

PRESS RELEASE

16 June 2021

Cibus Nordic Real Estate AB (publ) signs the acquisition of 72 grocery stores in Finland for EUR 71.6m and agrees on a directed share issue of 2,000,000 new shares to AB Sagax

Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") has today signed the acquisition of a portfolio of 72 grocery stores in Finland. In addition, the Company has agreed to pay a part of purchase price with a directed share issue of 2,000,000 shares to the seller. The transaction is targeted to close during the fourth quarter of 2021.

The assets are located across Finland and have a total lettable area of approx. 42,000 sqm. In total 71 assets have been leased to Kesko and one to S Group, the weighted average lease maturity being slightly over five years. The total transaction value, including transaction costs, amounts to approx. EUR 71.6m.

The portfolio is acquired from AB Sagax, and the parties have agreed that approx. EUR 37.6m of the purchase price will be paid as 2,000,000 newly issued shares in Cibus, corresponding to approx. 4.8% of the shares in the Company after the new share issue. The subscription price, which amounts to SEK 189.37 per share, corresponds to the volume-weighted average price of the Cibus share during 30 trading days before June 14, 2021. The transaction is targeted to close and the shares to be issued during the fourth quarter of 2021. The board of directors of Cibus will in connection with the closing resolve on a share issue in accordance with the authorization granted by the annual general meeting held on 15 April 2021.

With this acquisition, as well as the previously announced ones, the Company assesses the total NOI on a yearly basis in the earnings capacity to rise to EUR 80.3m after the deal is closed.

"The acquisition is a perfect add-on to our current portfolio, consisting solely of small and mid-sized grocery stores leased to the strongest grocery chains in Finland. In addition, we are more than happy to welcome AB Sagax as a new shareholder. After the move to the main list at the beginning of June, the Cibus share has become even more attractive to investors, and the fact that we can use it as a payment method in acquisitions allows for new opportunities for profitable growth", comments Sverker Källgården, CEO.

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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 14:30 CEST on 16 June 2021.

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 over 300 properties in the Nordics. The main tenants are Kesko, Tokmanni, Coop, ICA and S Group.

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