

## Interim Report January-September 2018

The third quarter is usually a quarter with fewer business ventures, and this was also the case this year. Activity has nevertheless been high at the company - we have achieved a positive cash flow from operating activities for both the quarter and the interim period, and we have strengthened our financial muscles by successfully issuing a new bond loan.

### January - September 2018

- Net sales amounted to SEK 1,012 m (1,063).
- The operating profit was SEK 196 m (155).
- The net profit for the period was SEK 92 m (78). Earnings per share, after deductions for minority shares, was SEK 2.35 per share (1.08).
- Magnolia Bostad agreed during the period on the acquisition of 2,511 estimated building rights (5,825) and the number of residential units sold during the period was 1,292 (1,004).
- The company's shares were listed for trading on Nasdaq Stockholm's main list on 20 June.

### July - September 2018

- Net sales amounted to SEK 214 m (194).
- The operating loss was SEK -10 m (8).
- The loss for the period was SEK -47 m (-21). Earnings per share, after deductions for minority shares was SEK -1.24 per share (-0,50).
- Agreed during the period on the acquisition of 0 estimated building rights (0) and the number of residential units sold during the period was 247 (224).

### Significant events during the quarter July-September 2018

- Signed Letter of Intent with Derome regarding new production of wooden multi-family houses, 600-800 homes per year over a five-year period for delivery to Magnolia Bostad's projects.
- Sold two residential care centres, one in Motala and one in Helsingborg, totaling 134 residential care units, as well as 45 rental apartments in Helsingborg.
- Construction started on the Ophelias Brygga project in Helsingborg, 68 apartments sold to tenant owners.

### Significant events after the end of the period

- Issued a new unsecured four-year bond loan of SEK 500 m in a framework of SEK 700 m for financing continued expansion, acquisitions and a partial repurchase of outstanding bond maturing in 2020.

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*Magnolia Bostad AB (publ), CIN 556797-7078 develops new residential properties, including rental apartments, tenant-owned apartments, residential care housing, hotels and student housing, in attractive locations in Sweden's growth areas and major cities. Our work is based on a holistic approach where the operations are conducted in a manner that promotes long-term, sustainable urban development. Magnolia Bostad's shares (MAG) are listed on Nasdaq Stockholm. More information is available at [www.magnoliabostad.se](http://www.magnoliabostad.se)*

# MAGNOLIA

**For more information, please contact:**

Fredrik Lidjan, CEO

+46 702 23 43 47, [fredrik.lidjan@magnoliabostad.se](mailto:fredrik.lidjan@magnoliabostad.se)

Fredrik Westin, CFO

+46 709 43 73 31, [fredrik.westin@magnoliabostad.se](mailto:fredrik.westin@magnoliabostad.se)

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