

# 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.