Press release

16 July 2026

Cibus
Converting food into yield

Q2 2026

Interim Report

Cibus Real Estate AB (publ)

April – June 2026 (compared with April – June 2025)

- Rental income amounted to EUR 46.2 million (41.3).
- Net operating income totalled EUR 45.1 million (39.1).
- Profit from property management was EUR 22.6 million (20.0) excluding non-recurring items and exchange rate effects, and EUR 22.8 million (19.5) including non-recurring items and exchange rate effects.
- Earnings after tax amounted to EUR 14.4 million (13.7), corresponding to EUR 0.18 (0.17) per share.
- Unrealised changes in value affected by EUR 2.3 million (2.7) on properties and by EUR -7.6 million (-6.7) on interest rate derivatives.

January – June 2026 (compared with January – June 2025)

- Rental income amounted to EUR 91.4 million (80.4).
- Net operating income totalled EUR 87.6 million (75.7).
- Profit from property management was EUR 43.5 million (38.3) excluding non-recurring items and exchange rate effects, and EUR 43.6 million (57.5) including non-recurring items and exchange rate effects. The previous year's earnings were affected by income of EUR 20.5 million in the form of negative goodwill in connection with the Benelux acquisition.
- Earnings after tax amounted to EUR 39.3 million (44.7), corresponding to EUR 0.47 (0.58) per share.
- Unrealised changes in value affected by EUR -1.9 million (-4.6) on properties and by EUR 6.4 million (-8.0) on interest rate derivatives.
- EPRA NRV amounted to EUR 1,067.9 million (1,054.4) corresponding to EUR 13.0 (12.8) per share.

> *"We will continue to develop our properties and evaluate business opportunities with the aim of achieving further growth in a sustainable and profitable manner."*
>
> *— Stina Lindh Hök, CEO*

Key figure[1] **In EUR millions, unless otherwise stated**	**Q2 2026**	**Q2 2025**	**Jan-jun 2026**	**Jan-jun 2025**
Rental income	46.2	41.3	91.4	80.4
Net operating income	45.1	39.1	87.6	75.7
Profit from property management	22.8	19.5	43.6	57.5[2]
Unrealised changes in property values	2.3	2.7	-1.9	-4.6
Earnings after tax	14.4	13.7	39.3	44.7
Market value of investment properties	2,760	2,427	2,760	2,427
Property value, green assets	1,139	1,100	1,139	1,100
Net operating income, current earnings capacity	176.2	156.3	176.2	156.3
Net debt LTV ratio, %	59.1	55.0	59.1	55.0
Debt ratio (net debt/EBITDA), multiple	10.8	11.1	10.8	11.1
Forward looking debt ratio (net debt/EBITDA), multiple	10.1	9.4	10.1	9.4
Interest coverage ratio, multiple	2.4	2.3	2.4	2.3
No. of shares outstanding	82,086,045	82,086,045	82,086,045	82,086,045
Average No. of shares outstanding	82,086,045	77,510,489	82,086,045	74,975,149
Profit from property management per share, excl. non-recurring items	0.28	0.26	0.53	0.51
EPRA NRV/share, EUR	13.0	12.8	13.0	12.8

[1]Refer to the full report for alternative performance measures and definitions.
[2]Profit from property management includes income of EUR 20.5 million in the form of negative goodwill in connection with the acquisition of the Benelux operations.

For further information, please contact

Stina Lindh Hök, CEO

Stina.lindhhok@cibusrealestate.com
+46 (0)8 12 439 100

Pia-Lena Olofsson, CFO

pia-lena.olofsson@cibusrealestate.com
+46 (0)8 12 439 100

Link to the report archive:

https://www.cibusrealestate.com/investors/financial-reports/

About Cibus 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 properties in Europe with grocery retail chains as anchor tenants. The company currently owns approximately 700 properties in Europe. The largest tenants are Kesko, Tokmanni, Coop, Rema 1000, S Group, Lidl and Jumbo.