

PRESS RELEASE

12 April 2019

## **Cibus Nordic Real Estate AB (publ) sells a daily-goods store to the tenant**

**Cibus Nordic Real Estate AB (publ) (“Cibus” or the “Company”) has today sold an asset located in Kuopio, Finland to the tenant. The price exceeded significantly the valuation of the asset, but since the asset was small the effect on the Company metrics is also small.**

The asset sold is an S-market of some 1,650 sqm located in a property in Kuopio where Cibus also owns the adjacent K-market of a similar size.

“We continue our activity in the Finnish market. Although our focus is on acquisitions, sometimes it is of mutual interest with our tenants to reach a solution like the one we did today.” says Sverker Källgården, CEO of Cibus.

For further information, please contact:

Sverker Källgården, CEO, Cibus Nordic Real Estate (+46 761 444 888)

*Cibus is a real estate company listed on Nasdaq First North in Stockholm. 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 138 properties in Finland. The main tenants are Kesko, Tokmanni and S-Group. FNCA Sweden AB, +46(0)8-528 00 399 info@fnca.se, is appointed Certified Adviser.*

PRESS RELEASE

8 May 2019

## Cibus recruits Pia-Lena Olofsson as CFO

**Cibus Nordic Real Estate AB (publ) (“Cibus” or the “Company”) continues to build its own organization with the recruitment of a CFO.**

Cibus has recruited Pia-Lena Olofsson as CFO. Pia-Lena has extensive experience from the finance industry, after six years at Collector Bank.

*“With Pia-Lena we get an experienced CFO with focus on financing issues and who is used to be in contact with analysts and investors. I am very happy that Pia-Lena choose to join us at Cibus. Her experience from working with listed companies will help to strengthen us as a company and help the development of Cibus to an even more attractive investment,”* says Sverker Källgården, CEO.

Pia-Lena takes up her position immediately.

For further information, please contact:

Sverker Källgården, CEO, Cibus Nordic Real Estate (+46 761 444 888)

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## **Cibus Nordic Real Estate AB (publ) Interim report 1 January 2019 - 31 March 2019**

Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") releases the interim report for the period of 1 January 2019 through 31 March 2019.

*"As the new CEO of Cibus Nordic Real Estate, it is my pleasure to present our first report for the year. We are experiencing stable growth and our earnings are in line with our goal, which is to be a high-yield company for our shareholders. A strong cash flow will allow us to achieve dividend growth. During the company's first 12 months, we have demonstrated that our business idea is sound and that we deliver on the promises we make. We are very proud of our business concept and do not deviate from it." Comments from Sverker Källgården, CEO.*

- **Market value of properties: EUR 821 million**
- **NOI, current earnings capacity (Mar 31): EUR 47.8 million**
- **NOI, current earnings capacity (Est. Jun 30): EUR 49.3 million (+10% since IPO)**
- **Equity ratio: 39%**
- **LTV, senior debt: 43%**
- **LTV, total net debt: 57%**
- **Interest coverage ratio: 3.6x**
- **Adjusted EPRA NAV/share\*: EUR 11.2**
- **Dividend per share first quarter: EUR 0.2**

*\*No adjustment has been made this quarter.*

The interim report is attached in its entirety and is published on Cibus's website 15 May 2019.

Stockholm, 15 May 2019

For further information, please contact:  
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sverker.kallgarden@cibusnordic.com  
+46 (0) 761-444 888

*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 09:30 CEST on 15 May 2019.*

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PRESS RELEASE

23 May 2019

## **SFC Holding S.À R.L. has sold shares in Cibus Nordic Real Estate AB (publ)**

**SFC Holding S.á r.l. (“SFC”), a company owned by Sirius Fund I Grocery SCSp and Sirius Fund II SCSp, has sold a significant part of its shares in Cibus Nordic Real Estate AB (publ) (“Cibus” or the “Company”) in an accelerated book-building process, reducing its ownership share by three quarters to approx. 10.3%.**

It was today brought to the attention of Cibus that its main shareholder, SFC, has sold 9.644.443 shares in the Company, corresponding to approx. 31.0% of all shares and votes. Following the transaction, SFC owns 3,200,000 shares in the Company, and remains the largest shareholder.

“Since the IPO, it has been clear that SFC eventually will sell their ownership. The fact that it has been possible to sell such a large stake at once proves the attractiveness of the Company amongst investors at large. I am humbled by learning how strong the interest for owning shares in the Company was and welcome both the new investors as well as the existing ones who have increased their stake in this transaction.” says Sverker Källgården, CEO of Cibus.

In conjunction with the transaction the Chairman of the Board, Patrick Gylling and Board Member Jonas Ahlblad have both (through holding companies) increased their ownership in the company.

For further information, please contact:

Sverker Källgården, CEO, Cibus Nordic Real Estate (+46 761 444 888)

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## PRESS RELEASE

27 May 2019

# Cibus continues to build the organisation

## **Cibus Nordic Real Estate AB (publ) (“Cibus” or the “Company”) continues to build the organisation**

Cibus takes another step in building the company by hiring Mikael Palmgren as Head of Finland. Mikael has worked for companies such as Alfred Berg/ABN AMRO, RBS, UBS and lately for the Finnish company FIM. Mikael takes up his position on the 1st of August.

*“Mikael has extensive and long experience working in the Financial Industry and Finland in particular, where he has a great network. He will truly contribute to Cibus move towards the main list and be a strong leader for our Finnish business”* says Sverker Källgården, CEO Cibus Nordic Real Estate AB.

For further information, please contact:

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PRESS RELEASE

31 May 2019

## **Cibus Nordic Real Estate AB (publ) closes transaction announced in March**

**Cibus Nordic Real Estate AB (publ) (“Cibus” or the “Company”) has today closed the acquisition of a portfolio of five assets in Finland. The acquisition was signed and announced on 25 March 2019.**

As previously announced, the properties are all newly built and let to Kesko and Tokmanni on long leases. They have a combined area of some 15,800 sqm and the total acquisition cost is around €25 million. The sellers are Veikko Laine Oy and Castor Real Estate Oy.

“In March, we announced the signing of two acquisitions to be closed in May and June. The deal closed today was the larger one of the two and the other one is also proceeding as expected. We are also working on the refinancing of the remaining senior debt facility and a number of further acquisitions related thereto. We hope to be able to announce something regarding this in the coming months.” says Sverker Källgården, CEO of Cibus.

For further information, please contact:

Sverker Källgården, CEO, Cibus Nordic Real Estate (+46 761 444 888)

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PRESS RELEASE

24 June 2019

## **Cibus Nordic Real Estate AB (publ) refinances the final remaining senior debt facility**

**Following the refinancing of the first two of its three senior debt facilities, announced in November 2018 and February 2019, Cibus Nordic Real Estate AB (publ) (“Cibus” or the “Company”) has now refinanced the final remaining senior debt facility. The refinancing has a positive effect on the Company’s future cash flows.**

The new €190 million facility with Nordea Bank, LocalTapiola and Swedbank has a lower margin and a longer maturity than before. It also includes a facility for further acquisitions. The facility is large enough to enable the Company to carry out its acquisition strategy during this year and next year at the planned pace.

“At the time of the IPO, the Company set out a target to refinance all its existing senior loans within a two-year time frame. The target was to decrease the margin and increase the debt amount so that acquisitions for a total of €100 million could be acquired without increasing the total interest expense of the company. We have now concluded the refinancing quicker than anticipated and fulfilled the margin target. In addition to that, we have been able to secure even more financing than originally anticipated. This facility will now let us continue the pace of €50 million in new acquisitions per year all through 2020. After that, we will start focusing on a potential refinancing of the outstanding bond of the Company” says Sverker Källgården, CEO of Cibus.

For further information, please contact:

Sverker Källgården, CEO, Cibus Nordic Real Estate (+46 761 444 888)

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## PRESS RELEASE

28 June 2019

# Cibus Nordic Real Estate AB (publ) makes several new acquisitions

**Cibus Nordic Real Estate AB (publ) (“Cibus” or the “Company”) has this week through three separate transactions added three daily goods properties to its portfolio. The company has furthermore signed the acquisition of one property, which is estimated to close in January 2020 upon completion. One of the deals closed this week was already signed and announced on 4 March 2019.**

As previously announced, the property that was signed in March is located in Siilinjärvi, a suburb of Kuopio. It has a lettable area of 4,500 sqm and is let to Halpa-Halli.

The two new properties signed and closed this week have a total area of some 8,000 sqm, are located in Liminka and Jämsä and are let to Halpa-Halli and Tokmanni respectively.

The final acquisition signed this week is regarding a Tokmanni asset of some 3,000 sqm located in Virrat. The property is still under construction and the transaction is estimated to close in January 2020.

The total price for the three previously unannounced assets, located in Liminka, Jämsä and Virrat, amount to some € 15 million. These acquisitions are financed with the new debt facility announced on 24 June 2019.

“With these acquisitions, we have already announced new acquisitions for some € 45 million this year and are a long way on delivering on the promise to keep a steady acquisitions pace of € 50 million per year.” says Sverker Källgården, CEO of Cibus.

For further information, please contact:  
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PRESS RELEASE

11 July 2019

## **Cibus Nordic Real Estate approved for Nasdaq First North Premier**

**Cibus Nordic Real Estate AB (publ), ticker symbol CIBUS, the real estate company that converts food into quarterly yield, announces that Nasdaq Stockholm approved Cibus for Nasdaq First North Premier. The move to Nasdaq First North Premier is a natural next step in the preparations for the main market listing which is a prerequisite for inclusion in the EPRA-index.**

The listing on First North Premier is Cibus first step towards the Main Market listing on Nasdaq Stockholm. Cibus Nordic was listed on Nasdaq First North in March 2018 providing investors the opportunity to invest in a real estate company focused on a dividend every quarter. Cibus Nordic is a member of the European Public Real Estate Association (EPRA) and will be included in the EPRA-index when the share is listed on the Main Market. First day of trading on First North Premier is 15 July 2019.

### **About First North Premier – Stepping stone to the Main Market**

As compared with Nasdaq First North, Nasdaq First North Premier applies stricter requirements, and is intended for companies with a high level of ambition – often those focused on a future listing on the Main Market. These stricter requirements serve both as a stamp of quality for the Premier segment, and better prepare the company for a transfer to the Main Market

<https://business.nasdaq.com/list/listing-options/European-Markets/first-north-premier.html>

### **For further information, please contact:**

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Pia-Lena Olofsson, CFO, Cibus Nordic Real Estate +46 708 580 453

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PRESS RELEASE  
14 August 2019

## **Cibus Nordic's CEO and CFO present results for the second quarter 2019**

**Cibus Nordic Real Estate AB (publ) invite to teleconference and audio cast on August 30, 2019 at 14.00 CET. The company's CEO, Sverker Källgården, and CFO, Pia-Lena Olofsson, will present the interim report for the second quarter 2019 in Swedish.**

The presentation will start at 14.00 CET and can be joined via telephone or the web and will be available on-demand on the company's home page.

**This is the link to follow the presentation on-line:**

<https://tv.streamfabriken.com/cibus-q2-2019>

**Telephone numbers to call-in and join the presentation:**

Dial-in number SE: +46850558359 UK: +44333300926 | US: +18338230589

**For further information, please contact:**

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PRESS RELEASE  
30 September 2019

## **Cibus Nordic terminates agreement with liquidity provider**

Cibus Nordic has terminated the agreement with the liquidity provider Pareto Securities AB. The liquidity warranty will end tomorrow, the 1 October 2019.

**For further information, please contact:**

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PRESS RELEASE  
16 october 2019

## Cibus Nordic's nomination committee AGM 2020

Cibus Nordic has following the decision on the general meeting in April 2019 appointed the following individuals to the nomination committee:

- Matti-Pekka Sävelkoski, SFC Holding
- Olof Nyström, AP4
- Jussi Nyrölä, Talomon Capital
- Patrick Gylling, Chairman of the Board of Cibus Nordic

In Cibus Nordic the nomination committee should consist of four members, of which one member shall be the chairman of the board. Appointment to the nomination committee has been based on the largest shareholders voting power as of the last day of trading in September 2019.

The nomination committee is to prepare and propose for the annual general meeting:

- election of chairman of the annual general meeting
- election of chairman of the board, other board members and number of board member
- fee to the chairman of the board and fees to other board members, as well as compensation for committee work o election of auditor and possible deputy auditor and determination of the auditor's fee, and
- structural principles of the nomination committee

Shareholders have the opportunity to submit nomination proposals to the committee. The AGM 2020 will be held on April 23, Cibus Nordic's Office, Kungsgatan 56, Stockholm @9:30 am CET.

### **For further information and nomination proposals, please contact:**

Patrik Gylling, Chairman of the board Cibus Nordic Real Estate  
E-mail [patrick.gylling@sirius.fi](mailto:patrick.gylling@sirius.fi)

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PRESS RELEASE  
1 November 2019

## **Cibus Nordic's CEO and CFO present results for the third quarter 2019**

**Cibus Nordic Real Estate AB (publ) invite to teleconference and audio cast on November 15, 2019 at 10.00 CET. The company's CEO, Sverker Källgården, and CFO, Pia-Lena Olofsson, will present the interim report for the third quarter 2019 in English.**

The presentation will start at 10.00 CET and can be joined via telephone or the web and will be available on-demand on the company's home page.

**This is the link to follow the presentation on-line:**

<https://tv.streamfabriken.com/cibus-nordic-real-estate-q3-2019>

**Telephone numbers to call-in and join the presentation:**

Dial-in number SE: +46856642695 UK: +443333009035 US: +18335268347

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PRESS RELEASE

4 December 2019

## **Cibus Nordic Real Estate AB (publ) acquires three assets in Finland**

**Cibus Nordic Real Estate AB (publ) (“Cibus” or the “Company”) has today concluded the acquisition of a portfolio of three daily goods properties.**

All three properties are let to Tokmanni with long leases and the properties are located in Pieksämäki, Varkaus and Kitee. The total lettable area amounts to some 10,000 sqm.

“The Finnish market is still strong and with this acquisition we continue our growth of 50 million euro per year. We keep our focus on grocery- and daily goods stores with “best in class tenants” that increase our earnings capacity”, says Sverker Källgården, CEO of Cibus.

For further information, please contact:

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*Cibus is a real estate company listed on Nasdaq First North Premier in Stockholm. 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 142 properties in Finland. The main tenants are Kesko, Tokmanni and S-Group. FNCA Sweden AB, +46(0)8-528 00 399 info@fnca.se, is appointed Certified Adviser.*

PRESS RELEASE  
12 December 2019

## **Cibus Nordic Real Estate AB continues to build the organisation**

Cibus takes another step in building the company by hiring Lauri Tiensuu as CIO of Finland, responsible for managing the company's investment activity in Finland. Lauri joins Cibus from Finnish investment bank Advium Corporate Finance Ltd, where he has since 2012 advised clients in real estate transactions. Lauri will join the senior management group of the company and report to the CEO Sverker Källgården, taking up his position on the 7<sup>th</sup> of January 2020.

"Lauri has extensive and long experience working in the Real Estate Industry and transactions in particular, and has a great network. He will contribute to Cibus goals of growing with 50 million euro annually through acquisitions and creating a local organisation." says Sverker Källgården, CEO Cibus Nordic Real Estate AB.

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