

Q3 2023

Interim Report

Cibus Nordic Real Estate AB (publ)

July – September 2023 (compared with July – September 2022)

- Rental income amounted to EUR 29,765 thousand (27,794).
- Net operating income totalled EUR 30,953 thousand (26,157).
- Profit from property management was EUR 16,810 thousand (14,653). Profit from property management, excluding non-recurring costs and exchange rate effects, amounted to EUR 14,242 thousand.
- Earnings after tax amounted to EUR 8,032 thousand (24,204), corresponding to EUR 0.13 (0.49) per share.
Unrealised changes in property values totalling EUR -5,481 thousand (8,945) were included in profit.

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

- Rental income amounted to EUR 89,065 thousand (78,452).
- Net operating income totalled EUR 86,603 thousand (73,115).
- Profit from property management was EUR 40,144 thousand (42,778). Profit from property management, excluding non-recurring costs and exchange rate effects, amounted to EUR 39,532 thousand.
- Earnings after tax amounted to EUR 13,989 thousand (90,558), corresponding to EUR 0.23 (1.90) per share.
- Unrealised changes in property values totalling EUR -22,216 thousand (52,660) were included in profit.
- EPRA NRV amounted to 743,893 TEUR (735,836) corresponding to EUR 13.0 (15.2) per share.

“I take a bright view of Cibus’s future as the obvious stock of choice for those seeking exposure to grocery and daily-goods properties and the stable cash flows that they offer.” — Sverker Källgård, CEO

Key figures ¹	Q3 2023	Q3 2022	Jan-Sep 2023	Jan-Sep 2022
Market value of properties, EUR million	1,828	1,858	1,828	1,858
NOI, current earnings capacity, EUR million	112.4	104.3	112.4	104.3
Lettable area, thousand sq.m.	979	968	979	968
Proportion grocery and daily goods stores, %	93.2	94.0	93.2	94.0
Number of properties with solar panels	44	42	44	42
Senior debt LTV ratio, %	50.5	46.0	50.5	46.0
Net debt LTV ratio, %	56.7	58.0	56.7	58.0
Interest coverage ratio, multiple	2.3	3.5	2.3	3.5
Approved dividend per share paid for the period, EUR	0.22	0.25	0.69	0.73

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 CET on 7 November 2023.