nordic region with grocery retail chains as anchor tenants. The company currently owns more than 470 properties in the Nordics. The largest tenants are Kesko, Tokmanni, Coop Sweden, S-Group, Dagrofa, and Lidl.