

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

**559135-0599**

**Year-end report 1 July–31 December 2018**

**Cibus**

Converting food into yield

## ADMINISTRATION REPORT

### JULY 2018–DECEMBER 2018

- Consolidated rental income for the period was TEUR 24,977 (14,756)
- Net operating income for the period totalled TEUR 23,407 (14,114)
- Net profit after tax amounted to TEUR 13,366 (32,901)
- Earnings per share totalled EUR 0.4 (1.1)
- Proposed dividend of EUR 0.84 (0.80)

### COMMENTS ON THE PERIOD FROM THE CHAIRMAN OF THE BOARD

#### **Cibus establishes dividend policy with quarterly increases**

After having previously issued a dividend in line with what was promised at the time of the IPO (8% per year on the IPO price), the company has now clarified its dividend policy. Cibus has delivered on its strategy of growth through acquisitions. Since we see continued opportunities for growth, we have decided that the company will pay increasing dividends on a quarterly basis. Given our current portfolio, business plan and growth, a 5% annual increase is considered a reasonable target for the foreseeable future.

Since the autumn, the Board has been working to find a new CEO for the company, and we are extremely pleased to welcome Sverker Källgården to Cibus. Sverker comes most recently from ByggPartner, a company he helped prepare for listing. After its listing on Nasdaq First North, the company became known for its broad investor base. Sverker will take office in March 2019.

Since March 2018, when Cibus was listed on Nasdaq First North, a total of ten properties have been acquired and one sold. The pipeline of potential transactions we are seeing remains very interesting, and we believe it is highly likely we will make further acquisitions worth MEUR 50 in 2019. Moreover, we have renegotiated two of our three senior credit facilities, one in October 2018 and one in February 2019. As planned, our add-on acquisitions and credit renegotiations have led to increased cash flow for the company, up 10% since the IPO in March 2018. At present, all our properties are located in Finland, but over the longer term it is probable that Cibus will enter the other Nordic markets as well. As of 31 December 2018, our portfolio had a market value of MEUR 816.

The structural transformation that e-commerce has brought about in the retail sector remains a hot topic in the market. We see grocery and daily-goods properties as a prime distribution network, and we hope to be able to support our tenants in developing their stores as service points for their customers. E-commerce is continually changing the retail sector, but we believe it will also benefit grocery and daily-goods properties in good locations.

Cibus is now issuing its second annual report, after its first split financial period ended on 30 June 2018. The company has a strong cash flow and is showing stability. A dividend of EUR 0.84 for 2019 — an increase of 5% — will be proposed at the Annual General Meeting.

In 2019, Cibus will continue probing the market for interesting acquisition opportunities. The company now has a CEO who will work in accordance with the business plan and continue to make a name for the company among a broad range of investors. We expect to deliver a positive performance going forward and are entering the new financial year with tremendous enthusiasm.

#### **SIGNIFICANT EVENTS DURING THE PERIOD**

Cibus acquired two separate portfolios with a total of ten properties during the period. These acquisitions strengthened the company's cash flow and are well aligned with its business plan.

On 2 July, Cibus completed two separate acquisitions of a total of three properties at a total acquisition cost of TEUR 16,500. The properties have been let to Tokmanni in Kemi (3,500 sq. m.), and to Lidl (2,200 sq. m.) and Halpa-Halli (5,300 sq. m.), the latter two being located in Saarijärvi outside Jyväskylä. The transactions were exclusively financed through one of the existing lending banks.

The company's CEO, Lisa Dominguez Flodin, resigned on 29 October 2018. Board member Jonas Ahlblad serves as interim CEO until the company's new CEO takes over.

On 5 November, Cibus completed an acquisition of six properties at a total acquisition cost of approximately TEUR 30,000. The properties have been let to Tokmanni and Kesko. One of Cibus's three loans was renegotiated in connection with the acquisitions. This renegotiation meant that all acquisitions could be financed with bank loans at the same time as a reduction in the margin for the entire loan led to only a minor increase in interest expenses of about TEUR 50, while net operating income is expected to increase by approximately TEUR 2,000.

#### **SIGNIFICANT EVENTS AFTER THE END OF THE PERIOD**

On 11 February 2019, the company announced that Sverker Källgården had been employed as CEO. He will take office in March 2019. Sverker has a great deal of experience in the property industry, most recently as CEO of ByggPartner. Under his leadership, ByggPartner was listed on Nasdaq First North. Prior to ByggPartner, Sverker held executive positions at NCC and Hufvudstaden, including serving as CEO of AB Nordiska Kompaniet (NK) for seven years.

The first of Cibus's three senior credit facilities was refinanced in the autumn and the second in February 2019. This refinancing will have a positive effect on the company's future cash flow. The new credit facility has a lower margin and a shorter maturity than previously.

The loan also has a facility that makes additional acquisitions possible, which will likely be completed in the spring.

## CIBUS AT A GLANCE

Cibus, corporate registration number 559135-0599, is a Swedish property company that manages, develops and acquires properties in the Nordic region with anchor tenants from the grocery and daily-goods sector.

The company was founded on 23 November 2017 and lay dormant until 7 March 2018 when the company completed its first acquisition. The acquisition comprised a portfolio of 123 properties in Finland with tenants from the grocery and daily-goods sector. Ten additional acquisitions and one disposal have been completed since then, bringing the portfolio to a total of 132 properties.

The company's administration and consolidated financial reporting is conducted from its head office in Stockholm, Sweden by Pareto Business Management. The company has no employees. Asset management is handled locally by Sirius Capital Partners and Colliers International Finland handles the financial accounting and facility management. The Group's shares have been traded on Nasdaq First North since 9 March 2018. The company also has a bond listed on the Nasdaq First North Bond Market, for which the first day of trading was 3 May 2018.

## FINANCIAL OVERVIEW AND SELECTED PERFORMANCE INDICATORS, GROUP

*Unless otherwise stated all amounts are in thousand euro (TEUR)*

	Jul 2018–Dec 2018	Nov 2017–Jun 2018*
Rental income	24,977	14,756
Net operating income	23,407	14,114
Profit from property management	14,674	8,197
Net profit after tax**	13,366	32,901
Earnings per share, EUR	0.4	1.1
Total assets	847,685	791,885
Cash and cash equivalents	25,542	17,408
Market value of properties	816,478	767,879
Adjusted EPRA NAV	344,454	340,658
Adjusted EPRA NAV per share, EUR	11.1	11.0
No. of shares outstanding	31,100,000	31,100,000
Senior debt LTV ratio, %	43.4	39.0
Net debt LTV ratio, %	58.4	57.7
Interest coverage ratio, multiple	3.4	2.7
Equity/assets ratio, %	38.8	42.2
Debt/equity ratio, multiple	1.6	1.4
Surplus ratio, %	93.7	95.6
Economic occupancy rate, %	96.0	95.0

\**Preceding financial year. The result is attributable to the period from 7 March 2018, since the company was dormant until that date.*

\*\**Unrealised changes in value for the period totalled TEUR 1,995 (30,883)*

## EARNINGS

Profit for the year after tax amounted to TEUR 13,366 (32,901), corresponding to EUR 0.4 (1.1) per share.

## Income

The consolidated rental income for the reporting period amounted to TEUR 24,977 (14,756). Service income totalled TEUR 3,926 (2,748) and consisted largely of re-invoiced costs. The economic occupancy rate was 96.0% (95.0). At 31 December 2018, the total annual rental value amounted to approximately TEUR 52,294 (47,000).

## Net operating income

The operating costs for the reporting period totalled TEUR 4,492 (2,772) and net operating income amounted to TEUR 23,407 (14,114), which resulted in a surplus ratio of 93.7% (95.6). As the majority of leases are triple-net leases, whereby the tenants cover the majority of the costs, net operating income is one of the most important comparative figures. Depending on the lease terms and conditions, the costs can be debited to tenants directly or via Cibus, which means that gross rents and service income can vary over time.

## Profit from property management

For the reporting period, profit from property management amounted to TEUR 14,674 (8,197), corresponding to EUR 0.47 (0.26) per share. The outcome was in line with expectations.

## Net financial items

Net financial items totalled an expense of TEUR 8,194 (4,466) and mainly encompassed interest expenses for the period of TEUR 6,267 (4,043). At the end of the period, the loan portfolio's average interest rate, including margins, was 2.6% (2.8).

## Changes in property values

Property value changes amounted to TEUR 48,599 (30,883) from the opening balance of TEUR 767,879 to the closing balance of TEUR 816,478, of which TEUR 1,995 (30,275) was unrealised. The change in value was primarily attributable to the ten add-on acquisitions completed during the period.

## Tax

The nominal rate of corporation tax in Finland is 20%. Through fiscal depreciation and amortisation, and the use of loss carryforwards, a low tax expense arose for the reporting period. This has been taken in to consideration in the interim report.

The nominal rate of corporation tax in Sweden is 22%. The loss carryforwards are estimated to amount to about TEUR 7 286 (8,824). Tax assets attributable to these loss carryforwards have been recognised in the consolidated balance sheet in an amount of TEUR 1,602 (1,922) and in the Parent Company's balance sheet in an amount of TEUR 1,555 (1,888).

Cibus recognised total tax for the reporting period of negative TEUR 3,051 (neg: 5,372), of which current tax and deferred tax amounted to negative TEUR 789 (neg: 70) and negative TEUR 2,262 (neg: 5,302), respectively. A tax expense of TEUR 152 (0) was charged to operating activities. Moreover, deferred tax on temporary differences attributable to value changes in properties amounted to negative TEUR 1,929 (neg: 7,190).

## CASH FLOW AND FINANCIAL POSITION

Consolidated cash flow from operating activities amounted to TEUR 16,312 (5,072). The cash outflow from investing activities amounted to TEUR 25,250 (214,950) during the reporting period and pertained to the acquisition of the entire property portfolio. The cash inflow from financing activities was TEUR 17,072 (227,286).

Closing cash and cash equivalents amounted to TEUR 25,542 (17,408). At 31 December 2018, Cibus had net interest-bearing liabilities, after deduction of cash and cash equivalents, of TEUR 463,370 (425,621). Capitalised borrowing costs amounted to TEUR 2,780 (3,022).

## Financing

The Group has bank loans of around TEUR 354,000 (308,000) with a weighted average floating interest margin of 1.9% (2.1) + 3m EURIBOR and a weighted average tenor of 2.9 years (2.3). The loans are free of amortisation payments. Cibus has lodged the properties' mortgage deeds as collateral for the interest-bearing liabilities subject to what the company considers to comprise market terms.

In addition to the bank loans, Cibus has issued an unsecured bond amounting to TEUR 135,000. The bond matures on 26 May 2021 and carries a floating coupon rate of 4.5% + 3m EURIBOR. The bond is listed on the Nasdaq First North Bond Market, and the first day of trading was 3 May 2018. The Group's total tenor amounted to 3.0 years (2.5).

Of the Group's bank loans, around 68.3% (69.0) are hedged using interest-rate derivatives in the form of interest-rate caps. After taking interest-rate caps into consideration, the Group's average fixed-interest tenor is 2.1 years (2.3). The change in value of interest-rate derivatives is of an accounting nature and has no impact on the Group's future cash flows. At the expiry date, the interest-rate cap's market value will always be EUR 0. At 31 December 2018, the market value of interest-rate derivatives was TEUR 1 938 (1,354). The value change, which had no impact on cash flow, amounted to negative TEUR 79 (neg: 199) for the period.

## CURRENT EARNINGS CAPACITY

The current earnings capacity for the coming 12 months is based on the property portfolio owned by Cibus as of 31 December 2018.

(TEUR)	27 Feb 2019	31 Dec 2018*	30 Sep 2018	30 Jun 2018	7 Mar 2018	Change (Feb/7 Mar)
Rental income	51 100	51 100	49 150	49 050	47 900	
Property expenses	-3 300	-3 300	-3 250	-3 250	-3 200	
<b>Net rental income</b>	<b>47 800</b>	<b>47 800</b>	<b>45 900</b>	<b>45 800</b>	<b>44 700</b>	<b>7 %</b>
Central administration	-3 620	-3 620	-3 545	-3 541	-3 500	
Net financial costs	-13 194	-13 550	-13 500	-13 500	-13 113	
<b>Operating income</b>	<b>30 986</b>	<b>30 630</b>	<b>28 855</b>	<b>28 759</b>	<b>28 087</b>	<b>10 %</b>

### Operating income, EUR/aktie

**1,00                      0,98                      0,93                      0,92                      0,90                      10 %**

\*One minor property was sold just before the new year; one property equal in size was acquired after the new year. The figures reflect the situation after both transactions.

The following information forms the basis for the estimated earnings capacity:

- Rental income based on signed leases as of 31 December 2018.
- Property expenses based on a normal operating year with maintenance.
- Central administration costs are calculated based on the current organisation and the current size of the property portfolio.

### Comments regarding the current earnings capacity

For the coming 12 months, the earnings capacity has improved 10 % compared with the 12-month forecast on the date of the IPO. As a result of the acquisitions carried out by the company since its listing and rent increases due to indexation, the company's rental income has improved.

## THE SHARE AND SHAREHOLDERS

Cibus's shares are listed on Nasdaq First North and the company had 1,001 (921) registered shareholders as of 31 December 2018. The ten largest shareholders hold 62.9% (64.9) of the votes. One of these shareholders has a holding that amounted to 10% or more of the votes in the company at 31 December 2018. At the same date, the number of shares outstanding amounted to 31,100,000. As of 31 December 2018, the 20 largest shareholders were:

	Percentage	No. of shares
SFC Holding S.à r.l.	41,3	12,844,443
Amiral Gestion	5,2	1,610,804
Carnegie Fonder	4,1	1,288,993
Nuveen Asset Management	2,6	800,000
Fjärde AP-fonden	2,4	742,704
PGIM Investments	1,8	550,865
Marjan Dragicevic	1,7	520,000
Oy Sirius Capital Partners Ab	1,6	500,000
Göran Gustafssons Stiftelser	1,5	460,000
Nordnet Pensionsförsäkring	1,5	458,079
Håkan Roos	1,1	350,000
ICA-handlarnas Förbund	1,1	345,082
GADD & Cie S.A.	1,0	300,000
Avanza Pension	0,9	287,646
Erik Lindholm	0,7	205,400
Aktiebolaget Malfors Promotor	0,6	200,000
Björn & Margareta Jakobson	0,5	154,000
LähiTapiola Varainhoito Oy	0,5	150,000
Familjen Kamprads stiftelse	0,5	150,000
Gälöstiftelsen	0,5	150,000
<b>Total</b>	<b>71,0</b>	<b>22,068,016</b>
Other	29,0	9,031,984
<b>Total</b>	<b>100,0</b>	<b>31,100,000</b>

## Dividend for 2019

Ahead of the Annual General Meeting on 11 April 2019, the Board proposes a dividend of EUR 0.84 (0.80) per share, corresponding to a total of TEUR 26,124 (24,880). The Board also proposes that dividend payments be made on four occasions during the year, with an increasing dividend each quarter. This means that the first partial payment is proposed to be EUR 0.2062 per share, the second EUR 0.2087 per share, the third EUR 0.2113 per share and the fourth EUR 0.2138 per share. Accordingly, there will be four payments of TEUR 6,344, TEUR 6,469, TEUR 6,593 and TEUR 6,718, respectively. The proposed record dates for payment of the dividends are 20 June 2019, 23 September 2019, 18 December 2019 and 24 March 2020.

## OTHER INFORMATION

### Legal structure

At 31 December 2018, the Group comprised 131 limited companies with Cibus as the Parent Company. All properties are owned by subsidiaries and 20 of the subsidiaries are mutual real estate companies. This is a common partnership arrangement in Finland that allows direct ownership of a specified part of a property.

### Related-party transactions

Cibus has a property portfolio management agreement with Sirius Retail Asset Management, the parent company of which owns 500,000 Cibus shares and has Chairman of the Board Patrick Gylling as majority shareholder. Interim CEO and board member Jonas Ahlblad is also a partner at Sirius Capital Partners. The fee to Sirius amounted to TEUR 848 (532) during the period.

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

<i>Amounts in thousand euro (TEUR)</i>	<b>Jul 2018– Dec 2018</b>	<b>Nov 2017– Jun 2018*</b>
Rental income	24,977	14,756
Service income	3,926	2,748
Operating costs	-4,492	-2,772
Property tax	-1,004	-618
<b>Net operating income</b>	<b>23,407</b>	<b>14,114</b>
Administration costs	-2,354	-1,451
Other operating income	1,815	–
Financial income	370	229
Financial costs	-8,564	-4,695
<b>Profit from property management</b>	<b>14,674</b>	<b>8,197</b>
<i>Changes in value</i>		
Investment properties, unrealised	1,995	30,275
Interest-rate derivatives, unrealised	-79	-199
Investment properties, realised	-173	–
<b>Profit before tax</b>	<b>16,417</b>	<b>38,273</b>
Current tax	-789	-70
Deferred tax	-2,262	-5,302
<b>Profit for the year</b>	<b>13,366</b>	<b>32,901</b>
Earnings per share, EUR	0.4	1.1
Average number of shares, thousand	31,100	31,100

### Consolidated statement of comprehensive income

<i>Amounts in thousand euro (TEUR)</i>	<b>Jul 2018– Dec 2018</b>	<b>Nov 2017– Jun 2018</b>
Profit for the year	13,366	32,901
Other comprehensive income	–	–
<b>Total comprehensive income</b>	<b>13,366</b>	<b>32,901</b>

\*Preceding financial year. The result is attributable to the period from 7 March 2018, since the company was dormant until that date.

## CONSOLIDATED BALANCE SHEET

<i>Amounts in thousand euro (TEUR)</i>	<b>31 Dec 2018</b>	<b>30 Jun 2018</b>
<b>Assets</b>		
Investment properties	816,478	767,879
Deferred tax assets	1,602	1,922
Other non-current receivables	709	136
<b>Total non-current assets</b>	<b>818,789</b>	<b>769,937</b>
Rental receivables	422	–
Other current receivables	2,052	3,088
Prepaid expenses and accrued income	880	1,452
Cash and cash equivalents	25,542	17,408
<b>Total current assets</b>	<b>28,896</b>	<b>21,948</b>
<b>TOTAL ASSETS</b>	<b>847,685</b>	<b>791,885</b>
<b>Equity and liabilities</b>		
Share capital	311	311
Other contributed capital	300,762	300,762
Retained earnings including profit for the year	27,607	32,901
<b>Total equity</b>	<b>328,680</b>	<b>333,974</b>
Borrowings	486,132	440,007
Deferred tax liabilities	9,218	7,252
Financial derivatives	1,938	1,354
Other non-current liabilities	232	183
<b>Total non-current liabilities</b>	<b>497,520</b>	<b>448,796</b>
Accounts payable	190	815
Current tax liabilities	863	419
Other current liabilities	15,913	3,718
Accrued expenses and deferred income	4,519	4,163
<b>Total current liabilities</b>	<b>21,485</b>	<b>9,115</b>
<b>Total liabilities</b>	<b>519,005</b>	<b>457,911</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>847,685</b>	<b>791,885</b>

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

<i>Amounts in thousand euro (TEUR)</i>	Share capital	Other contributed capital	Retained earnings including profit for the period	Total equity
<b>Company formed on 23 Nov 2017</b>	–	–	–	–
<b>Comprehensive income</b>				
Profit for the year	–	–	32,901	<b>32,901</b>
<b>Total comprehensive income 23 Nov 2017–30 Jun 2018</b>	–	–	<b>32,901</b>	<b>32,901</b>
<b>Transactions with shareholders</b>				
Formation of the company	60	–	–	<b>60</b>
Impairment of share capital	-60	–	–	<b>-60</b>
New issue*	311	310,689	–	<b>311,000</b>
Issue costs	–	-12,629	–	<b>-12,629</b>
Tax effect of issue costs	–	2,702	–	<b>2,702</b>
<b>Total transactions with shareholders</b>	<b>311</b>	<b>300,762</b>	–	<b>301,073</b>
<b>Closing balance, 30 Jun 2018*</b>	<b>311</b>	<b>300,762</b>	<b>32,901</b>	<b>301,073</b>
<b>Equity, 30 Jun 2018</b>	<b>311</b>	<b>300,762</b>	<b>32,901</b>	<b>333,974</b>
<b>Comprehensive income</b>				
Profit for the year	–	–	13 366	<b>13,366</b>
<b>Total comprehensive income 1 Jul 2018–31 Dec 2018</b>	–	–	<b>13,366</b>	<b>13,366</b>
<b>Transactions with shareholders</b>				
Dividend	–	–	-18,660	<b>-18,660</b>
<b>Total transactions with shareholders</b>	–	–	<b>-18,660</b>	<b>-18,660</b>
<b>Equity, 31 Dec 2018**</b>	<b>311</b>	<b>300,762</b>	<b>27,607</b>	<b>328,680</b>

\*The new issue amounted to TEUR 311,000, of which TEUR 300,762 pertained to the share premium reserve. Issue costs of TEUR 9,927 were deducted from the share premium reserve.

\*\*Equity is entirely attributable to Parent Company shareholders.

**CONSOLIDATED CASH-FLOW STATEMENT**

<i>Amounts in thousand euro (TEUR)</i>	<b>Jul 2018–Dec 2018</b>	<b>Nov 2017– Jun 2018</b>
Profit before tax	16,417	38,273
<i>Adjustments for:</i>		
Financial items	1,796	-1,819
Unrealised changes in value, investment properties	-1,995	-30,275
Unrealised changes in value, interest-rate derivatives	79	199
Tax paid	-152	–
<b>Cash flow from operating activities before changes in working capital</b>	<b>16,145</b>	<b>6,378</b>
<b><i>Cash flow from changes in working capital</i></b>		
Increase/decrease in other current receivables	1,118	-1,885
Increase/decrease in accounts payable	-543	–
Increase/decrease in other current liabilities	-408	579
<b>Cash flow from operating activities</b>	<b>16,312</b>	<b>5,072</b>
<b><i>Investing activities</i></b>		
Property acquisitions	-22,212	-214,205
Investments in new builds, extensions and redevelopments	-3,038	-609
Acquisition of financial fixed assets	–	-136
<b>Cash flow from investing activities</b>	<b>-25,250</b>	<b>-214,950</b>
<b><i>Financing activities</i></b>		
Formation of the company	–	60
Impairment of share capital	–	-60
New issue	–	311,000
Issue costs	–	-9,927
Borrowings	163,400	135,000
Arrangement fees	-711	-2,041
Repayment of debt	-139,397	-206,746
Dividend	-6,220	–
<b>Cash flow from financing activities</b>	<b>17,072</b>	<b>227,286</b>
<b>Cash flow for the period</b>	<b>8,134</b>	<b>17,408</b>
<b>Opening balance, cash and cash equivalents</b>	<b>17,408</b>	<b>–</b>
<b>Closing balance, cash and cash equivalents</b>	<b>25,542</b>	<b>17408</b>

**PARENT COMPANY INCOME STATEMENT**

<i>Amounts in thousand euro (TEUR)</i>	<b>Jul 2018– Dec 2018</b>	<b>Nov 2017– Jun 2018*</b>
Net sales	–	–
Administration costs	-695	-512
<b>Operating loss</b>	<b>-695</b>	<b>-512</b>
<i>Financial items</i>		
Interest income from Group companies	2,956	1,877
Interest expenses	-3,255	-1,891
<b>Loss after financial items</b>	<b>-994</b>	<b>-526</b>
<i>Appropriations</i>		
Group contributions	2,550	1,629
<b>Profit before tax</b>	<b>1,556</b>	<b>1,103</b>
Deferred tax	-333	1,888
<b>Profit for the year</b>	<b>1,223</b>	<b>2,991</b>
<b>Consolidated statement of comprehensive income</b>		
<i>Amounts in thousand euro (TEUR)</i>	<b>Jul 2018– Dec 2018</b>	<b>Nov 2017– Jun 2018*</b>
Profit for the year	1,223	2,991
Other comprehensive income	–	–
<b>Total comprehensive income</b>	<b>1,223</b>	<b>2,991</b>

\*Preceding financial year. The result is attributable to the period from 7 March 2018, since the company was dormant until that date.

**PARENT COMPANY BALANCE SHEET**

<i>Amounts in thousand euro (TEUR)</i>	<b>31 Dec 2018</b>	<b>30 Jun 2018</b>
<b>Assets</b>		
Shares in subsidiaries	128,450	128,450
Deferred tax assets	1,555	1,888
Non-current receivables from Group companies	294,853	302,853
<b>Total non-current assets</b>	<b>424,858</b>	<b>433,191</b>
Receivables from Group companies	853	3,630
Other current receivables	28	420
Prepaid expenses and accrued income	607	281
Cash and cash equivalents	6,795	757
<b>Total current assets</b>	<b>8,283</b>	<b>5,088</b>
<b>TOTAL ASSETS</b>	<b>433,141</b>	<b>438,279</b>
<b>EQUITY AND LIABILITIES</b>		
Share capital	311	311
Unrestricted equity	286,316	303,753
<b>Equity</b>	<b>286,627</b>	<b>304,064</b>
Borrowings	133,356	133,001
<b>Total non-current liabilities</b>	<b>133,356</b>	<b>133,001</b>
Accounts payable	–	542
Other current liabilities	12,444	27
Accrued expenses and deferred income	714	645
<b>Total current liabilities</b>	<b>13,158</b>	<b>1,214</b>
<b>TOTAL LIABILITIES</b>	<b>146,514</b>	<b>134,215</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>433,141</b>	<b>438,279</b>

## GENERAL INFORMATION

Cibus Nordic Real Estate AB (publ), corporate registration number 559135-0599, is a public limited company registered in Sweden and domiciled in Stockholm. The company's address is Berzelii Park 9, Box 7415, SE-103 91 Stockholm. The operations of the company and the subsidiaries (the Group) encompass owning and managing properties.

## ACCOUNTING POLICIES

Cibus Nordic Real Estate AB (publ) applies the International Financial Reporting Standards (IFRS) as adopted by the EU. This Interim Report has been prepared in accordance with IAS 34 Interim Financial Reporting.

IFRS 16 Leases is to be applied from 1 January 2019 and replaces IAS 17. Under the new standard, all leases are to be recognised in the balance sheet, except for leases with a term of 12 months or less or where the underlying asset is of a low value. In its capacity as a lessee, Cibus has conducted a detailed review and analysis of the Group's leases, during which site leasehold agreements were identified as the most important. As of 1 January 2019, Cibus will recognise site leasehold agreements equivalent to approximately TEUR 5,000 as assets and a corresponding liability item. Site leasehold fees linked to these agreements, which were previously recognised as net operating income, will be recognised as financial costs in net financial items. Estimated expenses for 2019 total around TEUR 300.

The same accounting and valuation policies have been applied as those used in the annual report; refer to the 2018 Annual Report for Cibus Nordic Real Estate AB (publ).

The company prepares five reports each year: two quarterly reports, a six-month report, a year-end report and the annual report.

## AUDIT

This report has not been subject to review by the company's auditors.

## DEFINITIONS

### *Earnings per share*

Profit for the year divided by the average number of shares outstanding.

### *Adjusted EPRA NAV per share*

Reported equity with reversal of derivatives, deferred tax and unpaid dividends divided by the number of shares outstanding.

### *Senior debt LTV ratio*

Liabilities to senior creditors divided by the market value of the properties.

### *Net debt LTV ratio*

Liabilities to credit institutions less cash and cash equivalents divided by the market value of the properties.

### *Interest coverage ratio*

Net operating income less administration costs and plus financial income divided by financial costs.

### *Equity/assets ratio*

Adjusted equity divided by total assets.

### *Debt/equity ratio*

Total liabilities divided by equity.

### *Surplus ratio*

Net operating income in relation to rental income.

### *Economic occupancy rate*

Rental income in relation to rental value.

## DECLARATION BY THE BOARD

The Board of Directors and the CEO hereby certify that the report provides a fair and accurate overview of the company's and the Group's operations, financial position and results, and describes the material risks and uncertainties faced by the company and the companies included in the Group.

The interim report for Cibus Nordic Real Estate AB (publ) was adopted by the Board as of 27 February 2019.

Stockholm, 27 February 2019  
Cibus Nordic Real Estate AB (publ)  
Corp. Reg. No. 559135-0599

Patrick Gylling  
Chairman

Elisabeth Norman  
Board member

Johanna Skogestig  
Board member

Jonas Ahlblad  
Board member and interim CEO

## INFORMATION ON MAR

This information is of such a nature that Cibus Nordic Real Estate AB (publ) is legally required to disclose pursuant to the EU's Market Abuse Regulation. The information was submitted for publication on the company's website through the agency of the above contact person on 27 February 2019.

## ANNUAL GENERAL MEETING

The Board intends to call the shareholders to the company's Annual General Meeting in Stockholm at 9:30 a.m. on 11 April 2019. The notice will be published on [www.cibusnordic.com](http://www.cibusnordic.com). The 2018 Annual Report will be available on the company's website from 7 March 2019 and includes the full accounting policies.

## REPORTING CALENDAR

7 March 2019	Annual Report
11 April 2019	Annual General Meeting

## FOR FURTHER INFORMATION, PLEASE CONTACT

Ingeborg Magnusson, IR  
E-mail: [ir@cibusnordic.com](mailto:ir@cibusnordic.com)

Cibus Nordic Real Estate AB (publ)  
c/o Pareto Business Management AB  
Box 7415  
SE-103 91 Stockholm, Sweden

Corp. Reg. No. 559135-0599  
Website: [www.cibusnordic.com](http://www.cibusnordic.com)