

Close to estimates

Cibus' property portfolio performance once again matched estimates as net rental income amounted to EUR 18.5m in Q2. Administration costs were as we expected, while net financial costs were slightly higher than expected.

- Cibus' Q2 rental income was EUR 19.8m vs the EUR 19.6m/19.7m Evli/consensus estimates.
- Net rental income was EUR 18.5m, compared to the EUR 18.5m/18.5m Evli/consensus estimates.
- Operating income came in at EUR 16.7m, the same as our EUR 16.7m estimate, as administration costs were EUR 1.8m.
- Net operating income amounted to EUR 10.8m vs the EUR 11.3m/11.5m Evli/consensus estimates. The EUR 5.9m net financial costs were a bit higher than estimated.
- Annual net rental income capacity is now EUR 76.0m.
- GAV amounted to EUR 1,331m, meaning EPRA NAV was EUR 12.3 (12.2) per share.
- Net LTV ratio was 60.1% (61.6%).
- Occupancy rate stood at 94.8% (94.7%).
- WAULT remained 5.2 years at the end of Q2.

Rating				SELL
Q2'21	Actual	Evli	Q1'21	
Rental income	19.8	19.6	19.4	
Net rental income	18.5	18.5	18.2	
Operating income	16.7	16.7	16.5	
Net operating income	10.8	11.3	11.6	
Share price, SEK (Last trading day's closing price)				218.60
Target price, SEK				195.0
Latest change in recommendation				17-Aug-21
Latest report on company				17-Aug-21
Research paid by issuer:				YES
No. of shares outstanding, '000's				40,000
No. of shares fully diluted, '000's				40,000
Market cap, EURm				858
Free float, %				98.5
Exchange rate EUR/SEK				10.19
Reuters code				CIBUS.ST
Bloomberg code				CIBUS SS
Average daily volume, EURm				3.2
Next interim report				18-Aug-21
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BUY HOLD SELL

PRE-REPORT KEY FIGURES

	Sales EURm	EBIT EURm	EBIT %	FCF EURm	EPS EUR	P/E (x)	EV/Sales (x)	EV/EBIT (x)	FCF yield %	DPS EUR
2019	51.5	43.5	84.5%	-17.5	0.76	18.8	18.5	21.9	-3.9	0.89
2020	65.0	54.9	84.5%	-346.4	0.71	22.7	21.9	25.9	-53.6	0.94
2021E	79.5	68.8	86.6%	-21.7	1.02	21.1	21.3	24.6	-2.5	0.99
2022E	81.5	71.8	88.1%	41.1	1.03	20.7	20.8	23.6	4.8	1.04
2023E	82.5	73.0	88.5%	41.9	1.05	20.4	20.5	23.2	4.9	1.09
Market cap, EURm	858		BV per share 2021E, EUR		181.0		CAGR EPS 2020-23, %		13.8	
Net debt 2021E, EURm	836		Price/book 2021E		1.9		CAGR sales 2020-23, %		8.3	
Enterprise value, EURm	1,693		Dividend yield 2021E, %		4.6		ROE 2021E, %		8.9	
Total assets 2021E, EURm	1,395		Tax rate 2021E, %		14.4		ROCE 2021E, %		5.3	
Goodwill 2021E, EURm	0		Equity ratio 2021E, %		33.1		PEG, P/E 21/CAGR		11.2	

All the important disclosures can be found on the last pages of this report.

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Investment recommendations are defined as follows:

Target price compared to share price	Recommendation
< -10 %	SELL
-10 – (+10) %	HOLD
> 10 %	BUY

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The graph above shows the distribution of ERP's recommendations of companies under coverage in 11th of May 2020. If recommendation is not given, it is not mentioned here.

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