



AH Groningsingel 959, Netherlands



Lidl Engels Plein 26, Belgium



SPAR Egevaenget 3, Denmark



S-market Vanhatie 54, Finland



Rema 1000 Skiringssalveien 9A, Norway



Coop Slättenvägen 2, Sweden

Presentation

1 January 2025 – 30 June 2025

We create value for our shareholders by
investing in grocery and daily-goods properties.

Cibus
Converting food into yield

Speakers



Christian Fredrixon
Chief Executive Officer



Pia-Lena Olofsson
Chief Financial Officer

Agenda

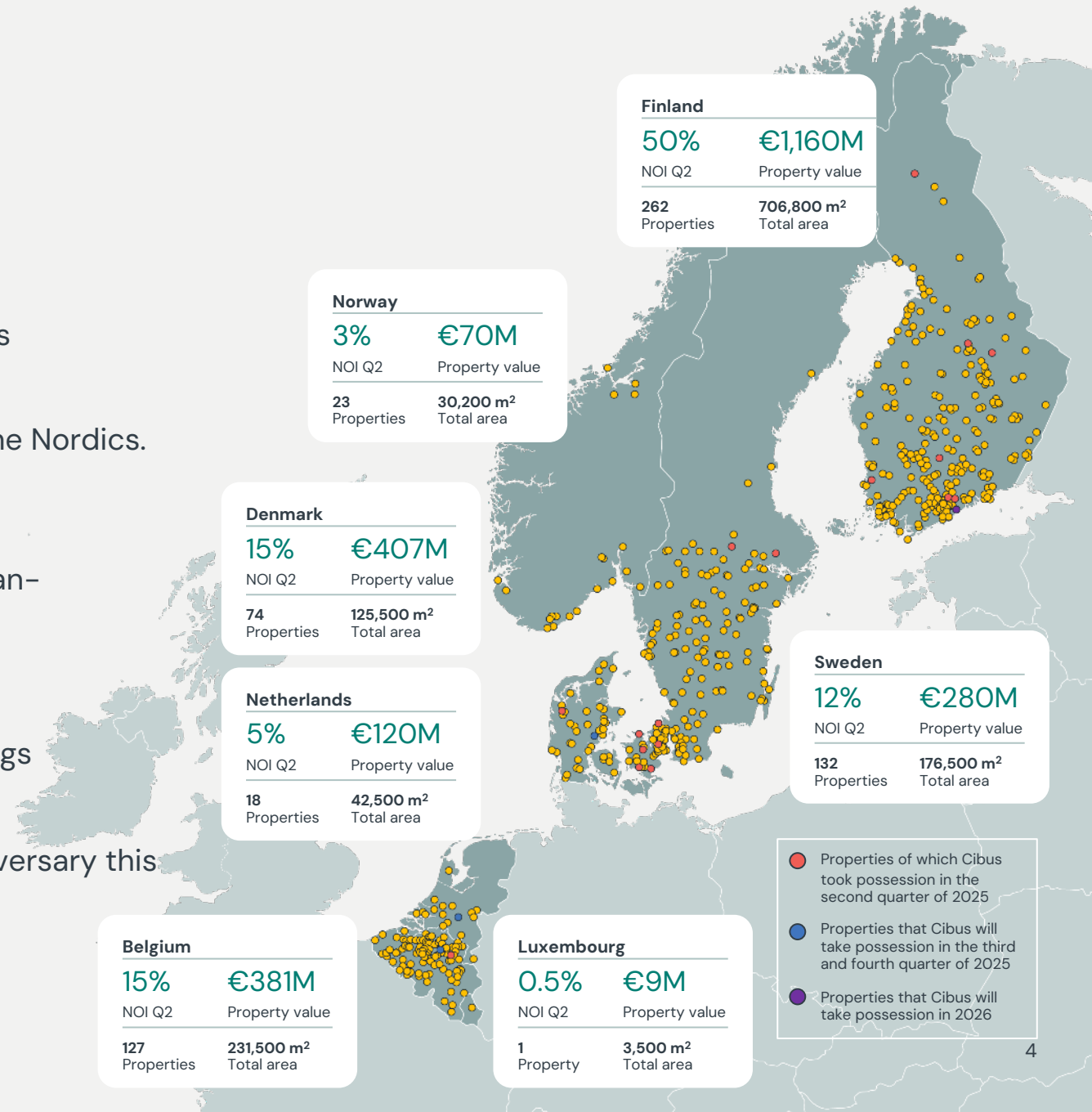
1. Business Update
2. Financial Update
3. Future
4. Q&A

Cibus

Converting food into yield

This is Cibus

- “Converting Food into Yield”
- Real estate company focused purely on daily-goods properties.
- Sole listed pure daily-goods real estate vehicle in the Nordics.
- Listed since March 2018
- Grown from Finnish supermarket portfolios into a Pan-European pure grocery real estate portfolio.
- Market cap mid-July of approx. EUR 1.3 billion.
- Aim to create stable cash flows and increase earnings capacity per share
- Monthly dividends to our shareholders. 5-year anniversary this year



Our properties Q2 2025

637

Properties

2.4

BEUR Property value

156.3

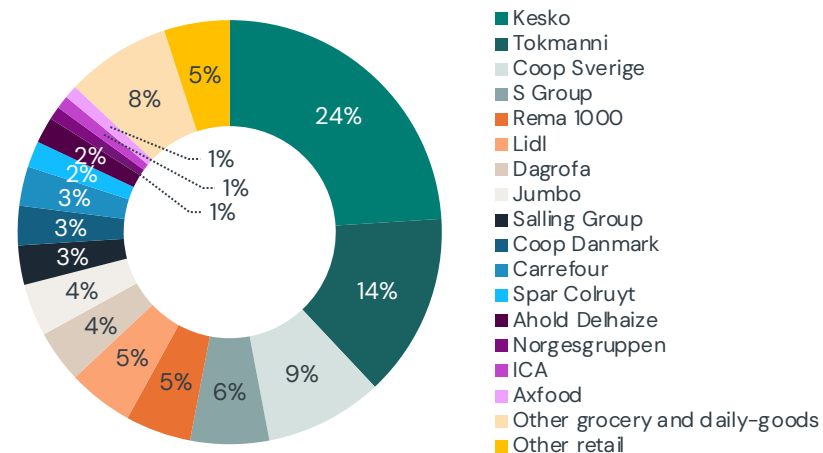
MEUR NOI

Current earnings capacity

1.3

Million SQM

Tenants share of NOI



The graph shows how net operating income is distributed among properties where grocery and daily-goods chains are the anchor tenants.

Stable cash flowing portfolio

81%

of **rental income** is from
non-cyclical daily-goods tenants

95%

of properties **anchored** by daily-
goods tenant

637

Properties
7 countries

99%

CPI-linked rental agreements

5.9Y

Q2 WAULT
Q2 WAULB 4.4 Y

Average WAULT 2018-Q2 2025 5.1 Y

2,100

SQM average asset size

Largest property 1.3% of NOI

>90%

Net or Triple-net leases

97%

of debt is interest rate hedged

Financial Summary

25Q2

(compared with Q2 2024)

Rental income amounted to EUR 41.3 million (30.5).

Net operating income totalled EUR 39.1 million (30.5).

Profit from property management amounted to EUR 19.5 million (10.3). Profit from property management, excluding non-recurring items and currency effects, amounted to EUR 20.0 million.

Earnings after tax amounted to EUR 13.7 million (2.2), corresponding to EUR 0.17 (0.03) per share.

Unrealised changes in value affected by EUR 2,7 million (-8.4) on properties and by EUR -6.7 million (-0.3) on interest rate derivatives.

EPRA NRV amounted to EUR 1,054.4 million (675.9), corresponding to EUR 12.8 per share (11.8).



Key take-aways in 2025

1

Stable and value-generating quarter

NOI margin +1.1 pp to 94.7% q-o-q
PFPM +68% y-o-y, +9% q-o-q*

2

Increased Earnings capacity per share to 1.05 EUR/share**

+9% y-o-y

Increased EPRA NRV per share

+2% q-o-q to 12.8 EUR/share

3

Lower financing costs

Net financial cost -1.4 MEUR p.a. going forward
Average credit margin 1.8%, ATL
Average interest cost 4.0% (4.5%)

4

Extended financing maturities

Debt maturity 2.5Y (1.7Y)
Hedge duration 2.9Y (1.8Y)
36% caps

5

Leasing activity in the quarter

WAULT extended 0.1Y to 5.9Y
Occupancy rate +0.1% to 95.2%
Leased out >10,000sqm of vacant space in 2025

6

Proactive share issue for growth

Raised 1 BSEK, approx. 91 MEUR, to capitalise on pipeline of attractive acquisition opportunities in our seven home markets

7

Announced transactions since Q1 report

18 properties, 8 transactions, 5 countries, total value 107 MEUR

8

Trimming the portfolio

Selling non-strategic assets
In total in 2025 divested 8 assets in 3 countries for 25 MEUR

* Excluding non-recurring items

** Based on unchanged number of shares from Q1, 76,286,045 shares

Earnings capacity in focus

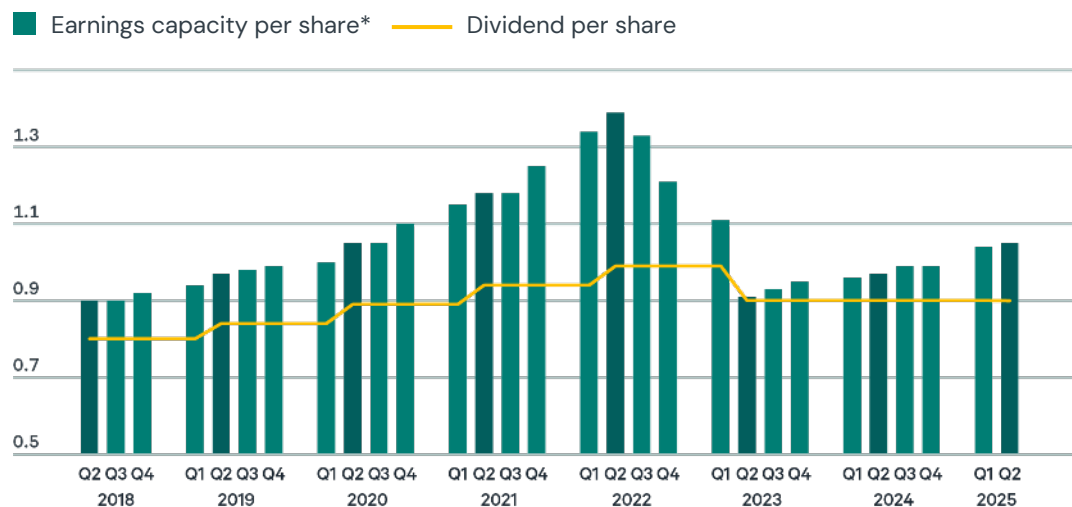
Earnings capacity cash flow per share has continued to increase:

- 0.91 EUR/share (1 Jul 2023)
- 0.93 EUR/share (1 Oct 2023)
- 0.95 EUR/share (1 Jan 2024)
- 0.96 EUR/share (1 Apr 2024)
- 0.97 EUR/share (1 Jul 2024)
- 0.99 EUR/share (1 Oct 2024)*
- 0.99 EUR/share (1 Jan 2025)
- 1.04 EUR/share (1 April 2025)
- 1.05 EUR/share (1 Jul 2025)* +9% y-o-y

Main drivers for earnings capacity growth have been:

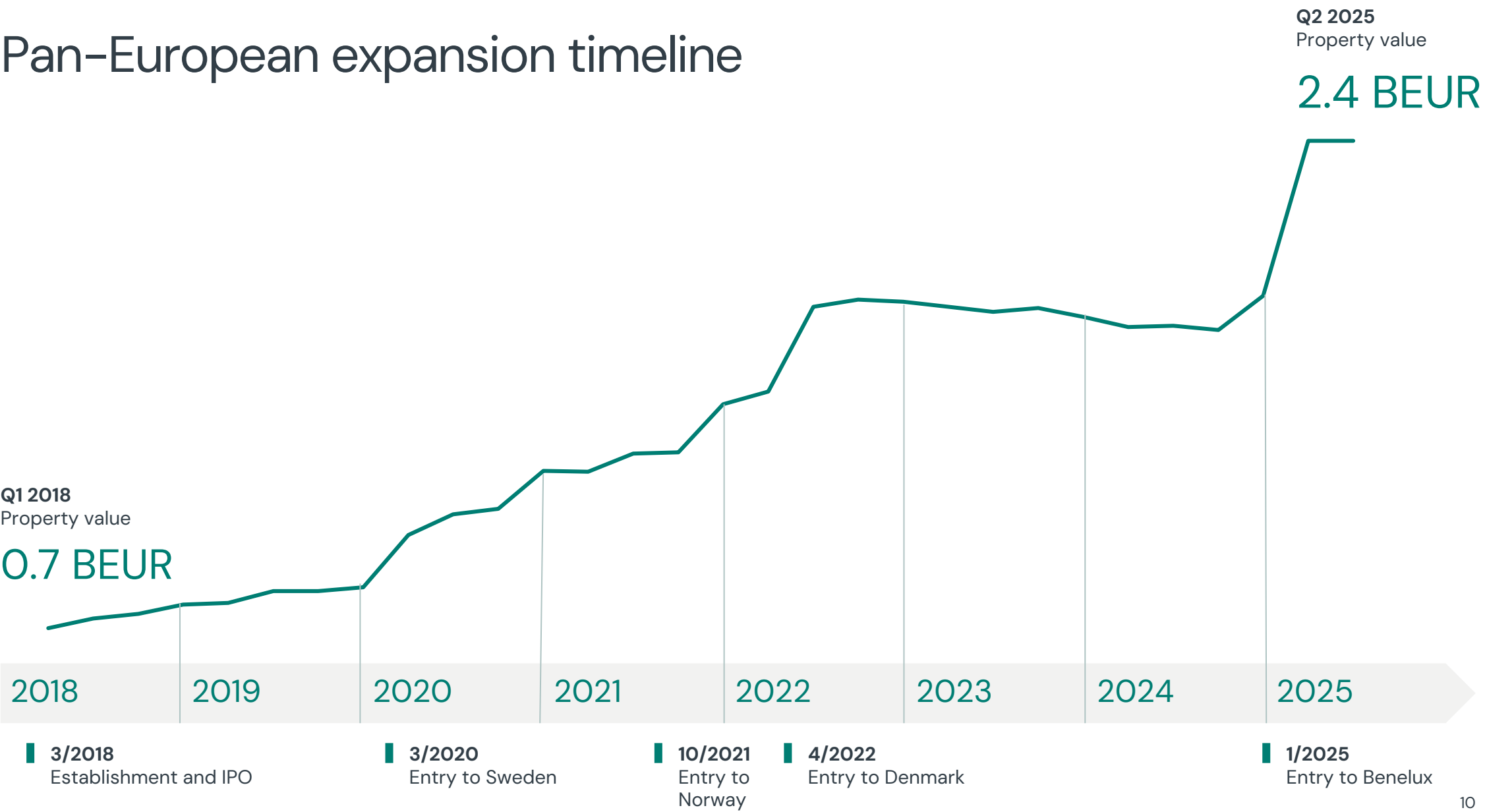
- Top-line indexation growth
- Lower bank and bond margins
- Cash earnings per share accretive acquisitions

Earnings capacity per share and dividend per share







* On 11 June 2025, a directed share issue of 5.8 million shares was completed, raising EUR 91.4 million for the company. As none of these funds had been used as of 1 July 2025, the former number of shares was used when calculating profit per share from property management for the quarter. Earnings capacity per share as of 1 July 2025 is calculated on 76,286,045 shares.

Pan-European expansion timeline



Acquisitions announced so far 2025

In Q1 report	In Q2 report	In Q2 report	In Q3 report
<p>Jumbo Beringen, Belgium 1,300 + 400 sqm 18 Y WAULT 4.6 MEUR (2,700 EUR/sqm)</p> <p>Redeveloped</p> 	<p>Albert Heijn Ede, Netherlands 1,500 sqm 5.4 MEUR (3,600 EUR/sqm)</p> 	<p>Netto Horsens, Denmark 1,300 sqm 10 Y WAULT 4.1 MEUR (3,150 EUR/sqm)</p> <p>Redeveloped</p> 	<p>LIDL Iisalmi, Finland 2,500 sqm 18 Y WAULT 4.7 MEUR (1,900 EUR/sqm)</p> <p>Under construction</p> <p>Sale Leaseback</p> 

Other closed acquisitions during Q1, announced 2024:

Forum Estates (149 assets, 512 MEUR)

Denmark (9 assets, 35 MEUR)

Norway (1 asset, 3 MEUR)

Acquisitions announced so far 2025

In Q3 report

Tokmanni
5 stores, Finland
15,700 sqm
10 Y WAULT
21.6 MEUR
(1,375 EUR/sqm)

Sale Leaseback



In Q3 report

Prisma
Finland
9,300 sqm
Long lease
39,8 MEUR
(4,280 EUR/sqm)

Under construction



In Q3 report

Willys
Enköping, Sweden
2,100 sqm
6.9 Y WAULT
2.9 MEUR
(1,375 EUR/sqm)



In Q3 report

Willys
Ludvika, Sweden
4,400 sqm
7.5 Y WAULT
9.7 MEUR
(2,200 EUR/sqm)



In Q3 report

Proxy Delhaize
Meerhout, Belgium
1,300 sqm
9 Y WAULT
1.6 MEUR
(1,225 EUR/sqm)



Acquisitions announced so far 2025

Total
117 MEUR

In Q3 report

Netto, Coop, Rema 1000
7 stores, Denmark
9,100 sqm
7.5 Y WAULT
22.3 MEUR
(2,450 EUR/sqm)



Divestments announced so far 2025

In Q2 report	In Q1 report	In Q2 report	In Q2 report	In Q3 report
DIY stores, Belgium	Grocery stores, Helsinki, Finland	Ex-grocery store, Eslöv, Sweden	Non-grocery store, Limburg, Belgium	Grocery store Diest, Belgium
7,600 sqm	3,900 sqm	900 sqm	1,300 sqm	1,400 sqm
10.2 MEUR	9.1 MEUR	1.1 MEUR	1.7 MEUR	2.8MEUR
(1,350 EUR/sqm)	(2,350 EUR/sqm)	(1,200 EUR/sqm)	(1,300 EUR/sqm)	(2,000 EUR/sqm)
Non-strategic	1 Reverse Sale Leaseback	Non-strategic	Non-strategic	Reverse Sale Leaseback

Total
25 MEUR

Examples of letting activity in H1 2025

So far during 2025:

Re- newals

- Approx. 70 leases
- >90,000 sqm
- Including packages with larger tenants
- Approx. total 5Y extension, incl. a 5Y extension to 9Y+ WAULT in our largest asset

Types of new lettings

From	To
Grocery	Grocery
Grocery	Non-Grocery
Non-Grocery	Grocery
Non-Grocery	Non-Grocery

New lettings

- 33 leases in 4 countries
- Long WAULT
- Leased out 10,500sqm of vacancy – which is 0.8% of Cibus' total lettable area



Examples of new letting activity in H1 2025

Type	Number of leases	New WAULT	Total leased out vacancy (sqm)	Example of new tenants
Grocer → Grocer*	2	10Y	0	TOKMANNI Local grocer
Grocer → Non-Grocer	3	14Y	2,000	RUSTA ACTION wibra
Non-Grocer → Grocer	0	-	-	-
Non-Grocer → Non-Grocer	26	7Y	8,500	SYNSAM stadium PUUILO BonAp Gym, Restaurants etc. Dat smaakt iedereen.
Store extensions	2 (650 sqm)	N/D	-	K TOKMANNI
Total	33	N/D	10,500	

K-Market in Kuopio, Finland

- Kesko and Cibus are replacing and extending a K-Market store building built in 1972 with a new, larger K-Market on the same site
- Small store but example of how Cibus collaborates with our tenants
- Lettable area will **double to 800 sqm**
- WAULT is extended **from 1 Y to 13 Y**
- Cibus' investment
 - Just over 2 MEUR
 - Acquiring neighbouring retail premises to facilitate project
 - Attractive yield on cost
 - Attractive IRR
 - Turnkey contract with experienced contractor
 - EPC F -> EPC B
- Kesko's announcement
 - [Kesko link: A new K-Market will be built in Saarijärvi, Kuopio](#)

CURRENT



FUTURE



Financial Overview



Significant events during the period

On **10 April 2025**, the Annual General Meeting resolved:

- That an unchanged **annual dividend of EUR 0.90** per share be paid in monthly instalments.
- To authorise the Board of Directors **to issue up to 20%** new shares, with or without deviating from shareholders' preferential rights.
- Stefan Gattberg was elected **new Chairman** of the Board. Stina Lindh Hök as a **new Board member**. All other board members re-elected.
- To adopt two (Nordic and Belgium) **long-term incentive schemes** for Group employees.

On **17 April**, Cibus announced its **acquisition of two properties in Belgium and Finland** for a total underlying property value of EUR 9.3 million, its **divestment of six properties in Belgium, Finland and Sweden** for a total EUR 20.2 million and its **refinancing** of EUR 232.5 million in bank loans at lower margins.

On **5 June**, Cibus announced that it had **acquired two properties in the Netherlands and Denmark** for a total underlying property value of EUR 9.5 million and **divested two properties in Belgium** for a total underlying property value of EUR 4.5 million.

On **5 June**, Cibus announced the recruitment of a **Head of Sustainability and an Investment Manager**.

On **11 June**, Cibus announced that it had completed a **directed share issue of 5.8 million shares** and raised slightly more than SEK 1 billion.

Significant events after the period

On **8 July**, Cibus announced its acquisition of **six properties in Finland** at an underlying property value of about EUR 61.4 million

On **16 July**, Cibus announced that it had acquired **ten properties in Sweden, Denmark, and Belgium** through four separate transactions at an underlying property value of EUR 36.5 million.



P&L Highlights Q2 2025

Administration expenses Cibus reported a non-recurring expense of EUR -0.5 million for the quarter based on the resolution by the AGM to establish a warrant program for the Nordics and Belgium and to subsidize the option premium.

Net financial items includes a cost of EUR -0.5 million was recognized for the reversal of arrangement fees attributable to loans repaid during the period. Exchange rates change was EUR 0.0 million (-1.3).

Profit from property management, excluding non-recurring items and exchange rate effects, amounted to EUR 20.0 million.

Unrealised changes in value on properties amount to EUR 2.7 million (-8.4). Underlying property valuations rose slightly or was unchanged in all markets.

EUR, Millions	Q2 2025	Q2 2024
Net Operating income	39.1	30.5
Administration costs	-3.9	-3.5
Net financial items	-15.9	-16.7
Earnings from associated companies	0.2	-
Profit from property management	19.5	10.3
Realised change in value of investment properties	0.9	0.2
Unrealised changes in value of investment properties	2.7	-8.4
Unrealised changes in value of Interest-rate derivatives	-6.7	-0.3
EBT	16.4	1.8
Current tax	-0.7	-0.3
Deferred tax	-2.0	0.7
Earnings for the quarter	13.7	2.2
Earnings per share (before and after dilution) EUR	0.17	0.03

Current earnings capacity

Amounts in EUR million	1 Jul 2024	1 Oct 2024	1 Jan 2025	1 Apr 2025	1 Jul 2025	Change (1 Jul 2025 – 1 Jul 2024)
Rental income	122.5	122.9	130.3	165.7	165.4	
Property expenses	-7.8	-7.8	-8.0	-9.4	-9.1	
Net operating income	114.7	115.1	122.3	156.3	156.3	+36%
Administrative expenses	-8.6	-8.6	-9.8	-13.5	-13.7	
Net financial items*	-51.0	-50.4	-50.6	-64.5	-63.0	
Earnings from associated companies**	-	-	-	0.3	0.3	
Profit from property management	55.2	56.1	61.9	78.6	79.9	
Expenses, hybrid bond costs	-2.5	-2.5	-2.3	-2.2	-2.1	
Profit from property management plus expenses for hybrid bond	52.7	53.7	59.6	76.4	77.8	
Adjustment of non-cash items	2.8	2.8	2.7	2.8	2.6	
Total profit from property management excluding non-cash items plus expenses for hybrid bond	55.5	56.5	62.3	79.2	80.4	
Profit from property management per share excluding non-cash items plus expenses for hybrid bond, EUR***	0.97	0.99	0.99	1.04	1.05	+9%
Number of shares outstanding***	57,247,536	57,247,536	62,972,150	76,286,045	76,286,045	

*In accordance with IFRS16, site leasehold fees are included among financial expenses. Financial expenses also include prepaid arrangement fees not affecting future cash flow.

**Refers to earnings from the associated company One+, which was added in connection with the acquisition of Forum Estates.

***On 10 September 2024, a directed share issue of 5,724,614 shares was implemented, which raised EUR 82.1 million for the Company to use for acquisitions. As none of these funds had been used as of 1 October 2024, the former number of shares was used when calculating profit per share from property management for that quarter. Earnings capacity per share as of 1 January 2025 is calculated on 62,972,150 shares. In connection with the acquisition of Forum Estates on 27 January 2025, 13,313,895 shares were issued. The number of shares subsequently totalled 76,286,045. On 11 June 2025, a directed share issue of 5.8 million shares was completed, raising EUR 91.4 million for the company. As none of these funds had been used as of 1 July 2025, the former number of shares was used when calculating profit per share from property management for the quarter. Earnings capacity per share as of 1 July 2025 is calculated on 76,286,045 shares.

- Lower rental income due to divestments.
- Lower property expenses in Belgium and due to energy efficiency investments.
- Higher administrative expenses due to new larger offices in Sweden and Finland.
- Net financials lower due to refinancing at lower margins.
- Profit from property management excl non-cash items + expenses for hybrid bond per share for the ensuing 12 months was **1.05 EUR per share**, an increase with **+9%**.

Net operating income in a comparable portfolio

Earnings capacity

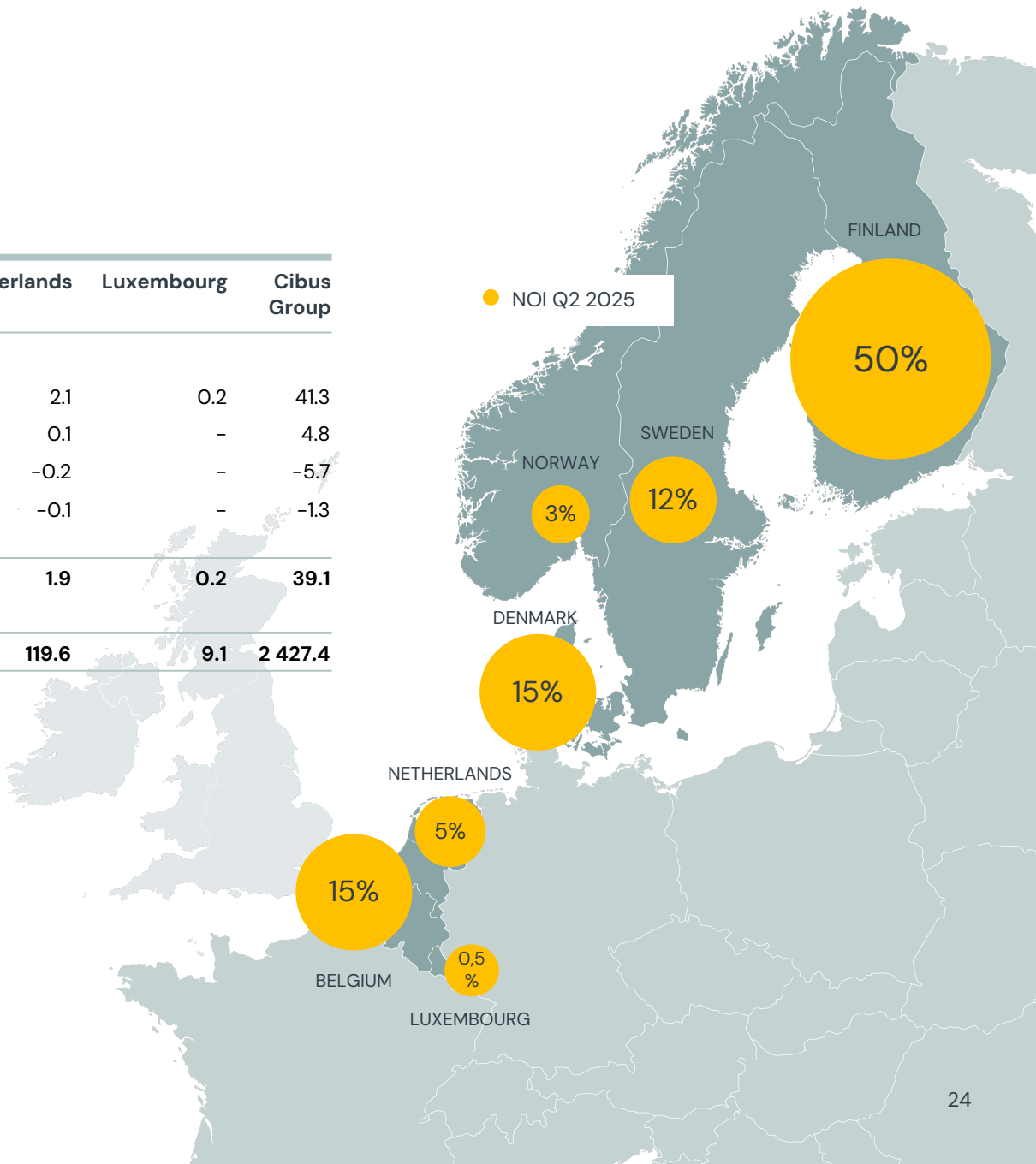
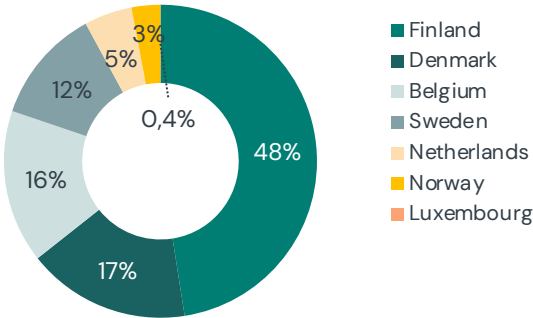
	EUR million	% effect
Net operating income 1 Jul 2024	114.7	
Effect of changes in property expenses	0.2	+0.2 %
Effect of changes in occupancy	-1.8	-1.6 %
Effect of changes in occupancy, sold property	-0.7	-0.6 %
Effect of indexation and other rent increases	1.6	+1.4 %
Effect of other changes	-0.2	-0.2 %
Comparable portfolio 1 Jul 2025	113.8	-0.8 %
Currency effect	0.0	+0.0 %
Properties acquired/sold	42.5	+37.1 %
Net operating income 1 Jul 2025	156.3	+36.3 %

- Of changes in occupancy only one quarter relates to daily-goods properties.
 - More than half of this relates to a single property in Denmark where negotiations are ongoing.
 - Daily-goods related vacancies include a lease that Cibus and the tenant have agreed to terminate, to enable the development of a new larger store on the same site for the same tenant.
- The effect of changed occupancy for a sold property relates to a property in Helsinki, Finland, which was sold on 28 February 2025, as previously communicated.
- The effect of indexation amounted to EUR 1.6 million or +1.4%.
- The effect of acquired and sold properties increased net operating income by +37.1%.
- In total, net operating income in earnings capacity increased by +36.3% to EUR 156.3 million.

Segments Q2 2025

02 2025 Amounts in EUR million	Finland	Sweden	Norway	Denmark	Belgium	Netherlands	Luxembourg	Cibus Group
Rental income	21.0	4.8	1.2	6.0	6.0	2.1	0.2	41.3
Service income	3.1	0.6	0	0.6	0.4	0.1	-	4.8
Operating expenses	-4.0	-0.5	0	-0.6	-0.4	-0.2	-	-5.7
Property tax	-0.6	-0.3	0	-0.3	0	-0.1	-	-1.3
Net operating income	19.5	4.6	1.2	5.7	6.0	1.9	0.2	39.1
Investment properties	1,160.2	280.0	70.2	406.8	381.5	119.6	9.1	2 427.4

Property value by country Q2 2025



Balance sheet (NRV & LTV)

Balance sheet (30 June 2025)	€'m (unless otherwise stated)	LTV, %
Property value	2,427	
Secured debt (-)	-1,227	50.6
Unsecured bond (-)	-243	
Other net assets(+)/liabilities(-) ⁽¹⁾	127	
Hybrid bond	-30	
EPRA NRV	1,054	
EPRA NRV / Share (€)	12.8	

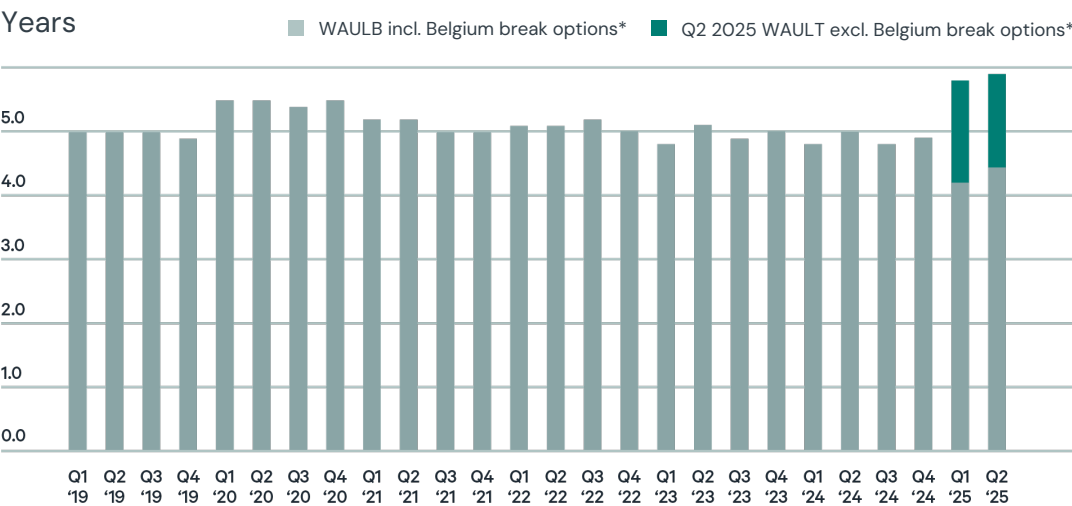
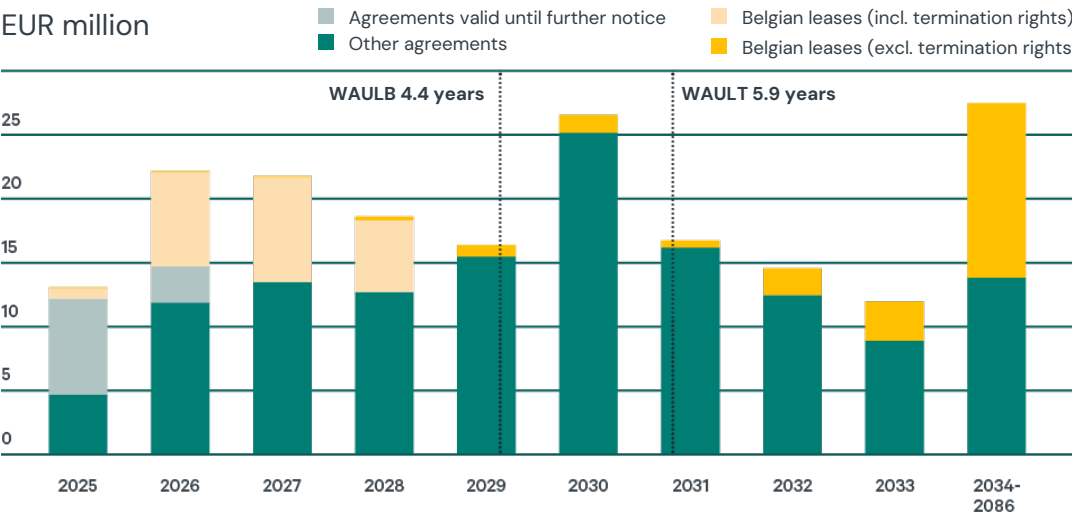
Net LTV 55.0%

The directed share issue in 11 June 2025 has increased other net assets and decreased the Net LTV since the funds have not yet been deployed. Net LTV excl new share issue funds is 58.7% at end of Q2 2025.

¹⁾Excluding deferred tax

WAULT

- The graphs on the right show the portfolio's average remaining contract period both without the Belgian termination rights (WAULT) as well as including them (WAULB).
- In Belgium, in leases for retail properties, the tenant has a statutory right to terminate the lease at the end of each three-year period by giving six months' notice. If no termination is submitted in time, the lease is automatically extended for the ensuing three-year period.
- The risk is usually off-set by that the tenant investing significantly in the premises.
- During the first half of 2025 we have prolonged nearly 70 leases with major tenants.



*Se kommentar ovanför under "Strukturen i Belgien"

Funding

Bank loan

- 81 % of total funding bank financing
- Average bank margin down with -0.1 to 1.5% in Q2 2025
- Bank loans of 276 MEUR refinanced during the quarter at more than 0.50 percentage points lower margin.
- After the period additional 24 MEUR have been refinanced at 0.1 percentage point lower margin.

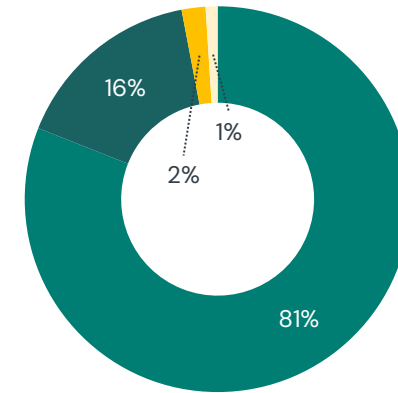
Subordinated loans

- 12.2 MEUR of subordinated loans from former owners of Forum Estates.
- Fixed interest of 6%.
- Have been called and will be repaid in September 2025 with funds for the directed share issue in June 2025.

4.0% Average interest rate	1.5% Average bank margin	2.9 years Average fixed interest maturity	2.5 years Average capital maturity	55.0% Net debt LTV ratio
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Funding Sources

- Bank loans
EUR 1,227.3 million
- Bonds
EUR 242.8 million
- Hybrid bonds
EUR 30.0 million
- Subordinated loans
EUR 12.2 million



	Capital maturity						Fixed interest rates	
	Secured bank loans		Bond		Total borrowings		Total Borrowings	
Interval	EUR million	Average margin	MEUR	Average margin	MEUR	Percentage	Eur million	Percentage
0-1 year	92.9	2.2%	0	-	92.9	6%	97.3	7%
1-2 years	185.0	1.1%	50.0	4.0%	235.0	16%	166.0	11%
2-3 years	841.7	1.5%	142.8	3.8%	984.5	66%	880.9	59%
3+ years	119.9	1.3%	50.0	2.5%	169.9	11%	338.1	23%
Total	1,239.5	1.5%	242.8	3.6%	1,482.3	100%	1,482.3	100%

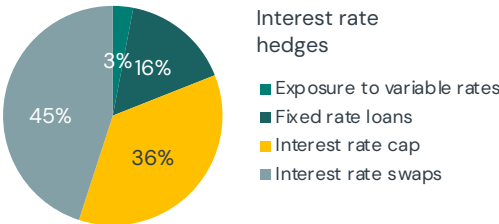
Funding

Maturity structure for interest rate hedges

- Cibus is 97% hedged with an average fixed interest maturity of 2.9 years.
- The tables below present all interest rate hedges entered into and in force in the form of derivative instruments as of 30 June 2025, including instruments commencing on later dates.
- Following the end of the second quarter, the following interest rate hedges have been traded:

–An interest rate cap of SEK 180.0 million, maturing between 8 January 2026 13 June 2028 and a strike of 2.0% on 3M Stibor.

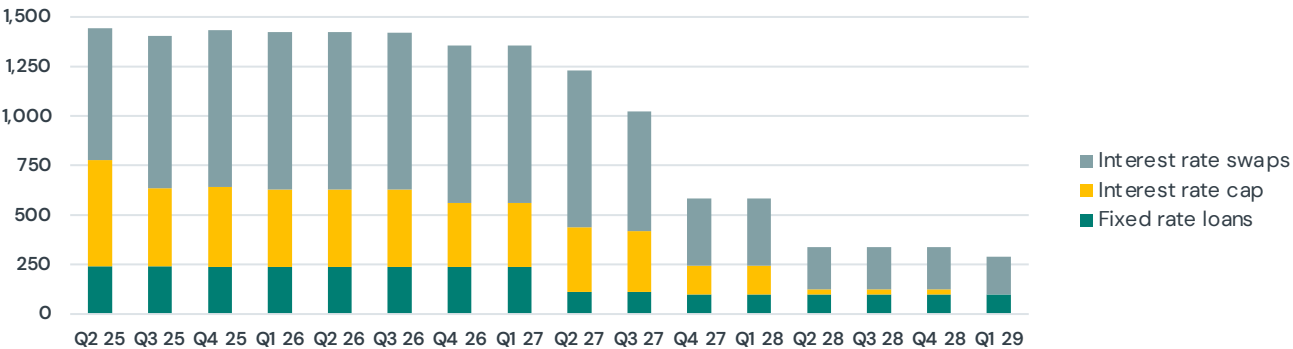
–Interest rate swap of NOK 100.0 million, maturing between 15 October 2025 and 15 October 2028 at a fixed interest rate of 3.53%.



Interest rate hedges

- Exposure to variable rates
- Fixed rate loans
- Interest rate cap
- Interest rate swaps

Maturity structure of interest rate hedges (EUR million)



Interest rate sensitivity analysis

Based on reported earnings capacity and taking into account existing loans at fixed interest, as well as other interest rate hedges, an increase in market interest rates by **1 percentage point** would impact earnings negatively by about **EUR –1.8 million annually** and, an increase by **2 percentage points** would impact earnings negatively by about **EUR –3.3 million annually**.

A **1 percentage point decrease** in market interest rates would impact earnings **positively by EUR +4.4 million** and a **2 percentage points decrease** would impact earnings positively by about **EUR +9.6 million annually**.

The reason why interest rate reductions have a greater impact on earnings than interest rate increases is that a large proportion of Cibus' interest rate hedges consist of interest rate caps.

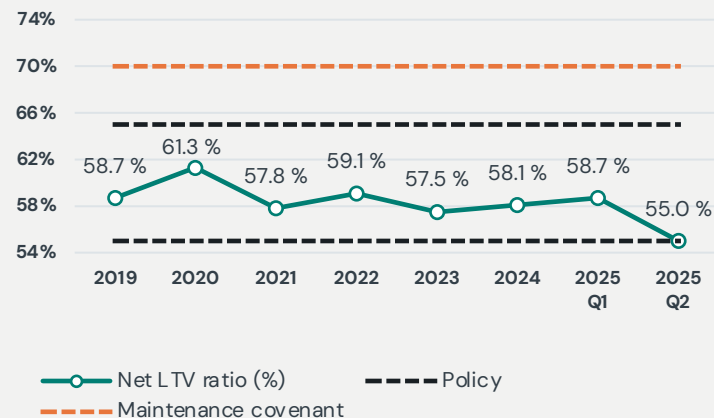
Key credit metrics

Net LTV ratio (%)

Policy between 55–65%

The directed share issue 11 June 2025 have lowered the Net LTV temporarily. When funds have been deployed the Net LTV ratio is estimated to increased back to levels before the directed share issue. Net LTV without funds from the share issue is at 58.7%.

Maintenance covenant in MTN programme is 70%.

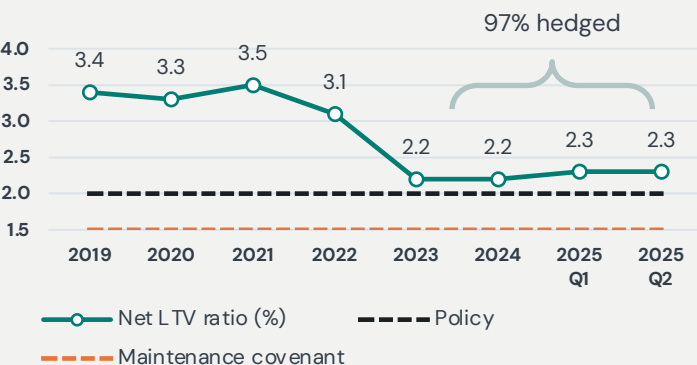


Interest coverage ratio (x)

Policy above 2.0x

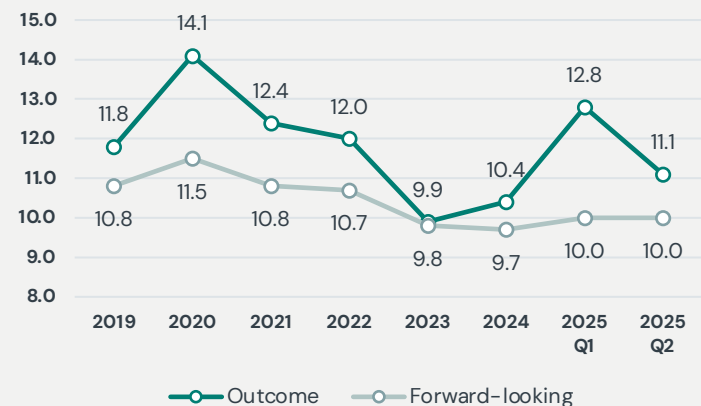
Exposure to floating interest rates is limited over the upcoming 12-month period. Interest expenses are sluggish during this period and, all else being equal, achieving the target will be possible even on rising market rates

Maintenance covenant in MTN programme is 1.50x.



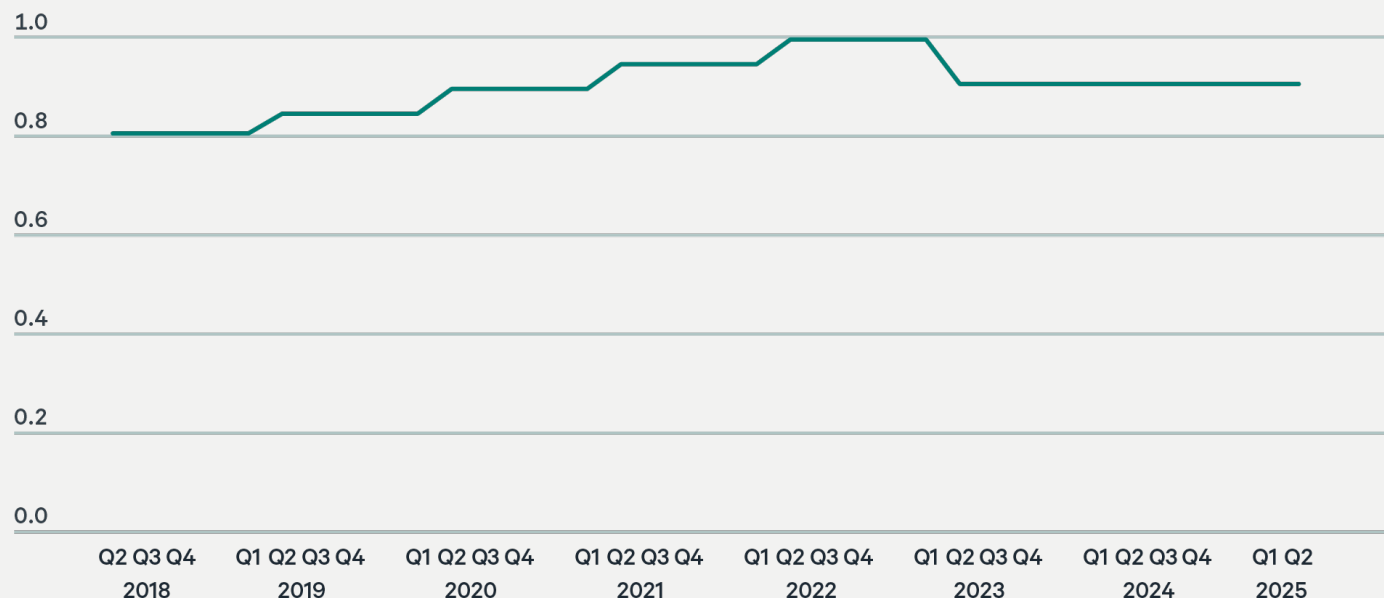
Net debt/EBITDA ratio (x)

The Net debt/EBITDA has increased since 2024 due to that the acquisitions have increased debt while the EBITDA is built over time. The share issue have lowered the debt temporarily. In the graph below the funds are deducted from the forward- looking Net debt/EBITDA ratio. Without deduction the Net debt/EBITDA forward looking ratio is 9.4 times end of Q2 2025.



Cibus' strategy is to give its Shareholders strong dividends on a monthly basis

Dividend per share



5.4%

Dividend yield share price*

* Based on 0.90 EUR per share and share price 187.00 SEK

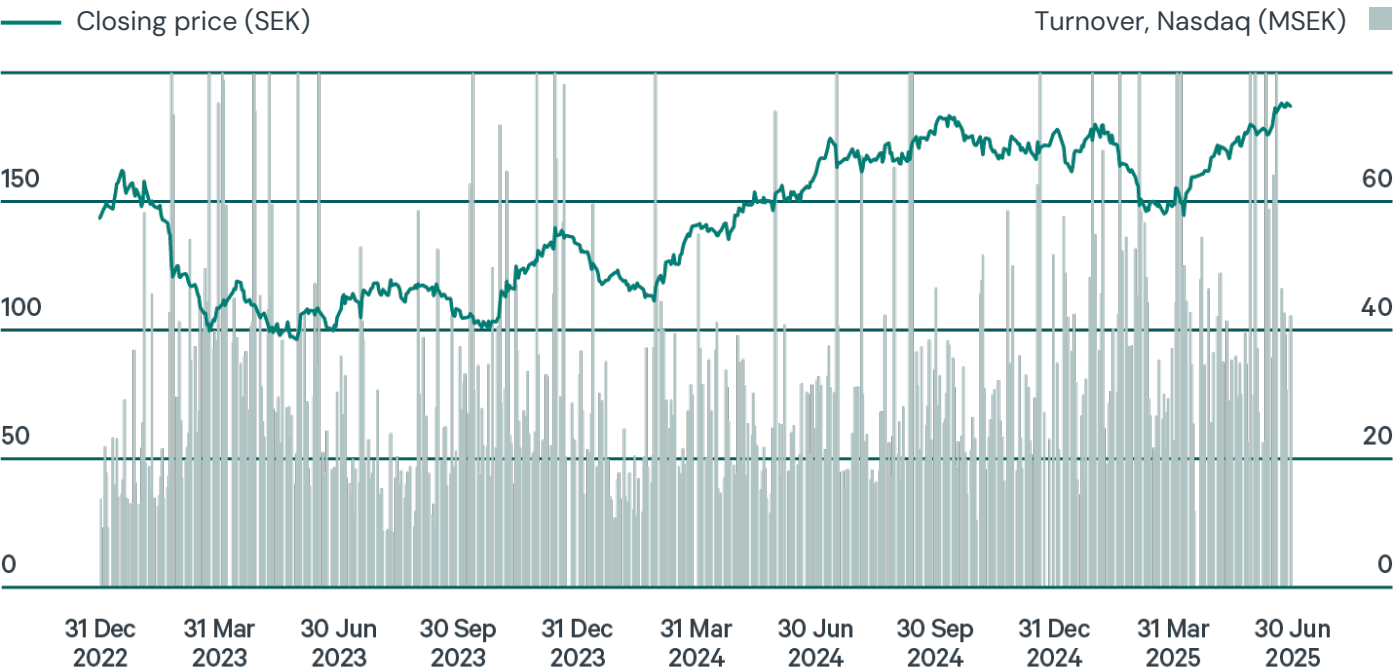
- The total return (share performance and dividends), amounted to **+9%** in the first half of 2025.
- The average annual total return since the listing of Cibus to Q2 2025, including reinvested dividends, amounts to **15.6%**.
(Source: Pareto Securities)

Cibus has paid dividend on a monthly basis since October 2020.

The AGM in April 2025 decided on unchanged dividend of 0.90 EUR per share for the coming 12 months paid in 12 instalments.

Cibus share price performance

Average daily volume total SEK 120 million of which Nasdaq daily volume is SEK 43 million with about 3,200 transactions per day



30 June 2025

Share price SEK 187.00

Cibus was traded at 1.6 times its market cap. That was more than +60% the average for other real estate companies with a market cap of more than SEK 10 billion on the Nasdaq Stockholm exchange.

Source: Pareto Securities

Shareholders as of 30 June 2025

Cibus Nordic Real Estate

Name	No. of shares	Percentage
Fjärde AP-fonden	5,053,408	6.2%
Länsförsäkringar Fonder	4,708,734	5.7%
Vanguard	2,923,646	3.6%
BlackRock	2,705,279	3.3%
Avanza Pension	2,605,200	3.2%
Sensor Fonder	1,711,070	2.1%
Handelsbanken Fonder	1,414,202	1.7%
Carnegie Fonder	1,264,157	1.5%
Tredje AP-fonden	1,249,063	1.5%
Heeren & Vandersmissen	1,175,746	1.4%
Columbia Threadneedle	1,026,978	1.3%
Nordnet Pensionsförsäkring	984,622	1.2%
Clearance Capital LLP	951,468	1.2%
State Street Global Advisors	662,054	0.8%
De Gryse Vincent Bv	620,271	0.8%
Top-15 shareholder list	29,055,898	35.4%
Other	53,030,147	64.6%
Total	82,086,045	100.0%

30 June 2025

Cibus has 57,000
shareholders

Future



ESG: We provide sustainable marketplaces

Path to climate neutrality

2030

Climate neutral target

**49% Taxonomy
aligned assets**

by market value (31% 2023)

**79% Sustainable
tenants**

Tenants with SBTi

Reporting and financing

CSRD FY2024 reporting

Voluntary incl. double
materiality

Financing

Green and sustainable
financing framework

Social infrastructure

Resilient society

Feed a population

Mental Health

A meeting place

**Safety and
accessibility**

Essential goods real estate



Moving forward – Focus areas

1

Continue to grow earnings capacity per share in all parts of the business

2

Cibus Real Estate platform for Pan-European growth

3

Continued balance sheet optimisation, refinancing and hedging

4

Carry out CEPS accretive transactions

Execute on opportunities in our existing markets and continue to grow pipe-line

Actively evaluating opportunities in Mainland Europe

5

Competent and experienced employees who together are taking Pan-European action

6

Committed to deliver shareholder value by “Converting food into yield”



We Love Supermarkets

Cibus is a listed Real Estate company that invests in properties with grocery and daily-goods stores as anchor tenants.

[Why Invest in Cibus](#)
[Our Portfolio](#)

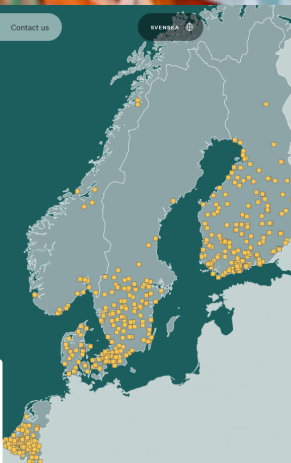
Cibus
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Our Properties

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Zeelaan 102-104, De Panne

© Zeelaan 102-104, De Panne, Belgium

Converting food into yield

Primary reasons to invest in the Cibus share

1

High and stable yield

Cibus strives to earn a high and stable yield for shareholders.

3

Monthly dividends

Since October 2020, Cibus pays dividends monthly

2

Potential for favourable value growth

99% of Cibus' rents are CPI-linked which will support growth in our NOI even without acquisitions. Cibus' investment strategy is to acquire individual properties or property portfolios that increases earnings per share.

4

A segment with long-term resilience and stability

The grocery and daily-goods sector has experienced stable, non-cyclical growth over time. Historically, the grocery sector has grown by approximately 3% annually, even during periods of recession. It also shows strong resilience to the e-commerce trend that has made the stores into a distribution network for goods purchased online.



Q&A

Cibus
Converting food into yield



Cibus

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