

PRESS RELEASE

23 January 2020

## **Bulletin from the extraordinary general meeting on 23 January 2020 in Cibus Nordic Real Estate AB (publ)**

At the extraordinary general meeting held on 23 January 2020 in Cibus Nordic Real Estate AB (publ) the main resolutions passed were the following:

- The meeting resolved, in accordance with the board's proposal, to grant the board of directors the authority to issue new shares, including with deviation from the shareholders' pre-emption rights. The total number of shares that may be issued by virtue of the authorisation must be within the limits of the share capital according to the articles of association. The total number of shares that may be issued by virtue of the authorisation may not exceed 20 per cent of the total number of outstanding shares in the company on the date of the extraordinary general meeting, i.e. no more than 6,220,000 shares may be issued.
- The meeting resolved, in accordance with the board's proposal, in case the board of directors exercises the authority to issue new shares at such time that the new shares are entered into the share register, at the latest, on the record date for dividends expected to be paid 31 March 2020, which has been resolved upon by the annual general meeting, i.e. 24 March 2020, to the distribution of dividends in such amount that the dividend still amounts EUR 0.22 per share, for both existing shares and shares that may be issued by virtue of the authorisation. This corresponds to a further dividend in the total amount of EUR 1,368,400 if the authorisation is exercised in full. If the authorisation is not exercised in such time, no further dividend shall be paid.

For further information, please contact:

Sverker Källgården, CEO

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The information in this press release was submitted for publication, through the agency of the above contact person, at 10.40 CET 23 January 2020.

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*Cibus is a real estate company listed on Nasdaq First North Premier Growth Market 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 approximately 140 properties in Finland. The main tenants are Kesko, Tokmanni and S-Group. FNCA Sweden AB, +46 (0) 8-528 00 399 [info@fnca.se](mailto:info@fnca.se), is appointed Certified Adviser.*

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Reg no. 559135-0599 | [www.cibusnordic.com](http://www.cibusnordic.com)

PRESS RELEASE

31 January 2020

## **Cibus Nordic Real Estate AB (publ) completes the acquisition of Tokmanni Virrat**

**Cibus Nordic Real Estate AB (publ) (“Cibus” or the “Company”) has today closed the acquisition of a property located in Virrat and fully let to Tokmanni. The acquisition was signed and announced in June 2019.**

The acquired asset is newly-developed and located in Virrat, in Central Finland, with a lettable area of 3,000 sqm. The property is fully let to Tokmanni on a long lease.

“Through this acquisition, we have now completed all acquisitions announced in 2019. This also marks achieving the targeted EUR 50 million of new acquisitions in 2019. The pipeline for 2020 is strong and we are confident to reach at least the same target also this year”, says Sverker Källgården, CEO of Cibus.

For further information, please contact:

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PRESS RELEASE  
14 February 2020

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

**Cibus Nordic Real Estate AB (publ) invite to teleconference and audio cast on February 27, 2020 at 9.30 CET. The company's CEO, Sverker Källgården, and CFO, Pia-Lena Olofsson, will present the interim report for the fourth quarter 2019 in English.**

The presentation will start at 9.30 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-q4-2019>

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

Dial-in number SE+4685055835 | UK: +443333009264 | US: +18335268398

**For further information, please contact:**

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

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# Year-end report 2019

Cibus Nordic Real Estate AB (publ)

October – December 2019 (compared with October – December 2018)

- Rental income amounted to EUR 13,170 thousand (12,409)
- Net operating income totalled EUR 12,559 thousand (11,355)
- Profit from property management was EUR 6,984 thousand (7,530)
- Earnings after tax amounted to EUR 5,645 thousand (6,848), corresponding to EUR 0,2 (0,2) per share. Unrealised changes in value of investment properties are included in the profit with EUR 33 (2,029) thousand

Full-year 2019 (compared with full-year 2018)

- Rental income amounted to EUR 51,530 thousand (39,733)
- Net operating income totalled EUR 48,618 thousand (37,521)
- Profit from property management was EUR 28,667 thousand (22,871)
- Earnings after tax amounted to EUR 30,279 thousand (46,267), corresponding to EUR 1,0 (1,5) per share. Unrealised changes in value of investment properties are included in the profit with EUR 7,034 (32,270) thousand

*“We perceive many opportunities ahead, both in Finland and the other Nordic countries, and we enter the new financial year with great enthusiasm.”*

— Sverker Källgården, CEO

## THE BOARD'S RECOMMENDATION TO THE ANNUAL GENERAL MEETING REGARDING DIVIDEND

As of the date of publication of this report, the Board of Directors of Cibus Nordic does not have a final proposal for resolution on dividends for the 2019 financial year to recommend to the Annual General Meeting. It is, however, the intention of the Board of Directors to adhere to Cibus' dividend policy and to recommend that the dividend be raised by slightly more than 5% to a total EUR 0.89 per share for the 2019 financial year, to be paid out over a 12-month period following the Annual General Meeting. A complete proposed resolution will be published prior to the announcement of the Annual General Meeting.

<b>KEY FIGURES<sup>1</sup></b>	<b>Q4 2019</b>	<b>Q4 2018</b>	<b>Full-year 2019</b>	<b>Full-year 2018</b>
No. of properties	142	132	142	132
Lettable area, thousand sq.m.	506	472	506	472
Market value of properties, EUR million	874.8	816.5	874.8	816.5
NOI, current earnings capacity, EUR million	50.7	48.2	50.7	48.2
Equity ratio, %	36.5	38.8	36.5	38.8
Senior debt LTV ratio, %	46.1	43.4	46.1	43.4
Net debt LTV ratio, %	58.7	58.4	58.7	58.4
Interest coverage ratio, multiple	3.3	3.3	3.4	3.3
Adjusted EPRA NAV/share, EUR	11.4	11.1	11.4	11.1
Dividend per share decided for the period, EUR	0.21	0.20	0.82	0.40

<sup>1</sup>Refer 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/](https://www.cibusnordic.com/investors/financial-reports/)

#### ABOUT CIBUS NORDIC REAL ESTATE

Cibus is a real estate company listed on Nasdaq First North Premier Growth Market 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 about 140 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.

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 27 February 2020.

PRESS RELEASE

2 March 2020

## **Cibus Nordic Real Estate AB (publ) acquires two S-Group properties in Helsinki**

**Cibus Nordic Real Estate AB (publ) (“Cibus” or the “Company”) has today signed and closed the acquisition of two properties located in Helsinki and Espoo and fully let to S-group.**

The acquired assets have a total area of approximately 600 sqm and around 5 years lease agreements with the S-Group.

“We have currently a very strong pipeline. This is the first in a series of transactions that we are currently working on and that we plan to execute during the spring. The market environment is good for us and the recent general market turmoil does not affect our business.”, says Sverker Källgården, CEO of Cibus.

For further information, please contact:

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PRESS RELEASE

4 March 2020

## Cibus Nordic Real Estate AB (publ) moves into Sweden, announces intention to acquire a property portfolio with supermarkets from Coop and obtains new financing

**INSIDER INFORMATION:** Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") is on the verge of completing its first acquisition in Sweden with its intention to acquire a property portfolio consisting of 111 supermarkets, with a property value of approximately SEK 1,900 million, from Coop (the "Transaction"). The properties are located in southern and central Sweden and are rented out with new ten-year triple net agreements with Coop as the tenant. The rentable area amounts to approximately 118,000 square meters. The property portfolio was part of Coops acquisition of Netto's Swedish business during 2019. Cibus and Coop intend to enter into a binding agreement regarding the acquisition prior to the commencement of trading on Nasdaq First North Premier Growth Market on 5 March 2020, conditioned upon the Company's financing being secured through a directed share issue carried out by way of an accelerated book building procedure, which will be announced through a separate press release in connection herewith. Closing of the Transaction is estimated to take place on 10 March 2020.

### The Transaction in brief

- The property value of the Transaction amounts to approximately SEK 1,900 million which will be paid in cash in its entirety in connection with the closing, which is estimated to take place on 10 March 2020.
- When the transaction agreement is entered into (which is estimated to occur prior to the commencement of trading on Nasdaq First North Premier Growth Market on 5 March 2020) there will be no remaining conditions for the completion of the Transaction.
- The Transaction is Cibus' first acquisition in Sweden and is in line with the Company's communicated strategy to increase its property holdings in new geographic areas.
- Financing of the Transaction consists of a combination of external financing and funds from a directed share issue intended to be carried out by way of an accelerated book building procedure, which will be announced through a separate press release in connection herewith.

*"We are very happy to have this opportunity to move into Sweden. The negotiations with Coop have been very constructive and we have agreed on a triple net arrangement which makes this transaction unique in Sweden. We are accustomed to the triple net arrangement from our Finnish portfolio and we are pleased that Coop agrees with us regarding the benefits this arrangement brings for both parties. The transaction is strategically important for us since the properties are relatively newly built and purely built as good-*



*sized supermarkets and we can now continue our successful strategy of acquiring single properties and portfolios that complement this transaction in a new geographic area. We look forward to a long and successful partnership with Coop, who is a large and serious player who focuses on the customer and has a clear sustainability perspective, which are important points for us.",* says Sverker Källgård, CEO of Cibus.

## **Background and reasons**

Cibus is an active real estate company whose business idea is to acquire, develop and manage high quality properties in the Nordics with a clear orientation towards food and grocery trade. Cibus current property portfolio is spread out across strategically sound locations, mainly in the southern and southwestern Finland and the properties are for the most part located in regions with strong population growth. The Company is specialized in properties with tenants who operate in the food and grocery trade, who in general have two main features that separate them from other types of commercial properties. These features are the business' resistance to economic cycles and negative effects of e-commerce. The portfolio also constitutes a natural distribution network ideal for mail and other services, which is an advantage considering the trend within e-commerce. These qualities entail higher stability and lower risk compared to other commercial properties. The Company strives to create high dividends that is not affected by economic cycles for its shareholders. This is achieved through a stable profitability in the underlying property portfolio. Properties with tenants who operate in the food and grocery trade are generally owned by institutions, food and grocery stores or a joint venture between the two. Cibus contributes to a responsible development of society by working together with its tenants to create readily available and climate-smart solutions.

The Coop portfolio consists of 111 supermarkets, which were a part of the acquisition of Netto's Swedish business during 2019. The rentable surface amounts to approximately 118,000 square meters and the rent income amounts to EUR 10.6 million per year. In connection with the transaction Cibus will enter into ten-year triple net agreements with Coop.

The Transaction results in Cibus expanding geographically and establishing a significant presence in southern and central Sweden which is in line with the Company's communicated strategy. The property portfolio's size leads to Cibus being able to, in a cost efficient manner, continue to execute its strategy to acquire single properties to complement the Transaction in Sweden. Through the Transaction, Cibus property portfolio amounts to 253 properties valued at approximately EUR 1,055 million. Cibus assesses that the Transaction, considering its size and geographical location, entails increased visibility for the Company in regards to customers, creditors and investors.

## Key performance indicator table<sup>1</sup>

KPIs	Cibus pre-transaction (FY19)	Coop-portfolio	Cibus post-transaction
Total area (m <sup>2</sup> )	506,000 m <sup>2</sup>	118,000 m <sup>2</sup>	624,000 m <sup>2</sup>
Properties (#)	142	111 <sup>2</sup>	253
Net rental income (EURm)	EUR 50.9m	EUR 10.6m	EUR 61.5m
Net rental income per m <sup>2</sup> (EUR)	EUR 100.6	EUR 92.8	EUR 98.5
WAULT (years)	4.9 years	10.0 years	5.5 years
Vacancy (%)	5.3%	0.0%	4.4%
NOI-margin (%)	94.3%	100.0%	95.3%
Investment properties (EURm)	EUR 875m	EUR 180m	EUR 1,055m
Implied yield based on share price (%)	5.3%	5.9%	5.4%

An investor presentation regarding Cibus and the Transaction which includes, *inter alia*, information about the property portfolio and the Transaction is attached to this press release and will be published on Cibus' webpage, [www.cibusnordic.com](http://www.cibusnordic.com).

### Property value and payment of the purchase price

- The property value in the Transaction amounts to approximately SEK 1,900 million, which corresponds to the purchase price on a cash and debt free basis.<sup>3</sup>
- The purchase price for the shares in the property companies shall be paid in its entirety in cash in connection with the closing, which is estimated to take place on 10 March 2020.

### Conditions for completion of the Transaction

The Company will enter into a binding acquisition agreement which will be unconditional prior to the commencement of trading on Nasdaq First North Premier Growth Market on 5 March 2020 provided that a directed share issue, which the Company will announce in connection herewith, is successful.

The Transaction is otherwise not subject to any conditions.

### Financing

The Transaction is intended to be financed by way of a combination of funds from the directed share issue, as mentioned above, together with additional external financing.

The external financing consists of credit facilities that the Company today has entered into with Swedbank, amounting to approximately SEK 1,300 million.

<sup>1</sup> All of the KPIs are unaudited.

<sup>2</sup> The property portfolio consists of 110 properties and land leases, three leases (of which two are building on restricted grounds) as well as a cooperative locale. For the avoidance of doubt, the property portfolio consists of 111 supermarkets across 114 properties.

<sup>3</sup> The actual purchase price for the shares will depend on the capital structure the seller has in place at the closing and has been estimated to approximately SEK 1,000 million.

## Time plan for completion of the Transaction

- **4-5 March:** signing of unconditional acquisition agreement as well as completion of the directed share issue
- **10 March:** closing and payment

## Advisors

Pareto Securities AB and Swedbank AB (publ) (together the "**Managers**") are acting as financial advisors in relation to the directed share issue and the book building procedure. Roschier Advokatbyrå AB is acting as legal advisor to the Company in relation to the directed share issue and the Transaction. Baker & McKenzie Advokatbyrå KB is acting as legal advisor to the Managers in relation to the directed share issue and the book building procedure.

## Responsible person

This information is such information Cibus Nordic Real Estate AB (publ) is obliged to make public in accordance with the (EU) Market Abuse Regulation. The information in this press release has been made public through the agency of the responsible person as set out below for publication at the time stated by Cibus' news distributor, beQuoted, at the publication of this press release. The person below may be contacted for further information.

## For additional information, please contact:

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## About Cibus Nordic Real Estate AB (publ)

Cibus is a real estate company listed on Nasdaq First North Premier Growth Market 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 approximately 140 properties in Finland. The main tenants are Kesko, Tokmanni and S-Group. FNCA Sweden AB, +46 (0) 8-528 00 399 [info@fnca.se](mailto:info@fnca.se), is appointed Certified Adviser.

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This announcement is not a prospectus for the purposes of Regulation (EU) 2017/1129 (the "Prospectus Regulation") and has not been approved by any regulatory authority in any jurisdiction. The Company has not authorized any offer to the public of securities in any member state of the EEA and no prospectus has been or will be prepared in connection with the directed share issue. In any EEA Member State, this communication is only addressed to and is only directed at "qualified investors" in that Member State within the meaning of the Prospectus Regulation.

In the United Kingdom, this press release and any other materials in relation to the securities described herein is only being distributed to, and is only directed at, and any investment or investment activity to which this document relates is available only to, and will be engaged in only with, "qualified investors" (within the meaning of Article 86(7) of the Financial Services and Markets Act 2000) who are (i) persons having professional experience in matters relating to investments who fall within the definition of "investment professionals" in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "Order"); or (ii) "high net worth entities" falling within Article 49(2)(a) to (d) of the Order (all such persons together being referred to as "relevant persons"). In the United Kingdom, any investment or investment activity to which this communication relates is available only to, and will be engaged in only with, relevant persons. Persons who are not relevant persons should not take any action on the basis of this press release and should not act or rely on it.

This press release does not identify or suggest, or purport to identify or suggest, the risks (direct or indirect) that may be associated with an investment in the new shares. Any investment decision to acquire or subscribe for new shares in connection with the directed share issue must be made on the basis of all publicly available information, which has not been independently verified by the Managers. The Managers are acting for the Company in connection with the transaction and no one else. The Managers will not be responsible to anyone other than the Company for providing the protections afforded to its clients nor for giving advice in relation to the transaction or any other matter referred to herein.

This press release does not constitute a recommendation concerning any investor's option with respect to the directed share issue. Each investor or prospective investor should conduct his, her or its own investigation, analysis and evaluation of the business and information described in this press release and all publicly available information. The price and value of securities can go down as well as up. Past performance is not a guide to future performance. Neither the contents of the Company's website nor any other website accessible through hyperlinks on the Company's website are incorporated into or form part of this press release.

Failure to comply with these instructions may result in a violation of the Securities Act or applicable laws in other jurisdictions.

### **Forward-looking statements**

This press release contains forward-looking statements that relate to the Company's intentions, assessments or expectations regarding the Company's future results, financial position, liquidity, development, prospects, expected growth, strategies and opportunities and the markets in which the Company operates. Forward-looking statements are statements that do not refer to historical facts and can be identified through statements which includes, but is not limited to, terms such as "consider", "expects", "anticipates", "intends", "appreciates", "will", "can", "assumes", "should", "could" and, in any case, negations thereof, or similar expressions. The forward-looking statements in this press release are based on various assumptions, which in many cases are based on additional assumptions. Although the Company considers that the assumptions reflected in these forward-looking statements are reasonable, it cannot be guaranteed that the assumptions will occur or that they are correct. Since these assumptions are based on assumptions or estimates and are subject to risks and uncertainties, the actual result or outcome may, for many different reasons, differ materially from the forward-looking statements. Such risks, uncertainties, eventualities and other significant factors may cause actual events to deviate significantly from the expectations expressly or implicitly stated in this press release through the forward-

looking statements. The Company does not guarantee that the assumptions underlying the forward-looking statements in this press release are correct and the recipients of this press release should not unduly rely on the forward-looking statements in this press release. The information, perceptions and forward-looking statements expressly or implicitly set forth herein are provided only as of the date of this press release and may change. Neither the Company nor anyone else undertakes to review, update, confirm or publicly announce any revision of any forward-looking statement to reflect events or circumstances that occurs relating to the content of this press release.

### **Information to distributors**

Solely for the purposes of the product governance requirements contained within: (a) EU Directive 2014/65/EU on markets in financial instruments, as amended ("MiFID II"); (b) Articles 9 and 10 of Commission Delegated Directive (EU) 2017/593 supplementing MiFID II; and (c) local implementing measures (together, the "MiFID II Product Governance Requirements"), and disclaiming all and any liability, whether arising in tort, contract or otherwise, which any "manufacturer" (for the purposes of the MiFID II Product Governance Requirements) may otherwise have with respect thereto, the shares in Cibus have been subject to a product approval process, which has determined that such shares are: (i) compatible with an end target market of retail investors and investors who meet the criteria of professional clients and eligible counterparties, each as defined in MiFID II; and (ii) eligible for distribution through all distribution channels as are permitted by MiFID II (the "Target Market Assessment"). Notwithstanding the Target Market Assessment, distributors should note that: the price of the shares in Cibus may decline and investors could lose all or part of their investment; the shares in Cibus offer no guaranteed income and no capital protection; and an investment in the shares in Cibus is compatible only with investors who do not need a guaranteed income or capital protection, who (either alone or in conjunction with an appropriate financial or other adviser) are capable of evaluating the merits and risks of such an investment and who have sufficient resources to be able to bear any losses that may result therefrom. The Target Market Assessment is without prejudice to the requirements of any contractual, legal or regulatory selling restrictions in relation to the directed share issue.

For the avoidance of doubt, the Target Market Assessment does not constitute: (a) an assessment of suitability or appropriateness for the purposes of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, or purchase, or take any other action whatsoever with respect to the shares in Cibus.

Each distributor is responsible for undertaking its own target market assessment in respect of the shares in Cibus and determining appropriate distribution channels.

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Press release 4 March 2020

## **Cibus intends to undertake a directed new share issue as part of the financing for the acquisition of a property portfolio with supermarkets from Coop**

**INSIDER INFORMATION: Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") today announces its intention of a directed new share issue of up to 6,220,000 shares to Swedish and international institutional investors (the "Directed New Share Issue"). The Directed New Share Issue is carried out as part of the financing of the acquisition of a property portfolio with 111 supermarkets located in Sweden, with an underlying property value of approximately SEK 1,900 million, from Coop ("the Acquisition"), as announced by the Company earlier today, and to finance future acquisitions in line with the Company's strategy.**

### **The Directed New Share Issue**

The Directed New Share Issue is intended to be carried out with deviation from the shareholders' preferential rights and with support of the authorisation from the extraordinary general meeting on 23 January 2020. Cibus has engaged Pareto Securities AB and Swedbank AB (publ) (together the "**Managers**") to investigate the possibilities to conduct the Directed New Share Issue through a so-called accelerated bookbuilding procedure.

The subscription price and allocation of shares in the Directed New Share Issue will be determined through an accelerated bookbuilding procedure, which will be initiated immediately today, 4 March 2020, and end before the commencement of trading on Nasdaq First North Premier Growth Market on 5 March 2020. The Company will, on closing of the bookbuilding procedure, inform via press release the outcome of Directed New Share Issue, before commencement of trading on Nasdaq First North Premier Growth Market on 5 March 2020. The bookbuilding procedure may, at the discretion of the Company or the Managers, close earlier or later and may be cancelled at any time and consequently, the Company may refrain from completing the Directed New Share Issue.

The rationale for carrying out the Directed New Share Issue and for the deviation from the shareholders' preferential rights is to secure financing in a time- and cost-effective manner for the Acquisition that is expected to be completed before commencement of trading on Nasdaq First North Premier Growth Market on 5 March 2020. For additional information on the Acquisition, see the separate press release with headline "*Cibus Nordic Real Estate AB (publ) moves into Sweden, announces intention to acquire a property portfolio with supermarkets from Coop and obtains new financing*" that was published today. By determining the subscription price in the Directed New Share Issue through an accelerated bookbuilding procedure, it is the assessment of the board of directors that the subscription price will accurately reflect current market conditions and demand.

### **Lock-up commitments**

In connection with the Directed New Share Issue, the Chairman of the board, Patrick Gylling (through a wholly-owned entity), board member Jonas Ahlblad and CEO Sverker Källgården have undertaken not to sell any of their shares in the Company for a period of 180 calendar days after the announcement of the outcome of the Directed New Share Issue, with customary exceptions.

The Company has also undertaken, with customary exceptions, not to propose or take any action that would entail an increase in the share capital, such as new issues or similar measures, for a period of 180 days, without the consent of the Managers.

### **Advisers**

Pareto Securities AB and Swedbank AB (publ) have been engaged as Joint Bookrunners. Baker & McKenzie Advokatbyrå KB is legal adviser to the Managers in connection with the Directed New Share Issue and Roschier is legal adviser to the Company in connection with the Directed New Share Issue.

### **Responsible person**

This information is such that Cibus Nordic Real Estate AB (publ) is obliged to disclose pursuant to the EU Market Abuse Regulation. The information in this press release was released for public disclosure, through the agency of the contact person below, for publication at the point in time stated by Cibus' news distributor, beQuoted, at the publication of this press release. The contact person set out below can also be contacted for additional information.

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

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### **About Cibus**

Cibus is a real estate company listed on the Nasdaq First North Premier Growth Market 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 approximately 140 properties in Finland. The key tenants are Kesko, Tokmanni and S-Group. FNCA Sweden AB, +46(0)8-528 00 399 info@fnca.se, is appointed Certified Adviser.

### **Important information**

Publication, announcement or distribution of this press release may, in certain jurisdictions, be subject to restrictions. The recipients of this press release in jurisdictions where this press release has been published or distributed shall inform themselves of and follow such restrictions. This press release does not constitute an offer, or a solicitation of any offer, to buy or subscribe for any securities in the Company in any jurisdiction, neither from Cibus nor from anyone else.

This document does not constitute an offer to sell, or a solicitation of an offer to purchase, any securities in the United States. Any securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold within the United States absent registration or an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. There is no intention to register any securities referred to herein in the United States or to make a public offering of the securities in the United States.

The information contained herein is not for publication or distribution, directly or indirectly, in or into Australia, Hong Kong, Japan, Canada, New Zealand, Switzerland, Singapore, South

Africa, United States or in any other jurisdiction where such announcement, publication or distribution of the information would not comply with applicable laws and regulations or where such actions are subject to legal restrictions or would require additional registration or other measures than what is required under Swedish law. Actions taken in violation of this instruction may constitute a crime against applicable securities laws and regulations.

This announcement is not an offer to sell or a solicitation of any offer to buy or subscribe for any securities issued by Cibus AB (publ) (the "Company") in any jurisdiction where such offer or sale would be unlawful. In any EEA Member State that has implemented Regulation (EU) 2017/1129 (the "**Prospectus Regulation**"). This press release is not a prospectus for purposes of the Prospectus Regulation and has not been approved by any regulatory authority in any jurisdiction. The Company has not authorized any offer to the public of securities in any EEA member state and no prospectus has been or will be prepared in connection with the directed share issue (the "New Share Issue"). In any EEA Member State, this communication is only addressed to and is only directed at qualified investors in that Member State within the meaning of the Prospectus Regulation.

In the United Kingdom, this document and any other materials in relation to the securities described herein is only being distributed to, and is only directed at, and any investment or investment activity to which this document relates is available only to, and will be engaged in only with, "qualified investors" (as defined in section 86(7) of the Financial Services and Markets Act 2000) and who are (i) persons having professional experience in matters relating to investments who fall within the definition of "investment professionals" in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "**Order**"); or (ii) high net worth entities falling within Article 49(2)(a) to (d) of the Order (all such persons together being referred to as "relevant persons"). Persons who are not relevant persons should not take any action on the basis of this document and should not act or rely on it.

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“expect”, “anticipate”, “intend”, “may”, “plan”, “estimate”, “will”, “should”, “could”, “aim” or “might”, or, in each case, their negative, or similar expressions. The forward-looking statements in this press release are based upon various assumptions, many of which are based, in turn, upon further assumptions. Although the Company believes that the expectations reflected in these forward-looking statements are reasonable, it can give no assurances that they will materialize or prove to be correct. Because these statements are based on assumptions or estimates and are subject to risks and uncertainties, the actual results or outcome could differ materially from those set out in the forward-looking statements as a result of many factors. Such risks, uncertainties, contingencies and other important factors could cause actual events to differ materially from the expectations expressed or implied in this release by such forward-looking statements. The Company does not guarantee that the assumptions underlying the forward-looking statements in this press release are free from errors and readers of this press release should not place undue reliance on the forward-looking statements in this press release. The information, opinions and forward-looking statements that are expressly or implicitly contained herein speak only as of its date and are subject to change without notice. Neither the Company nor anyone else undertake to review, update, confirm or to release publicly any revisions to any forward-looking statements to reflect events that occur or circumstances that arise in relation to the content of this press release.

### **Information to distributors**

Solely for the purposes of the product governance requirements contained within: (a) EU Directive 2014/65/EU on markets in financial instruments, as amended (“MiFID II”); (b) Articles 9 and 10 of Commission Delegated Directive (EU) 2017/593 supplementing MiFID II; and (c) local implementing measures (together, the “**MiFID II Product Governance Requirements**”), and disclaiming all and any liability, whether arising in tort, contract or otherwise, which any “manufacturer” (for the purposes of the MiFID II Product Governance Requirements) may otherwise have with respect thereto, the shares in Cibus have been subject to a product approval process, which has determined that such shares are: (i) compatible with an end target market of retail investors and investors who meet the criteria of professional clients and eligible counterparties, each as defined in MiFID II; and (ii) eligible for distribution through all distribution channels as are permitted by MiFID II (the “**Target Market Assessment**”). Notwithstanding the Target Market Assessment, Distributors should note that: the price of the shares in Cibus may decline and investors could lose all or part of their investment; the shares in Cibus offer no guaranteed income and no capital protection; and an investment in the shares in Cibus is compatible only with investors who do not need a guaranteed income or capital protection, who (either alone or in conjunction with an appropriate financial or other adviser) are capable of evaluating the merits and risks of such an investment and who have sufficient resources to be able to bear any losses that may result therefrom. The Target Market Assessment is without prejudice to the requirements of any contractual, legal or regulatory selling restrictions in relation to the Directed Share Issue.

For the avoidance of doubt, the Target Market Assessment does not constitute: (a) an assessment of suitability or appropriateness for the purposes of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, or purchase, or take any other action whatsoever with respect to the shares in Cibus.

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Press release 4 March 2020

## **Cibus has completed a directed new share issue of 6,220,000 shares, raising ca SEK 886 million to finance the acquisition of a property portfolio of supermarkets from Coop**

**INSIDER INFORMATION:** The board of directors of Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") has, as announced in the Company's press release earlier today, and with authorisation from the extraordinary general meeting on 23 January 2020, resolved to carry out a new share issue of 6,220,000 shares, corresponding to approximately SEK 886 million (the "Directed New Share Issue"). The subscription price in the Directed New Share Issue was set to SEK 142.5 per share and has been determined through a so-called accelerated bookbuilding procedure, carried out by Pareto Securities AB and Swedbank AB (publ) (together the "Managers"). The Directed New Share Issue was heavily oversubscribed. Investors in the Directed New Share Issue are a number of Swedish and international institutional investors, including Clearance Capital, The Fourth Swedish National Pension Fund (AP4), Länsförsäkringar Fastighetsfond, Norron Asset Management, and Sensor Fonder. The proceeds from the Directed New Share Issue will be used to partially finance the acquisition of a property portfolio with 111 supermarkets located in Sweden, with an underlying property value of approximately SEK 1,900 million, from Coop (the "Acquisition") as the Company previously announced today. The proceeds from the Directed New Share Issue will also be used to finance future acquisitions in line with the Company's strategy.

### **Summary of the Directed New Share Issue**

- The subscription price in the Directed New Share Issue was set to SEK 142.5 per share and has been determined through a so-called accelerated bookbuilding procedure which was carried out by the Managers.
- Through the Directed New Share Issue, Cibus will raise approximately SEK 886 million before transaction costs.
- The Directed New Share Issue was subscribed for by a number of Swedish and international institutional investors, among others Clearance Capital, The Fourth Swedish National Pension Fund (AP4), Länsförsäkringar Fastighetsfond, Norron Asset Management, and Sensor Fonder.
- Through the Directed New Share Issue, the number of outstanding shares in the Company will increase by 6,220,000 from 31,100,000 to a total of 37,320,000. The share capital will increase by EUR 62,200 from EUR 311,000 to EUR 373,200.

### **The Directed New Share Issue**

The rationale for carrying out the Directed New Share Issue and for the deviation from the

shareholders' preferential rights is to secure financing in a time- and cost-effective manner for the Acquisition that is expected to be completed before commencement of trading on Nasdaq First North Premier Growth Market on 5 March 2020. For additional information on the Acquisition, see the separate press release with headline "*Cibus Nordic Real Estate AB (publ) moves into Sweden, announces intention to acquire a property portfolio with supermarkets from Coop and obtains new financing*" that was published today. By determining the subscription price in the Directed New Share Issue through an accelerated bookbuilding procedure, it is the assessment of the board of directors that the subscription price will accurately reflect current market conditions and demand.

The subscription price in the Directed New Share Issue is set to SEK 142.5 per share and has been determined through the accelerated bookbuilding procedure carried out by the Managers. The subscription price in the Directed New Share Issue constitutes a discount of approximately 2.7 percent compared to the Cibus' last closing price on Nasdaq First North Premier Growth Market on 4 March 2020. Through the Directed New Share Issue, the Company will raise approximately SEK 886 million before transaction costs.

The Directed New Share Issue entails a dilution of approximately 16.7 percent of the number of shares and votes in the Company. Through the Directed New Share Issue, the number of outstanding shares will increase by 6,220,000 from 31,100,000 to 37,320,000. The share capital will increase by approximately EUR 62,200 from EUR 311,000 to EUR 373,200.

The board of directors' decision to carry out the Directed New Share Issue was made with the authorisation granted by the shareholders of the Company at the extraordinary general meeting on 23 January 2020.

### **Lock-up commitments**

In connection with the Directed New Share Issue, the Chairman of the board, Patrick Gylling (through a wholly-owned entity), board member Jonas Ahlblad and CEO Sverker Källgården have undertaken not to sell any of their shares in the Company for a period of 180 calendar days after the announcement of the outcome of the Directed New Share Issue, with customary exceptions.

The Company has also undertaken, with customary exceptions, not to propose or take any action that would entail an increase in the share capital, such as new issues or similar measures, for a period of 180 days, without the consent of the Managers.

### **Advisers**

Pareto Securities AB and Swedbank AB (publ) have been engaged as Joint Bookrunners. Baker & McKenzie is legal adviser to the Managers in connection with the Directed New Share Issue and Roschier is legal adviser to the Company in connection with the Directed New Share Issue.

### **Responsible person**

This information is such that Cibus Nordic Real Estate AB (publ) is obliged to disclose pursuant to the EU Market Abuse Regulation. The information in this press release was released for public disclosure, through the agency of the contact person below, for publication at the point in time stated by Cibus' news distributor, beQuoted, at the publication of this press release. The contact person set out below can also be contacted for additional information.

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

Sverker Källgården, CEO, Cibus Nordic Real Estate AB (publ)

Telephone: +46 761 444 888

E-mail: sverker.kallgarden@cibusnordic.com

### **About Cibus Nordic Real Estate AB (publ)**

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### **Information to distributors**

Solely for the purposes of the product governance requirements contained within: (a) EU Directive 2014/65/EU on markets in financial instruments, as amended ("MiFID II"); (b) Articles 9 and 10 of Commission Delegated Directive (EU) 2017/593 supplementing MiFID II; and (c) local implementing measures (together, the "**MiFID II Product Governance Requirements**"), and disclaiming all and any liability, whether arising in tort, contract or otherwise, which any "manufacturer" (for the purposes of the MiFID II Product Governance

Requirements) may otherwise have with respect thereto, the shares in Cibus have been subject to a product approval process, which has determined that such shares are: (i) compatible with an end target market of retail investors and investors who meet the criteria of professional clients and eligible counterparties, each as defined in MiFID II; and (ii) eligible for distribution through all distribution channels as are permitted by MiFID II (the “**Target Market Assessment**”). Notwithstanding the Target Market Assessment, Distributors should note that: the price of the shares in Cibus may decline and investors could lose all or part of their investment; the shares in Cibus offer no guaranteed income and no capital protection; and an investment in the shares in Cibus is compatible only with investors who do not need a guaranteed income or capital protection, who (either alone or in conjunction with an appropriate financial or other adviser) are capable of evaluating the merits and risks of such an investment and who have sufficient resources to be able to bear any losses that may result therefrom. The Target Market Assessment is without prejudice to the requirements of any contractual, legal or regulatory selling restrictions in relation to the Directed Share Issue.

For the avoidance of doubt, the Target Market Assessment does not constitute: (a) an assessment of suitability or appropriateness for the purposes of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, or purchase, or take any other action whatsoever with respect to the shares in Cibus.

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PRESS RELEASE  
4 March 2020

## Cibus Nordic Real Estate AB (publ) enters into binding agreement to acquire a real property portfolio with supermarkets from Coop

**Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") enters into unconditional and binding agreement to acquire a property portfolio consisting of 111 supermarkets with a property value of approximately SEK 1,900 million from Coop, as was communicated earlier today, and in accordance with a separate press release completed the directed share issue which also was announced through a separate press release earlier today.**

**Closing of the transaction is estimated to take place on 10 March 2020.**

**For additional information, please contact:**

Sverker Källgården, CEO  
sverker.kallgarden@cibusnordic.com  
+46 761 444 888

### **About Cibus Nordic Real Estate AB (publ)**

Cibus is a real estate company listed on Nasdaq First North Premier Growth Market 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 approximately 140 properties in Finland. The main tenants are Kesko, Tokmanni and S-gruppen. FNCA Sweden AB, +46 (0) 8-528 00 399 info@fnca.se, is appointed as Certified Adviser.

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a solicitation of any offer, to sell, acquire or subscribe for any securities issued by the Company in any jurisdiction where such offer or solicitation of offer would be unlawful or would require registration or any other measures.

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PRESS RELEASE

10 March 2020

## **Cibus Nordic Real Estate AB (publ) completes acquisition of a property portfolio of supermarkets from Coop**

Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company") has today completed the earlier announced acquisition of a property portfolio with 111 supermarkets from Coop with a property value of approximately SEK 1,900 million. The acquisition is Cibus' first acquisition in Sweden. The properties are located in southern and central Sweden and are rented out with new ten-year triple net agreements with Coop as the tenant.

As a part of the acquisition the Company has, as earlier announced, completed a directed share issue of 6 220 000 new shares with deviation from the shareholders pre-emption rights to a number of Swedish and international investors by way of an accelerated book building procedure. Through the directed share issue Cibus raised approximately SEK 886 million.

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

Sverker Källgården, CEO

[sverker.kallgarden@cibusnordic.com](mailto:sverker.kallgarden@cibusnordic.com)

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## Annual report 2019

Cibus Nordic Real Estate AB's (publ) annual report for 2019 has been published and is available on Cibus website [www.cibusnordic.com](http://www.cibusnordic.com).

The annual report can also be ordered via [linda.gronberg@cibusnordic.com](mailto:linda.gronberg@cibusnordic.com).

*"The strategy remains unchanged: to invest in secure, cyclically resilient and high-yielding food and daily goods retail properties to generate stable and increasing dividends for our shareholders."*

— Sverker Källgården, CEO

### FOR FURTHER INFORMATION, PLEASE CONTACT

#### **Sverker Källgården, CEO**

[sverker.kallgarden@cibusnordic.com](mailto:sverker.kallgarden@cibusnordic.com)  
+46 761 444 888

#### **Pia-Lena Olofsson, CFO**

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**LINK TO THE REPORT ARCHIVE:** [HTTPS://WWW.CIBUSNORDIC.COM/INVESTORS/FINANCIAL-REPORTS/](https://www.cibusnordic.com/investors/financial-reports/)

### ABOUT CIBUS NORDIC REAL ESTATE

Cibus is a real estate company listed on Nasdaq First North Premier Growth Market 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 about 250 properties in Finland and Sweden. The main tenants are Kesko, Tokmanni, Coop and S-Group. FNCA Sweden AB, +46(0)8-528 00 399 [info@fnca.se](mailto:info@fnca.se), is appointed Certified Adviser.



PRESS RELEASE

18 March 2020

## The nomination committee's proposal regarding board of directors of Cibus Nordic Real Estate AB (publ)

The nomination committee proposes that Patrick Gylling, Elisabeth Norman, Johanna Skogestig and Jonas Ahlblad be re-elected as board members of Cibus Nordic Real Estate AB (publ) and that Stefan Gattberg is elected as new member of the board. Furthermore, the nomination committee proposes re-election of Patrick Gylling as chairman of the board.

The nomination committee's proposal entails that the number of board members for the time until the next annual general meeting shall consist of five persons.

Stefan Gattberg, who is being proposed as new board member, born in 1981, is the founder of Altaal AB, an independent privately-held investment company that invests in alternative assets, such as real estate, infrastructure, vessels and private equity. He holds a Master of Laws degree from the University of Lund and a Business Economics Degree from the University of Uppsala. Between 2014 – 2019, before founding Altaal, he headed the Investment Banking division at Pareto Securities AB. Between 2008 – 2013 Stefan Gattberg worked at Skuld Group (a world leading shipping and offshore infrastructure insurance and re-insurance group), where he was appointed CEO in 2010. In addition to being familiar with the real estate industry both in Finland and Sweden, Stefan Gattberg will bring to the board insightful capital market knowledge.

The nomination committee proposes that board fees are paid in the total amount of EUR 13,500 per month, whereof EUR 4,500 per month to the chairman of the board and EUR 2,250 per month to each other board member elected by the general meeting, respectively.

All of the nomination committee's proposals will be presented in the notice to the annual general meeting and the proposals and the reasoned statement to the proposal on the board's composition will also be published on the company's website at the same time.

The current nomination committee consists of Matti-Pekka Sävelkoski (SFC Holding S.à r.l), Olof Nyström (Fjärde AP-fonden), Jussi Nyrölä (Talomon Capital) and Patrick Gylling (chairman of the board of Cibus Nordic Real Estate AB (publ)).

Cibus Nordic Real Estate AB (publ)'s annual general meeting will be held on 24 April, at 09:30 a.m. at City Conference Center, Norra Latin, Drottninggatan 71B, 111 23 Stockholm, Sweden.

For further information, please contact:

Sverker Källgården, CEO, Cibus Nordic Real Estate AB (publ), tel: +46 761 444 888

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Cibus Nordic Real Estate AB (publ) | Kungsgatan 56 | 111 22 Stockholm | Sweden Tel: +46 (0)761 444 888 |  
Reg. no. 559135-0599 | [www.cibusnordic.com](http://www.cibusnordic.com)



PRESS RELEASE

18 March 2020

## Cibus Nordic Real Estate AB (publ) intends to transition to monthly dividends

**The board of directors of Cibus Nordic Real Estate AB (publ), reg. no. 559135-0599, are currently investigating the practicalities associated with monthly dividends payments. The board of directors will announce a notice to attend an extraordinary general meeting once this investigation has been completed. Therefore, the board of directors will only propose a resolution on distribution of dividends for the first quarterly dividend payment in June of EUR 0.22 at the annual general meeting.**

The board of directors' intention is that the dividends payments for the twelve months following the annual general meeting shall amount to EUR 0.89 per share. Furthermore, the board of director's intention is that during the following twelve months the company shall transition to monthly dividends payments. All practicalities regarding the transition are not in place at this time and the board of directors will only propose a distribution of dividends for the first quarterly dividend payment in June of EUR 0.22, with a record date on 18 June 2020, with an expected payment date on 29 June 2020, at the annual general meeting.

The board of directors' intention is to, at a later date, announce a notice to attend an extraordinary general meeting to be held prior to the end of September 2020 and in connection with the general meeting, the board of directors will propose that the general meeting resolve upon distribution of dividends in the amount of EUR 0.67 per share (including record dates) so that the total distribution of dividends for the twelve-month period amounts to EUR 0.89 per share. The board of directors' proposal will be predicated on that the remaining dividends payments will transition to monthly payments.

The board of directors will continue to uphold the company's dividends policy, which states a pursuit for an annual increase in dividends of 5 per cent also for the coming years.

For further information, please contact:

Sverker Källgården, CEO, Cibus Nordic Real Estate AB (publ), tel: +46 761 444 888

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## **PRESS RELEASE**

23 MARCH 2020

# **Notice to attend the annual general meeting in Cibus Nordic Real Estate AB (publ)**

**The shareholders in Cibus Nordic Real Estate AB (publ) ("Cibus" or the "Company"), reg. no 559135-0599, are hereby invited to the annual general meeting on Friday, 24 April 2020, at 09:30 a.m., at City Conference Center, at the premises of Norra Latin at Drottninggatan 71B, 111 23 Stockholm, Sweden.**

### **Notification, etc.**

Shareholders who wish to attend the annual general meeting must:

- Be recorded in the share register on Saturday, 18 April 2020 (since the record date is on a Saturday, shareholders must be registered in the share register kept by Euroclear Sweden AB on Friday, 17 April 2020), and
- Give notice of their attendance to the Company no later than on Monday, 20 April 2020.

Notice may be submitted in writing to Cibus Nordic Real Estate AB (publ), Att: Pia-Lena Olofsson, Kungsgatan 56, SE-111 22 Stockholm, Sweden, or by e-mail to [pia-lena.olofsson@cibusnordic.com](mailto:pia-lena.olofsson@cibusnordic.com). The notification shall state the name, personal identification number or company registration number, address, telephone number, number of shares and the number of accompanying advisors, if any. In addition to the notification, shareholders attending by proxy or a representative should attach powers of attorneys, registration certificates and any other documents of authorisation to the company.

### **Nominee-registered shares**

Shareholders whose shares are nominee-registered must, in order to attend the meeting, temporarily re-register the shares in their own name at Euroclear Sweden AB. Such re-registration must be completed on Saturday, 18 April 2020, which means that such re-registration should be requested at the nominee well before Friday, 17 April 2020.

### **Proxies, etc.**

Shareholders represented by a proxy shall issue in writing and date a power of attorney for the proxy holder or, if the right to represent the shareholder's shares is divided between different persons, the proxy holders stating the number of shares represented by each proxy holder. The power of attorney is valid for a maximum of one year after being signed, or during the longer valid time stated in the power of attorney, thus for a maximum of five years. If the power of attorney is issued by a legal person, an authorised copy of the registration certificate or similar should be attached, proving the authority of the issuer of the power of attorney to sign on behalf of the legal person. The original power of attorney and a certificate of registration, if any, should in ample time before the meeting be sent to the Company by post on the above address. A template power of attorney is available at the Company's



website [www.cibusnordic.com](http://www.cibusnordic.com) and will be sent to the shareholders that so requests and state their postal address.

### **Number of shares and votes**

There are in total 37,320,000 shares in the Company, representing 37,320,000 votes. The Company does not own any own shares.

### **Shareholders' right to request information**

Upon request by any shareholder and where the board of directors deems it possible without causing significant harm to the Company, the board of directors and the CEO shall, at the meeting, provide information in respect of any circumstances which may affect the assessment of a matter on the agenda and any circumstances which may affect the assessment of the Company's or a subsidiary's financial position or the Company's relationship to other group companies.

### **Use of personal data**

In connection with the notice of attendance, the Company will process the shareholders' personal data, which is requested above. The personal data gathered from the share register, notice of attendance at the annual general meeting and information about proxies and advisors will be used for registration, preparation of the voting list for the annual general meeting and, when applicable, the meeting minutes. The personal data will only be used for the annual general meeting. For additional information regarding the Company's processing of personal data and your rights, please see the Company's website [www.cibusnordic.com](http://www.cibusnordic.com) under the heading "Shareholders' Personal Data" (which can be found under the section "Investors" under the heading "The Share").

### **Proposed agenda**

1. Opening of the meeting.
2. Election of a chairman of the meeting.
3. Preparation and approval of the voting register.
4. Approval of the proposed agenda.
5. Election of one or more persons to check and verify the minutes.
6. Determination of whether the meeting was duly convened.
7. Presentation of the annual report and the auditor's report and the consolidated financial statement and the auditor's report on the consolidated statements.
8. Resolutions regarding
  - a. Adoption of the income statement and balance sheet and the consolidated income statement and consolidated balance sheet.
  - b. Allocation of the Company's result according to the adopted balance sheet and the adopted consolidated balance sheet and if resolution on dividend, determination of record date for dividend.
  - c. Discharge from liability for board members and the CEO.

9. Determination of the number of board members and auditors and election of board members and auditors.
10. Determination of fees for the board of directors and auditors.
11. Resolution to grant the board of directors the authority to issue new shares, including with deviation from the shareholders' pre-emption rights.
12. Resolution on guidelines for remuneration to the executive management.
13. Resolution on a warrant plan, issue of warrants and transfer of warrants.
14. Resolution on amendment to the articles of association.
15. Closing of the meeting.

## **Item 2 – Election of a chairman of the meeting**

The nomination committee proposes the election of Henrik Fritz, Attorney, as chairman of the annual general meeting.

## **Item 8(b) – Resolution regarding allocation of the Company's result according to the adopted balance sheet and if resolution on dividend, record date for dividend**

The board of directors proposes that of unappropriated earnings of EUR 261,619,908, a dividend of EUR 0.22 per share shall be paid, corresponding to a total amount of EUR 8,210,400. The board of directors further proposes that the record date for dividends is 18 June 2020. The expected date for payment will therefore be 29 June 2020.

Should the board of directors exercise the authorisation pursuant to item 11 below to issue new shares in such time that the newly issued shares are entered into the share register, at the latest, on the record date for dividends expected to be paid on 29 June 2020, i.e. 18 June 2020, the board proposes that the annual general meeting resolves that a dividend be paid in such an amount that the dividend still amounts to EUR 0.22 per share, for both pre-existing shares and shares that may be issued by virtue of the authorisation. If the authorisation is not exercised in such time, no further dividend shall be paid.

The total dividend proposed for resolution (assuming that the authorisation is fully exercised and the shares are registered in the share register before the record date for the dividend proposed as above) amounts to EUR 9,031,440.

The board of directors proposes that the remaining profits be balanced in new accounts, of which a certain part can be used for dividend.

## **Item 9 and 10 – Determination of the number of board members and auditors, election of board members and auditors and determination of fees to the board members and auditors**

The nomination committee proposes the following:

- That the number of ordinary board members shall be five (item 9).
- Re-election of Patrick Gylling, Elisabeth Norman, Jonas Ahlblad and Johanna Skogestig and election of Stefan Gattberg as new board members for the period until the next annual general meeting. Patrick Gylling is proposed as chairman of the board (item 9).

Stefan Gattberg, born in 1981, is the founder of Altaal AB, an independent privately-held investment company that invests in alternative assets, such as real estate, infrastructure, vessels and private equity. He holds a Master of Laws degree from the University of Lund and has studied business economics at the University of Uppsala. Before founding Altaal, in 2015 – 2019 he headed the Investment Banking division at Pareto Securities AB. Between 2008 – 2013 Stefan Gattberg worked at Skuld Group (a world leading shipping and offshore infrastructure insurance and re-insurance group), where he was appointed CEO in the UK in 2010. In addition to being familiar with the real estate industry both in Finland and Sweden, Stefan Gattberg will bring to the board insightful capital market knowledge.

- Re-election of the registered accounting firm KPMG AB as the Company's auditor for the period until the end of the next annual general meeting (item 9).
- Fees to the board members for the period until the close of the next annual general meeting shall be EUR 13,500 in total per month. EUR 2,250 shall be paid to each member of the board and EUR 4,500 to the chairman of the board (item 10).
- The auditor's fee shall be paid in accordance with approved invoices (item 10).

#### **Item 11 – Resolution to grant the board of directors the authority to issue new shares, including with deviation from the shareholders' pre-emption rights**

The board of directors proposes that the shareholders adopt a resolution at the general meeting granting the board of directors the authority, on one or more occasions, for the period until the next annual general meeting, to issue new shares, with or without pre-emption rights for the shareholders. The total number of shares that may be issued by virtue of the authorisation must be within the limits of the share capital according to the articles of association. The total number of shares that may be issued by virtue of the authorisation may not exceed 10 per cent of total number of outstanding shares in the Company on the date of the annual general meeting, i.e. no more than 3,732,000 shares may be issued.

#### **Item 12 – Resolution on guidelines for remuneration to the executive management**

The CEO, CFO and members of the group management fall within the provisions of these guidelines. The guidelines are applicable to remuneration agreed, and amendments to remuneration already agreed, after adoption of the guidelines by the annual general meeting 2020. These guidelines do not apply to any remuneration resolved upon by the general meeting.

#### ***The guidelines' promotion of the Company's business strategy, long-term interests and sustainability***

The Company's business idea is to acquire, develop and manage high-quality properties in the Nordics with daily good store chains as anchor tenants. The Company currently owns approximately 250 properties in Finland and Sweden. For more information regarding the Company's business strategy, please refer to Cibus' latest annual report.

A prerequisite for the successful implementation of the Company's business strategy and safeguarding of its long-term interests, including its sustainability, is that the Company is able to recruit and retain qualified personnel. To this end, it is necessary that the Company offers competitive remuneration. These guidelines enable the Company to offer the executive management a competitive total remuneration.

A long-term warrant plan has been implemented for the CEO. The plan has been resolved upon by the general meeting and is therefore excluded from these guidelines. The long-term warrant plan proposed by the board of directors to the annual general meeting 2020 for approval is excluded for the same reason. The proposed plan essentially corresponds to the existing plan. The performance criteria used to

assess the outcome of the plans are distinctly linked to the business strategy and thereby to the Company's long-term value creation, including its sustainability. The plans are further conditional upon the participant's own investment and certain holding periods of several years. For more information regarding these plans, including the criteria which the outcome depends on, please see the Company's website, [www.cibusnordic.com](http://www.cibusnordic.com).

Variable cash remuneration covered by these guidelines shall aim at promoting the Company's business strategy and long-term interests, including its sustainability.

### ***Types of remuneration, etc.***

The remuneration shall be on market terms and competitive, and may consist of the following components: fixed cash salary, variable cash remuneration, pension benefits and other benefits. Additionally, the general meeting may resolve on, among other things, share-related or share price-related remuneration.

The satisfaction of criteria for awarding variable cash remuneration shall be measured over a period of one or several years. The variable cash remuneration may amount to not more than 50 per cent of the total fixed cash salary under the measurement period.

Pension benefits, including health insurance, shall be premium defined unless the individual concerned is subject to defined benefit pension under mandatory collective agreement provisions. The pension premiums for premium defined pension may amount to not more than 30 per cent of the income which is the basis for the pension.

For employments governed by rules other than Swedish, pension benefits and other benefits may be duly adjusted for compliance with mandatory rules or established local practice, considering, to the extent possible, the overall purpose of these guidelines.

### ***Termination of employment***

The notice period may not exceed twelve months if notice of termination of employment is made by the Company. Fixed cash salary during the period of notice and severance pay may together not exceed an amount equivalent to the fixed cash salary for two years. The period of notice may not to exceed six months without any right to severance pay when termination is made by the executive.

Additionally, remuneration may be paid for non-compete undertakings. Such remuneration shall compensate for loss of income and shall only be paid in so far as the previously employed executive is not entitled to severance pay. The remuneration shall be based on the fixed cash salary at the time of termination of employment and be paid during the time the non-compete undertaking applies, however not for more than six months following termination of employment.

### ***Criteria for awarding variable cash remuneration, etc.***

The variable cash remuneration shall be linked to predetermined and measurable criteria which can be financial or non-financial. They may also be individualized, quantitative or qualitative objectives. The criteria shall be designed so as to contribute to the Company's business strategy and long-term interests, including its sustainability, by for example being clearly linked to the business strategy or promote the executive's long-term development.

To which extent the criteria for awarding variable cash remuneration has been satisfied shall be assessed and determined when the measurement period has ended. The board of directors is responsible for the evaluation so far as it concerns variable cash remuneration to the CEO. For variable cash remuneration

to other executives, the CEO is responsible for the evaluation. For financial objectives, the evaluation shall be based on the latest financial information made public by the Company.

### ***Salary and employment conditions for employees***

In the preparation of the board of directors' proposal for these remuneration guidelines, salary and employment conditions for employees of the Company have been considered by including information on the employees' total income, the components of the remuneration and increase and growth rate over time, in the board of directors' basis of decision when evaluating whether the guidelines and the limitations set out herein are reasonable.

### ***The decision-making process to determine, review and implement the guidelines***

The board of directors shall prepare a proposal for new guidelines when there is need for significant changes and at least every fourth year and submit it to the general meeting. The guidelines shall be in force until new guidelines are adopted by the general meeting. The board of directors shall also monitor and evaluate programs for variable remuneration for the executive management, the application of the guidelines for executive remuneration as well as the current remuneration structures and compensation levels in the Company. The CEO and other members of the executive management do not participate in the board of directors' processing of and resolutions regarding remuneration-related matters in so far as they are affected by such matters.

### ***Derogation from the guidelines***

The board of directors may temporarily resolve to derogate from the guidelines, in whole or in part, if in a specific case there is special cause for the derogation and a derogation is necessary to serve the Company's long-term interests, including its sustainability, or to ensure the Company's financial viability.

### **Item 13 – Resolution on a warrant plan including issue and transfer of warrants**

The board of Cibus proposes that the annual general meeting 2020 resolves to introduce a warrant plan (the "**Warrant Plan**") for Cibus' management team, excluding the Company's CEO, who already participates in a warrant plan introduced by the annual general meeting 2019. The objective of the Warrant Plan, and the reason for deviating from the shareholders' preferential rights, is to strengthen the link between the work of the management team and created shareholder value. By that means, it is considered that there will be an increased alignment of interests between the management team and the shareholders of Cibus. The intention is for the Warrant Plan to be annually recurring and resolved at upcoming annual general meetings, following a proposal from the Company's board.

### ***Issue of warrants***

Cibus shall issue up to 160,000 warrants under the Warrant Plan. The right to subscribe for the warrants shall, with deviation from the shareholders' preferential rights, be granted to the wholly owned subsidiary Cibus Finland Real Estate AB, reg. no. 559121-3284, (the "**Subsidiary**"), with the right and obligation as set forth below to transfer the warrants to Cibus' management team in accordance with the distribution presented below. Over-subscription may not take place. The warrants shall be issued free of charge to the Subsidiary.

Subscription of the warrants shall take place within four weeks from the date of the resolution to issue warrants. The board shall have right to extend the subscription period.

The right to acquire warrants shall belong to the two executives which are part of Cibus' management team apart from the Company's CEO, i.e. the Company's CFO and CIO. The participants in the Warrant Plan shall have the right to choose to acquire warrants in a number of 10,000, 20,000, 30,000 or 40,000.

As the Company's CFO has had her position in Cibus' management team for one year and thus has been part of the value created in the Company during the previous year, the CFO shall be entitled to acquire the double number of warrants under the Warrant Plan for 2020, and thus, in this particular case, have the right to choose to acquire warrants to a number of 10,000, 20,000, 30,000, 40,000 or 80,000.

One additional person shall have the opportunity to participate in the Warrant Plan even though the person is not employed by Cibus at the time of the annual general meeting, provided that the person has become an executive in Cibus' management team by no later than 31 December 2020.

As the Company's CEO participates in the warrant plan which was introduced by the annual general meeting 2019, the CEO shall not be entitled to participate in the Warrant Plan.

### ***Transfer of warrants***

The Subsidiary shall transfer the warrants to the participants at market value. The market value of the warrants is EUR 0.164 per warrant, according to a preliminary valuation. The preliminary valuation is based on a market value of the underlying share of EUR<sup>1</sup> 10.12, which corresponds to the closing price of the Cibus share on 17 March 2020, and an assumed subscription price of EUR 10.12 per share. The Black & Scholes pricing model has been used for the valuation under the assumption that future dividends will be in line with analysts' estimates, a risk-free interest rate of -0.41 per cent and a volatility of 20 per cent.

### ***Time and price for subscription for shares***

Each warrant shall entitle to subscription of one (1) share in Cibus at an exercise price in EUR of 100 per cent of the average volume-weighted price paid for the Cibus share on Nasdaq First North Premier Growth Market Stockholm during the period 18 - 25 May 2020. If Cibus has inside information during the aforementioned period, the board shall be entitled to postpone the measurement period. Subscription for shares in accordance with the terms and conditions for the warrants may take place during the following time periods:

1. from the day following the publication of the interim report for the period 1 January - 31 March 2023 and for a period of two weeks thereafter, but not earlier than 17 April 2023 and no later than 16 June 2023,
2. from the day following the publication of the half-yearly report for the period 1 January - 30 June 2023 and for a period of two weeks thereafter, but not earlier than 14 August 2023 and no later than 15 September 2023,
3. from the day following the publication of the interim report for the period 1 January - 30 September 2023 and for a period of two weeks thereafter, but not earlier than 16 October 2023 and no later than 15 December 2023,
4. from the day following the publication of the year-end report for the period 1 January - 31 December 2023 and for a period of two weeks thereafter, but not earlier than 15 January 2024 and no later than 15 March 2024, and
5. from the day following the publication of the interim report for the period 1 January - 31 March 2024 and for a period of two weeks thereafter, but not earlier than 15 April 2024 and no later than 14 June 2024.

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<sup>1</sup> SEK 110.50 recalculated to EUR based on the Swedish central bank's (Sw. *Sveriges Riksbank*) official SEK/EUR rate on 17 March 2020.

However, subscription of shares may not take place during such period when trading with the shares in Cibus is prohibited pursuant to Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (the Market Abuse Regulation), or any corresponding legislation applicable at the relevant point in time.

The number of shares that the warrants entitle to and the subscription price may be recalculated on the basis of, among other things, extraordinary dividends which have been paid, bonus issues, share splits or reverse share splits, rights issues or certain reductions of the share capital or similar actions. Complete terms and conditions for the warrants are set forth in Appendix 1 to the proposal. The new shares that may be issued if the warrants are exercised are not subject to any restrictions.

#### ***Increase of share capital, dilution and costs etc.***

If all the proposed warrants are subscribed for and exercised, the increase in Cibus' share capital will be EUR 1,600. Such increase corresponds to a dilution of the shareholders' holdings of approximately 0.4 per cent of the total number of shares in Cibus if all warrants are exercised, subject to recalculation according to the terms and conditions for the warrants.

Cibus has no other costs for the Warrant Plan than administrative costs regarding advisors etc. in connection with the preparation of the documentation and the resolution to issue the warrants etc.

#### ***Right of first refusal***

The warrants shall be subject to an obligation for the participants in the Warrant Plan, prior to the warrants being transferred or the warrants being disposed to any third party, to offer Cibus to repurchase the warrants to the lower of the initial warrant premium and market value for the warrants calculated in accordance with well-established valuation principles by using the Black & Scholes pricing model. Further, the warrants shall be subject to a right for Cibus to repurchase the warrants to the lower of the initial warrant premium and market value for the warrants if the participant's employment in, or assignment for, Cibus is terminated during the term of the Warrant Plan.

#### ***Preparation of the proposal etc.***

The Warrant Plan has been prepared by the board of Cibus and has been discussed at board meetings during the spring of 2020. Apart from the proposed Warrant Plan, Cibus has one outstanding warrant plan for the Company's CEO which was introduced in 2019. Aside from this, there are currently no outstanding share based incentive plans in Cibus.

#### ***Special authorisation for the board***

The board of Cibus is authorised to make such minor adjustments to the resolution by the annual general meeting that may be required for registration with the Swedish Companies Registration Office and Euroclear Sweden AB.

#### **Item 14 – Resolution on amendment to the articles of association**

The board of directors proposes that the annual general meeting resolves to amend § 8 first paragraph regarding "Right to attend a general meeting" of the articles of association in accordance with the following:

"§ 8 Right to attend a general meeting

In order to attend the meeting, shareholders must notify the company of their intention to participate at the latest on the day indicated in the in the announcement of the meeting. This latter date shall not

be a Sunday, other public holiday, Saturday, Midsummers Eve, Christmas Eve or New Year's Eve and shall not be earlier than five working days before the meeting."

The proposal according to the above is submitted because the rights to attend a general meeting is regulated in the Companies Act (Sw. *aktiebolagslagen (2005:551)*) and therefore does not need to be part of the articles of association and because an expected legislative change in 2020 will result in the current wording being in violation of the law.

Furthermore, the board of directors propose that the annual general meeting resolves to amend the articles of association by adding a new provision allowing the board of directors to resolve upon voting by post according to the following:

"§ 13 Voting by post

The board of directors may resolve, ahead of a general meeting of shareholders, that the shareholders shall be entitled to exercise their voting rights by post prior to the general meeting."

The proposal according to the above is submitted to enable as many shareholders as possible to exercise their voting rights at a general meeting.

## **Other information**

### ***Majority requirements***

A resolution in accordance with the board of directors' proposal under items 11 and 14 is valid only if it is supported by shareholders holding more than two thirds (2/3) of the votes cast and the shares represented at the annual general meeting.

A resolution in accordance with the board of directors' proposal under item 13 is valid only if it is supported by shareholders holding more than nine tenths (9/10) of the votes cast and the shares represented at the annual general meeting.

### ***Further information***

The annual report, the auditor's report, the nomination committee's proposals and reasoned statement, the board of directors' complete proposals and thereto attached statements are available at the Company's office and on the Company's website [www.cibusnordic.com](http://www.cibusnordic.com) and will be sent to the shareholders that so requests and state their postal address.

## **Shortened general meeting**

With regards to Covid-19, the ordinary general meeting this year will be a so called shortened general meeting. This entails that no presentations will be given during the general meeting. These will instead be made available on the Company's website. Shareholders will also have the opportunity to ask questions to the Company through the website and are asked to limited their questions during the general meeting. The Company will minimize the number of staff members at the general meeting and, with exception of the staff, people who are not shareholders or representing shareholders or assistants to representatives of shareholders will not be allowed to attend the general meeting. Furthermore, there will be no food or drink served in connection with the general meeting.

For further information, please contact:

Sverker Källgården, CEO, Cibus Nordic Real Estate AB (publ), tel: +46 761 444 888



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Stockholm, March 2020

Cibus Nordic Real Estate AB (publ)

The board of directors

*Cibus is a real estate company listed on Nasdaq First North Premier Growth Market 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 approximately 250 properties in Finland and Sweden. The main tenants are Kesko, Tokmanni, Coop and S-Group. FNCA Sweden AB, +46 (0) 8-528 00 399 [info@fnca.se](mailto:info@fnca.se), is appointed Certified Adviser.*

PRESS RELEASE

24 April 2020

## **Bulletin from the annual general meeting on 24 April 2020 in Cibus Nordic Real Estate AB (publ)**

At the annual general meeting held on 24 April 2020 in Cibus Nordic Real Estate AB (publ) the main resolutions passed were the following:

- The meeting resolved to adopt the income statement and the balance sheet for the parent company and the group.
- The meeting resolved on allocation of the company's results according to the adopted balance sheet in accordance with a board proposal. Consequently, it was resolved on a dividend in accordance with the below:

The meeting resolved on a dividend to the shareholders of EUR 0.22 per share. It was resolved that the record date for the dividend would be 18 June 2020. The dividend is expected to be paid on 29 June 2020.

Should the board of directors exercise the authorisation to issue new shares in such time that the newly issued shares are entered into the share register, at the latest, on the record date for dividends expected to be paid on 29 June 2020, i.e. 18 June 2020, the meeting resolved that a dividend be paid in such an amount that the dividend still amounts to EUR 0.22 per share, for both pre-existing shares and shares that may be issued by virtue of the authorisation. If the authorisation is not exercised in such time, no further dividend shall be paid.

- The meeting resolved to discharge the board members and the CEO from liability regarding the financial year 2019.
- The meeting resolved that the number of board members shall be five (5) and re-elected Patrick Gylling, Elisabeth Norman, Johanna Skogestig and Jonas Ahlblad as well as elected Stefan Gattberg as board members. The meeting elected Patrick Gylling as chairman of the board.

The meeting re-elected the registered auditing firm KPMG AB as the company's auditor.

- The meeting resolved that fees to the board shall amount to EUR 13,500 per month in total, of which EUR 4,500 per month will be paid to the chairman of the board and EUR 2,250 per month to each of the other board members.
- The meeting resolved to authorise the board to issue new shares, with or without pre-emption rights for the shareholders. The total number of shares that may be issued by virtue of the authorisation must be within the limits of the share capital according to the articles of association. The total number of shares that may be issued by virtue of the authorisation may not exceed 10 per cent of the total number of outstanding shares in the company on the date of

the annual general meeting.

- The meeting resolved to adopt guidelines for remuneration to the executive management.
- The meeting resolved to adopt a long-term incentive program for the executive management of the company. The incentive program is in the form of a warrant plan.

Furthermore, the meeting resolved, in order to fulfill its obligations according to the warrant plan, to issue warrants as well as on the transfer of warrants. A maximum of 160,000 warrants may be issued in relation to the warrant program.

- The meeting resolved to adopt new articles of association.

For further information, please contact:

Sverker Källgården, CEO, Cibus Nordic Real Estate AB (publ), tel: +46 761 444 888

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PRESS RELEASE  
05 May 2020

## **Cibus Nordic's CEO and CFO present results for the first quarter 2020**

**Cibus Nordic Real Estate AB (publ) invite to teleconference and audio cast on May 15, 2020 at 10.00 CEST. The company's CEO, Sverker Källgården, and CFO, Pia-Lena Olofsson, will present the interim report for the first quarter 2020 in English.**

The presentation will start at 10.00 CEST 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-q1-2020>

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

Dial-in number SE: +46850558353 UK: +443333009263 US: +18335268380

**For further information, please contact:**

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

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

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PRESS RELEASE

6 May 2020

## **Peter Lövgren new CIO Sweden at Cibus Nordic Real Estate AB (publ)**

**Cibus Nordic Real Estate continue to build their organization by hiring Peter Lövgren as CIO Sweden, responsible for the Swedish operations. Peter will join Cibus on august 10<sup>th</sup> and will report to CEO Sverker Källgården.**

Peter Lövgren has extensive experience from the real estate business. He was employed by Hufvudstaden as, among other things, Head of Transaction and Senior Property Manager. He now joins Cibus from a position at Genova as Head of Business Development where he has been responsible for the company's transactions.

“In Peter Lövgren we will get another skilled member to our management team who can focus on the Cibus expansion in Sweden. Peters experience in both management and transactions is perfect for our journey onwards”, says Sverker Källgården, CEO of Cibus Nordic Real Estate AB.

For further information, please contact:

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

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# Interim Report — Q1 2020

Cibus Nordic Real Estate AB (publ)

January – March 2020 (compared with January – March 2019)

- Rental income amounted to EUR 14,040 thousand (12,655).
- Net operating income totalled EUR 13,002 thousand (12,124).
- Profit from property management was EUR 6,840 thousand (7,625). Profit from property management excluding currency losses amounted to EUR 7,698 thousand (7,625).
- Earnings after tax amounted to EUR 7,098 thousand (8,912), corresponding to EUR 0.22 (0.29) per share. Unrealised changes in property values totalling EUR 1,609 thousand (2,771) were included in profit. This profit for the period also includes a currency loss of EUR 858 thousand (0).

*“Even in difficult times, people need their local grocery store.”*

— Sverker Källgården, CEO

## CORONAVIRUS

As During the quarter, the Coronavirus did not have any negative impact on Cibus’s profit. Of our income, about 90% derives from the largest grocery chains in the Nordic countries. During the pandemic, these have successfully provided people with the food they need. In uncertain times, local grocery stores are needed more than ever.

KEY FIGURES <sup>1</sup>	Q1 2020	Q1 2019	Full-year 2019
Market value of properties, EUR million	1,053	821	875
NOI, current earnings capacity, EUR million	60.6	48.2	50.7
Lettable area, thousand sq.m.	628	472	506
Proportion grocery and daily goods shops, %	96	96	94
Number of properties with photovoltaic panels	12	1	12
Senior debt LTV ratio, %	50.2	43.2	46.1
Net debt LTV ratio, %	58.1	56.7	58.7
Interest coverage ratio, multiple	3.4	3.6	3.4
EPRA NRV/share, EUR	11.6	11.2	11.4
Approved dividend per share paid for the period, EUR	0.22	0.20	0.82

<sup>1</sup>Refer to the full report for alternative performance measures and definitions.

**FOR FURTHER INFORMATION, PLEASE CONTACT**

**Sverker Källgården, CEO**

sverker.kallgarden@cibusnordic.com  
+46 761 444 888

**Pia-Lena Olofsson, CFO**

pia-lena.olofsson@cibusnordic.com  
+46 708 580 453

**LINK TO THE REPORT ARCHIVE:** [HTTPS://WWW.CIBUSNORDIC.COM/INVESTORS/FINANCIAL-REPORTS/](https://www.cibusnordic.com/investors/financial-reports/)

**ABOUT CIBUS NORDIC REAL ESTATE**

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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 08:00 CEST on 15 May 2020.

PRESS RELEASE

29 May 2020

## **Cibus Nordic Real Estate AB (publ) signs the acquisition of 18 properties in Finland**

**Cibus Nordic Real Estate AB (publ) (“Cibus” or the “Company”) has today signed the acquisition of 18 properties leased to S Group, Kesko and Tokmanni. The transaction is targeted to close on June 2, 2020.**

All eighteen assets are anchored by S Group, Kesko or Tokmanni. The assets are located across Finland, have a total area of approximately 31,000 sqm and a weighted lease maturity of over five years.

“We have had our eyes on this portfolio for a long time and the fact that we can do this acquisition during these uncertain times shows the strength of the company. We have a non-cyclical business model that works and excellent relation with our banks.”, 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

1 June 2020

## **Cibus Nordic Real Estate AB (publ) announces mandate for a contemplated issuance of SEK denominated senior unsecured floating rate green bonds**

**Cibus Nordic Real Estate AB (publ) hereby announces that it has mandated Swedbank AB (publ) as sole bookrunner for a contemplated issue of SEK denominated senior unsecured floating rate green bonds and as sole structuring advisor in relation to the adhering green bond framework.**

Cibus Nordic Real Estate AB (publ) reg. no. 559135-0599 (the "**Company**") hereby announces that it has mandated Swedbank AB (publ) as sole bookrunner to arrange a series of investor meetings commencing on or about 2 June 2020. Subject to, *inter alia*, market conditions, a SEK denominated senior unsecured floating rate green bond issue may follow.

An amount equal to the net proceeds from the contemplated bond issue will be used for financing and refinancing of green buildings in accordance with the Company's green bond framework and a portion of net proceeds will partially repay bank financing. The green bond framework follows Green Bond Principles from 2018 established by the International Capital Markets Association.

*This information is information that Cibus Nordic Real Estate AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation and the Securities Markets Act. The information was submitted for publication, through the agency of the contact person set out below, at 14:00 CET on 1 June 2020.*

For further information, please contact:

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

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

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## PRESS RELEASE

3 June 2020

# **Cibus Nordic Real Estate AB (publ) successfully places a three-year senior unsecured floating rate green bond loan of SEK 600 million**

Cibus Nordic Real Estate AB (publ) (the "**Company**") hereby announces that it has successfully placed a senior unsecured floating rate green bond in an amount of SEK 600,000,000 within a framework of SEK 600,000,000 due in June 2023 (the "**Bonds**"). The interest rate for the new bond is STIBOR 3m + 4.75 per cent. The Bonds will be governed by Swedish law.

The net proceeds from the issuance of the Bonds will mainly be used for financing and refinancing of green buildings in accordance with the Company's green bond framework, and small a portion of the net proceeds will be used to partially repay outstanding bank debt.

The Company's CEO, Sverker Källgården, comments:

"This bond issue is very special to us in many regards. Firstly, this is the first green bond issued by the Company. Secondly, this is the first high-yield bond to be issued on the Swedish market since the start of the Covid-19 pandemic. The fact that the issue was oversubscribed, despite the current market situation, demonstrates the true strength of the Company. The investors appreciate the Company's defensive and stable business model. The Company is a growth company which has grown strongly during the first half of the year and has now secured additional financing to continue making good deals."

Swedbank AB (publ) acted as sole bookrunner in connection with the bond issue and Roschier Advokatbyrå AB acted as legal advisor to the Company.

For further information, please contact:

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

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

This information is information that Cibus Nordic Real Estate AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation and the Securities Markets Act. The information was submitted for publication, through the agency of the contact person set out below, at 16.00 CET on 3 June 2020.

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PRESS RELEASE

June 8, 2020

## **Cibus Nordic Real Estate AB (publ) announces tender offer regarding its outstanding EUR bonds and considers issuance of new EUR bonds.**

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Cibus Nordic Real Estate AB (publ) (the “**Issuer**” or “**Cibus**”) is offering holders of the Issuer’s outstanding EUR bonds outlined below (the “**Bonds**”) to tender Bonds for purchase by the Issuer for cash (the “**Tender Offer**”) at the purchase price set out below, plus accrued and unpaid interest. The Bonds will be repurchased subject to the terms and conditions described in a tender information document dated June 8, 2020.

Description of the Bonds / ISIN / Issued Amount / Outstanding Amount / Min. Denomination / Purchase Price

2018/2021 Sr Unsec FRN / SE0010740530 / EUR 135m / EUR 135m / EUR 100,000 / 101.70%

The tender information document can be found in the following link:  
<https://www.cibusnordic.com/investors/the-bond/eur-bond-135-meur/>

In connection with the Tender Offer, the Issuer announces that it contemplates to issue EUR denominated 3.25 years senior unsecured bonds (the “**New Bonds**”), subject to market conditions.

The Tender Offer expires at 12:00 CEST on June 11, 2020, unless extended, re-opened, withdrawn or terminated at the sole discretion of the Issuer. Settlement of the Tender Offer is expected to occur at or around June 18, 2020. The Issuer’s repurchase of Bonds is conditional upon a successful issue of New Bonds.

Holders of Bonds who accept the Tender Offer will be eligible to receive a priority in the allocation of the New Bonds, subject to the terms set out in the Tender Information Document.

Conditional upon the consummation of a successful issue of the New Bonds, Cibus may exercise its right to make a voluntary early redemption of the Bonds which are not being tendered in the Tender Offer, in accordance with the terms and conditions of the Bonds. The Bonds will in such early redemption be redeemed at a price equal to 101.50 per cent. of the nominal amount (plus accrued and unpaid interest).

The Issuer has mandated Danske Bank A/S, Danmark, Sverige Filial ("**Danske Bank**") and Nordea Bank Abp ("**Nordea**") as joint arrangers and bookrunners in respect of the issuance of the New Bonds and as dealer managers and tender agents for the Tender Offer.

**Attachment: The tender information document.**

**Dealer Managers and Tender Agents:**

Danske Bank A/S, Danmark, Sverige Filial: +46 (0)8- 23 56 23, dcm\_admin@danskebank.se  
Nordea Bank Abp: +45 61 36 03 79, NordeaLiabilityManagement@nordea.com

**For further information, please contact:**

Sverker Källgården, CEO, Cibus Nordic Real Estate (+46 761 444 888)  
Pia-Lena Olofsson, CFO, Cibus Nordic Real Estate (+46 708 580 453)

*This information is information that Cibus Nordic Real Estate AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation and the Swedish Securities Markets Act (Sw. Lag (2007:528) om värdepappersmarknaden). The information was submitted for publication, by the contact persons set out above, at 10.15 CEST on 8 June 2020.*

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PRESS RELEASE

June 11, 2020

## **Cibus Nordic Real Estate AB (publ) issues EUR 135m bonds and announces early redemption of existing bonds and results from tender offer**

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### **New issue**

Cibus Nordic Real Estate AB (publ) (the “**Issuer**” or “**Cibus**”) has successfully issued senior unsecured bonds in the total amount of EUR 135 million under a framework of EUR 175 million. The bonds have a tenor of 3.25 years and a floating interest rate of EURIBOR three months plus 450 bps and will mature on 18 September 2023 (the “**New Bonds**”). Cibus intends to apply for listing of the New Bonds on the corporate bond list of Nasdaq Stockholm.

### **The Tender Offer**

Cibus further announces the results of the tender offer (the “**Tender Offer**”) to the holders of Cibus’ outstanding senior unsecured floating rate bonds 2018/2021 with ISIN SE0010740530 and outstanding amount of EUR 135 million (the “**Bonds**”). The Tender Offer expired at 12:00 CEST on June 11, 2020. The Tender Offer has been accepted by holders of Bonds representing a total nominal amount of EUR 114 million.

Cibus intends to complete the Tender Offer and the price for the Bonds in the Tender Offer amounts to 101.70 % of the nominal amount. Cibus will also pay accrued and unpaid interest on the Bonds on the settlement date in accordance with the terms and conditions of the Bonds. The settlement date for the Tender Offer is expected to occur on or around June 18, 2020.

### **Early redemption**

Cibus also announces its intention to exercise its right to make a voluntary early redemption of the Bonds not being tendered in the Tender Offer, in accordance with Clause 9.3 (Voluntary total redemption (call option)) of the terms and conditions of the Bonds. The redemption date will be July 9, 2020 and the redemption amount for each Bond shall be the applicable call option amount (being 101.50 per cent. of the nominal amount of the Bonds), plus accrued but unpaid interest. The redemption amount will be paid to the bondholders holding Bonds on the relevant record date (being July 2, 2020).

Cibus' obligation to redeem the Bonds on the redemption date is conditional upon fulfilment of the conditions precedent for disbursement of the net proceeds from the New Bonds.

Subject to the above, the Bonds will be de-listed from the corporate bond list of Nasdaq Stockholm in connection with the redemption date and the last day of trade will occur on or about June 30, 2020.

Danske Bank A/S, Danmark, Sverige Filial and Nordea Bank Abp have acted as joint arrangers and bookrunners in respect of the issuance of the New Bonds and as dealer managers and tender agents for the Tender Offer. Roschier Advokatbyrå AB has acted as legal advisor to the Issuer.

**Dealer managers, joint bookrunners and tender agents:**

Danske Bank A/S, Danmark, Sverige Filial: +46 (0)8- 23 56 23, dcm\_admin@danskebank.se  
Nordea Bank Abp: +45 61 36 03 79, NordeaLiabilityManagement@nordea.com

**For further information, please contact:**

Sverker Källgården, CEO, Cibus Nordic Real Estate (+46 761 444 888)  
Pia-Lena Olofsson, CFO, Cibus Nordic Real Estate (+46 708 580 453)

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Reg no. 559135-0599 | www.cibusnordic.com

PRESS RELEASE

11 June 2020

## **Cibus Nordic Real Estate AB (publ) issues another successful bond and are now fully refinanced.**

**Following up on last week's Green SEK-bond issue Cibus today successfully issued another bond of EUR 135m. The issue was oversubscribed and in addition to the issue the current EUR 135m bond will be subject to early redemption.**

The Company's CEO, Sverker Källgården, comments:

"This issue follows up on the very successful bond issue we did last week. That we have been able to carry out two sizeable and highly oversubscribed bond issues within a two-week period is a testimony to our defensive yet growing business plan. We have now concluded the refinancing of both our senior debt as well as all our outstanding bonds. With a good cash position, we are well positioned to capture the investment opportunities we have in our continuous deal pipeline."

For further information, please contact:

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

Pia-Lena Olofsson, CFO, Cibus Nordic Real Estate (+46 70 858 04 53)

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PRESS RELEASE

22 June 2020

## **Cibus Nordic Real Estate AB (publ) has satisfied the conditions for disbursement of the proceeds under its EUR 135m bonds with final maturity on 18 September 2023**

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Cibus Nordic Real Estate AB (publ) (the “**Issuer**” or “**Cibus**”) has successfully satisfied the conditions for disbursement of the proceeds for its senior unsecured bonds in the total amount of EUR 135 million under a framework of EUR 175 million. In accordance with the press release issued by the Company on June 11, 2020, the Company will hence unconditionally redeem the outstanding senior unsecured floating rate bonds 2018/2021 with ISIN SE0010740530 in full.

As announced in the press release issued by the Company on June 11, 2020, the redemption date will be July 9, 2020 and the redemption amount for each Bond shall be the applicable call option amount (being 101.50 per cent. of the nominal amount of the Bonds), plus accrued but unpaid interest. The redemption amount will be paid to the bondholders holding Bonds on the relevant record date (being July 2, 2020).

Danske Bank A/S, Danmark, Sverige Filial and Nordea Bank Abp have acted as joint arrangers and bookrunners in respect of the issuance of the bonds. Roschier Advokatbyrå AB has acted as legal advisor to the Issuer.

**For further information, please contact:**

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

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

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Reg no. 559135-0599 | [www.cibusnordic.com](http://www.cibusnordic.com)

PRESS RELEASE

29 June 2020

## **Cibus Nordic Real Estate AB (publ) acquires another real estate portfolio in Finland for EUR 14,5m.**

**Cibus continues to invest and grow by an acquisition of a real estate portfolio of 5 assets in the Oulu region for EUR 14,5m. The properties are fully let with S Group as anchor tenant, average remaining lease is 13 years and the lettable area is 7,135 sqm. The transaction is targeted to close on July 1, 2020.**

The Company's CEO, Sverker Källgården, comments:

"Including this acquisition we have so far this year made acquisitions in Finland for over EUR 70m, clearly above our growth target of EUR 50m annually. In addition to this, we bought the Coop-portfolio for approximately EUR 180m, our first acquisition in Sweden. It is a proof of strength by Cibus that we can continue to grow during these uncertain times. We are fully refinanced with a good cash position and look forward to the opportunities that will occur in the market."

Including this acquisition, the company assesses the NOI on a yearly basis in the earnings capacity per 1<sup>st</sup> of July 2020 to be EUR 64,9m.

For further information, please contact:

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

Pia-Lena Olofsson, CFO, Cibus Nordic Real Estate (+46 70 858 04 53)

*Cibus is a real estate company listed on Nasdaq First North Premier Growth Market 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 more than 270 properties in the Nordic. The main tenants are Kesko, Tokmanni, Coop and S-Group. FNCA Sweden AB, +46(0)8-528 00 399 [info@fnca.se](mailto:info@fnca.se), is appointed Certified Adviser.*

PRESS RELEASE

16 July 2020

## **Cibus Nordic Real Estate AB (publ) publishes two bond prospectuses and applies for listing of its EUR bonds and SEK bonds on Nasdaq Stockholm**

Cibus Nordic Real Estate AB (publ) ("Cibus") has on 12 June 2020 issued a senior unsecured green bond loan in the total amount of SEK 600,000,000 (the "SEK Bonds") and on 18 June 2020 issued a senior unsecured bond loan in the total amount of EUR 135,000,000 within a framework of up to EUR 175,000,000 (the "EUR Bonds"), on the Swedish bond market. The SEK Bonds have a tenor of 3 years and a floating interest rate of STIBOR three months plus 475 bps and will mature on 12 June 2023. The EUR Bonds have a tenor of 3.25 years and a floating interest rate of EURIBOR three months plus 450 bps and will mature on 18 September 2023. The SEK Bonds and the EUR Bonds are jointly referred to as the "Bonds".

Cibus will apply for listing of the SEK Bonds on the sustainable bonds list of Nasdaq Stockholm and the EUR Bonds on the corporate bond list of Nasdaq Stockholm. The Bonds will be admitted to trading at Nasdaq Stockholm as soon as possible.

In connection with this, Cibus has prepared two prospectuses. Each prospectus has been approved by, and registered with, the Swedish Financial Supervisory Authority in accordance with the Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017. Each prospectus will be available on the Financial Supervisory Authority's website ([www.fi.se](http://www.fi.se)) and on Cibus' website ([www.cibusnordic.com](http://www.cibusnordic.com)).

For further information, please contact:

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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 and the Swedish Securities Markets Act (Sw. Lag (2007:528) om värdepappersmarknaden). The information was submitted for publication, by the contact persons set out above, at 11.00 CEST on 16 July 2020.*

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PRESS RELEASE

11 August 2020

## Cibus Nordic's CEO and CFO present results for the second quarter 2020

Cibus Nordic Real Estate AB (publ) invite to teleconference and audio cast on August 20, 2020 at 10.00 CEST. The company's CEO, Sverker Källgården, and CFO, Pia-Lena Olofsson, will present the interim report for the second quarter 2020 in English.

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

This is the link to follow the presentation on-line:  
<https://tv.streamfabriken.com/cibus-nordic-real-estate-q2-2020>

Telephone numbers to call-in and join the presentation:  
Dial-in number SE: +46850558356 UK: +443333009272 US: +18332498406

For further information, please contact:  
Sverker Källgården, CEO, Cibus Nordic Real Estate +46 761 444 888  
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Cibus is a real estate company listed on Nasdaq First North Premier Growth Market 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 280 properties in the Nordic. The main tenants are Kesko, Tokmanni, Coop and S-Group. FNCA Sweden AB, +46(0)8-528 00 399 [info@fnca.se](mailto:info@fnca.se), is appointed Certified Adviser.

# Interim Report — Q2 2020

Cibus Nordic Real Estate AB (publ)

April – June 2020 (compared with April – June 2019)

- Rental income amounted to EUR 16,366 thousand (12,552).
- Net operating income totalled EUR 15,100 thousand (11,459).
- Profit from property management was EUR 7,801 thousand (6,773).
- Earnings after tax amounted to EUR 8,883 thousand (10,247), corresponding to EUR 0.24 (0.33) per share. Unrealised changes in property values totalling EUR 3,002 thousand (5,013) were included in profit.

January – June 2020 (compared with January – June 2019)

- Rental income amounted to EUR 30,406 thousand (25,207).
- Net operating income totalled EUR 28,103 thousand (23,583).
- Profit from property management was EUR 14,642 thousand (14,398).
- Earnings after tax amounted to EUR 15,980 thousand (19,159), corresponding to EUR 0.45 (0.62) per share. Unrealised changes in property values totalling EUR 4,611 thousand (7,784) were included in profit.

*“Despite the pandemic, it’s business as usual at Cibus.”*

— Sverker Källgården, CEO

## **CORONAVIRUS**

The Coronavirus has had a very limited impact on the results of Cibus’s operations. During the second quarter, the impact on profit was negative in the amount of approximately EUR 0.2 million. Slightly more than 99% of our rent for the second quarter was paid. Of our income, about 90% derives from the largest grocery chains in the Nordic countries. During the pandemic, these have successfully provided people with the food they need. In uncertain times, local grocery stores are needed more than ever.

KEY FIGURES <sup>1</sup>	Q2 2020	Q2 2019	Jan-Jun 2020	Jan-Jun 2019
Market value of properties, EUR million	1,124	862	1,124	862
NOI, current earnings capacity, EUR million	64.1	49.9	64.1	49.9
Lettable area, thousand sq.m.	664	499	664	499
Proportion grocery and daily goods stores, %	96	95	96	95
Number of properties with solar panels	15	3	15	3
Senior debt LTV ratio, %	49.0	45.4	49.0	45.4
Net debt, LTV ratio, %	60.5	59.0	60.5	59.0
Interest coverage ratio, multiple	3.6	3.4	3.5	3.4
EPRA NRV/share, EUR	11.8	11.3	11.8	11.3
Approved dividend per share paid for the period, EUR	0.22	0.20	0.44	0.40

<sup>1</sup>Refer 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/](https://www.cibusnordic.com/investors/financial-reports/)

#### ABOUT CIBUS NORDIC REAL ESTATE

Cibus is a real estate company listed on Nasdaq First North Premier Growth Market 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 280 properties in Finland and Sweden. The main tenants are Kesko, Tokmanni, Coop and S-Group. FNCA Sweden AB, +46(0)8-528 00 399 info@fnca.se, is appointed Certified Adviser.

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 CEST on 20 August 2020.