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Commissioned research: Cibus - EUR 80m and SEK 700m bonds issued to prolong bond maturities significantly

Marketing material commissioned by Cibus

Cibus announced yesterday evening it has issued a 4-year EUR bond of EUR 80m at Euribor 3m plus 400bps and a SEK 700m SEK 3.5 year bond at Stibor 3m plus 350 bps in order to replace shorter bonds (with credit margins of 400-700 bps) where a tender offer was launched on 18 March. This will prolong maturities for bonds from 1.4 years to 3.8 years and reduce the average interest rate margin of the bonds by ~2.3 pp. At the end of 2023, Cibus had 14% of its debt financing in bonds and 84% in secured bank loans (and a EUR 30m hybrid bond). The average margin on the secured bank loans was 1.7% at the end of 2023 with an average maturity of 1.9 years. The refinancing with new bond issues provide additional flexibility to the financing structure and should be considered positive news for Cibus, in our view.

SUMMARY TABLE - KEY FIGURES

EURm	2021	2022	2023	2024E	2025E	2026E
Total revenue	94	124	140	143	147	147
NOI margin	81.4%	80.3%	81.9%	80.6%	80.9%	83.3%
EPS (adj, EUR)	1.18	1.12	0.89	0.89	0.88	0.84
EPS (adj) growth	28.8%	-5.5%	-20.3%	0.3%	-1.6%	-4.0%
P/E (adj)	24.0	11.5	13.5	12.4	12.6	13.1
DPS, EUR	0.99	0.90	0.90	0.90	0.90	0.90
NAV per share	12	12	12	13	14	15
NAV growth	10.7%	2.4%	1.2%	8.4%	8.2%	7.5%
NOI/EV (adj)	3.6%	5.8%	6.6%	6.9%	7.1%	7.3%
P/NAV	241.4%	107.1%	99.0%	83.9%	77.5%	72.1%
P/EPRA NAV	213.3%	87.9%	96.8%	81.7%	75.5%	70.4%
Dividend yield	3.5%	7.0%	7.5%	8.1%	8.1%	8.1%
Loan-to-value (net debt)	58.0%	59.1%	57.7%	57.5%	57.1%	56.8%
Net debt/EBITDA(adj)	12.5	12.1	10.0	9.8	9.5	9.5

Source: Company data and Nordea estimates

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Nordea analyst: Svante Krokfors

Svante Krokfors

Head of Equity Research Finland, Director – Consumer Goods and Retail, Construction and Real Estate

Nordea | Investment Banking & Equities | Equity Research FI

Visit me: Aleksis Kiven katu 7, 00500 HELSINKI, Finland

Write to me: Fleminginkatu 27, 00020 Nordea, Finland

Tel: +358 9 5300 5337 | Mob: +358 40 0436665

E-mail: svante.krokfors@nordea.com

Web: nordeamarkets.com

Nordea Bank Abp, Satamaradankatu 5, FI-00020 NORDEA, Finland, domicile Helsinki, Business ID 2858394-9

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