

Magnolia Bostad

Interim Report January – March 2019



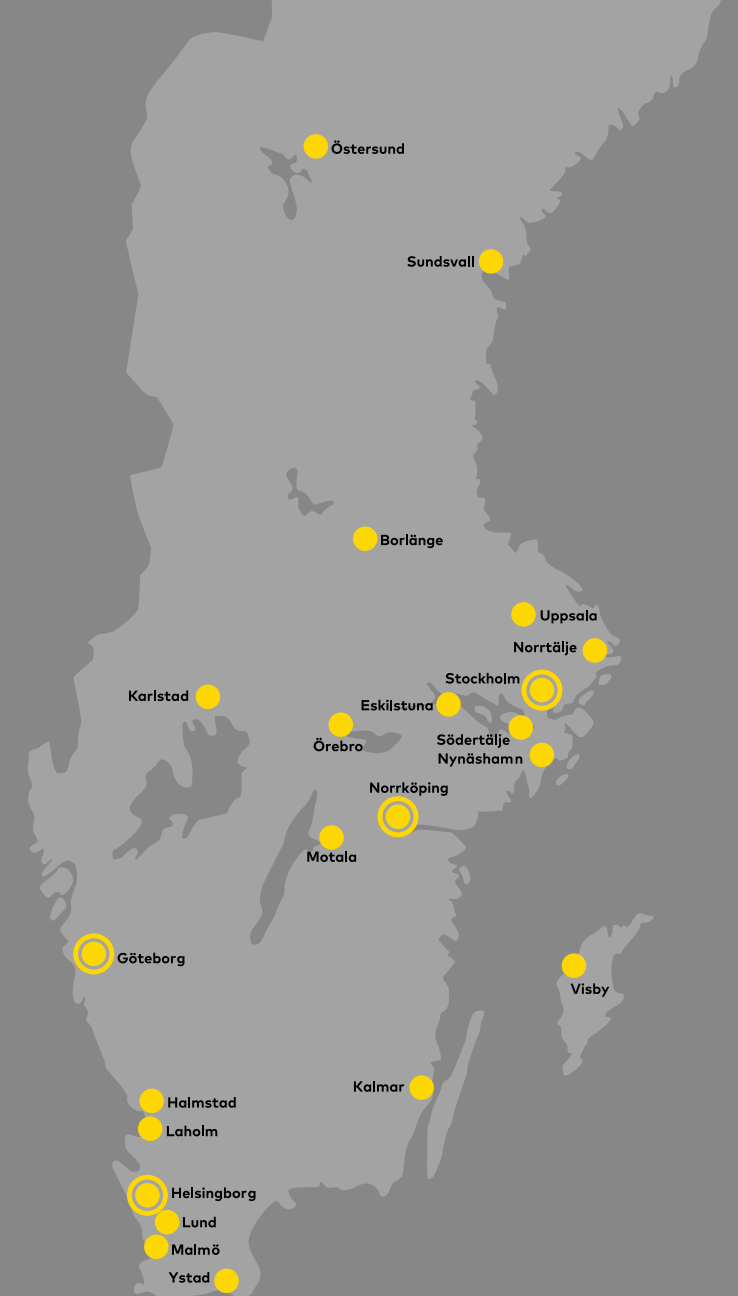
Q1 2019

- **The market**

- Continued housing shortage, strong demand.
- Continued strong demand for rentals by institutional investors.
- Attractive building rights portfolio in current market.
- Yield stable to slightly lower.

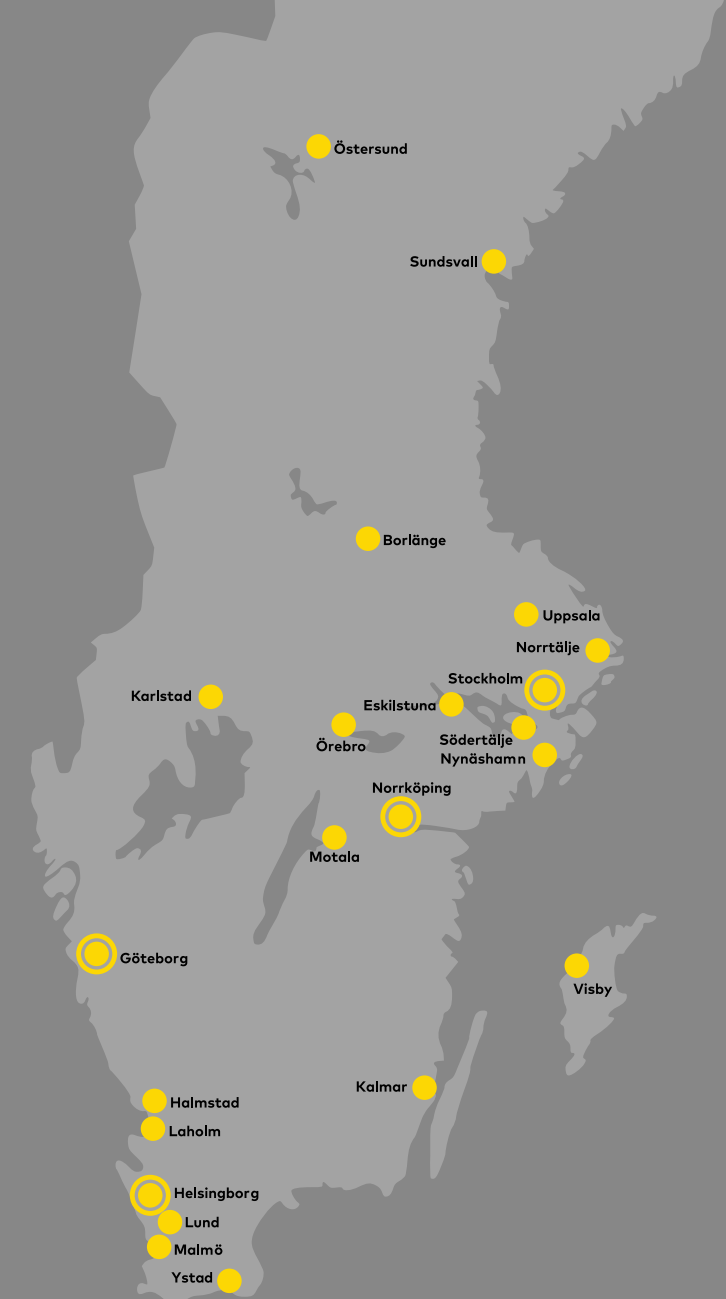
- **Future project sales**

- Local planning processes, 1,300 building rights during the quarter.
- Turnkey contracts for upcoming sales.
- Production start 3,000 residential units 2019.



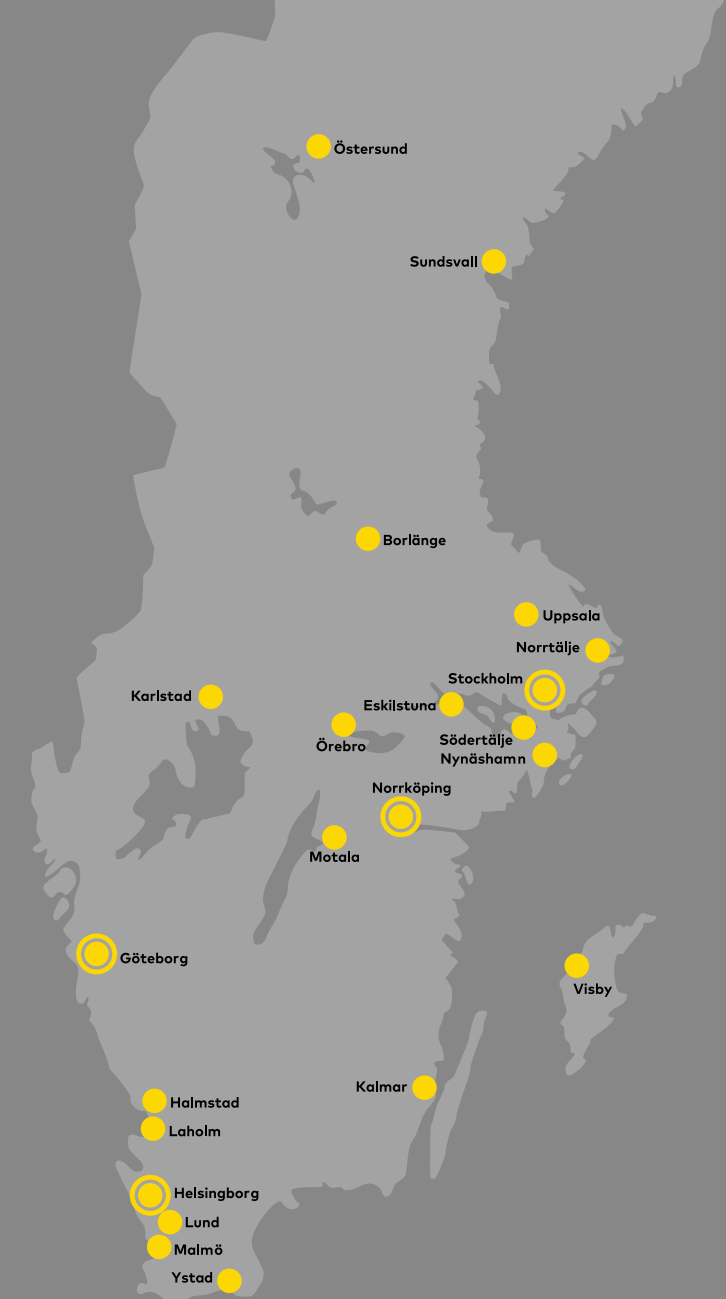
Q1 2019

- **Sustainability**
 - Roadmap towards a climate-neutral industry by 2045.
- **Investment properties**
 - The Brogårdstaden project with an estimated 840 residential units is included in projects for self-management from the first quarter of 2019.
- Project closed, Maria Forum in Helsingborg with an estimated 292 residential units.



Q1 2019

- **Cash flow from operating activities**
1 Jan – 31 Mar 2019: SEK -70 m (62)
- **Equity/assets ratio**
As of 31 March: 30.6%
- **Cash**
As of 31 March: SEK 272 m (395)



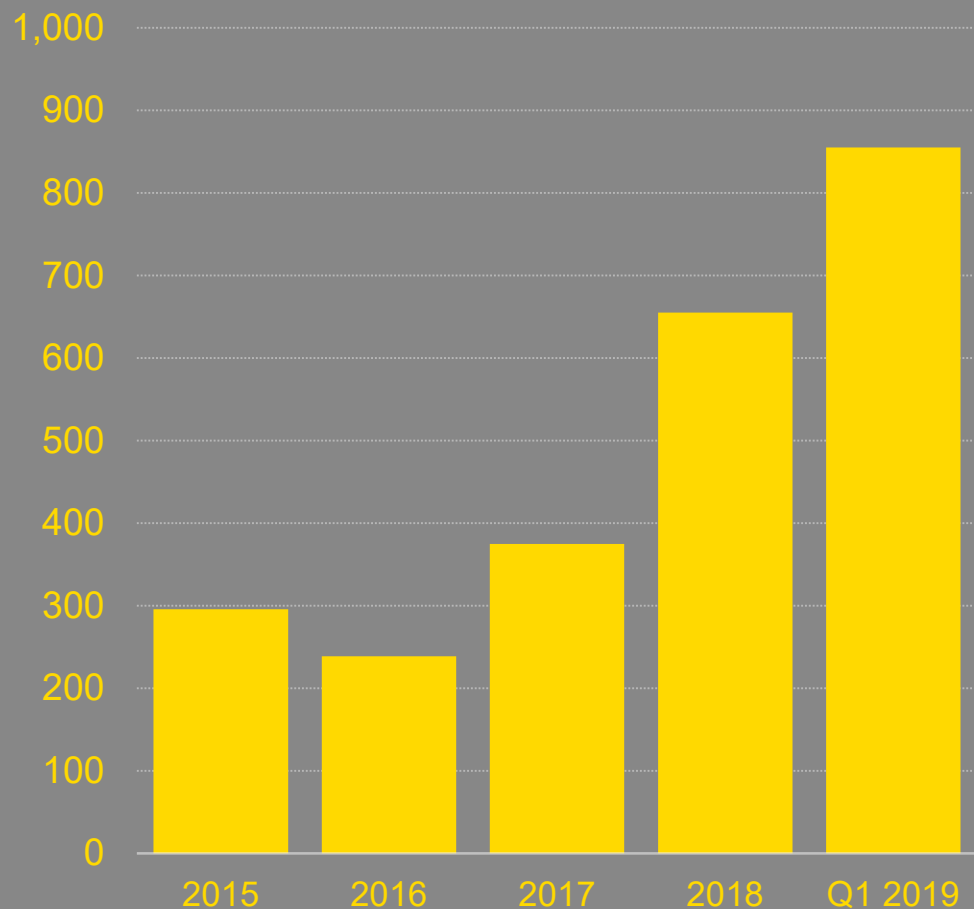
Financiell key figures

January - March 2019



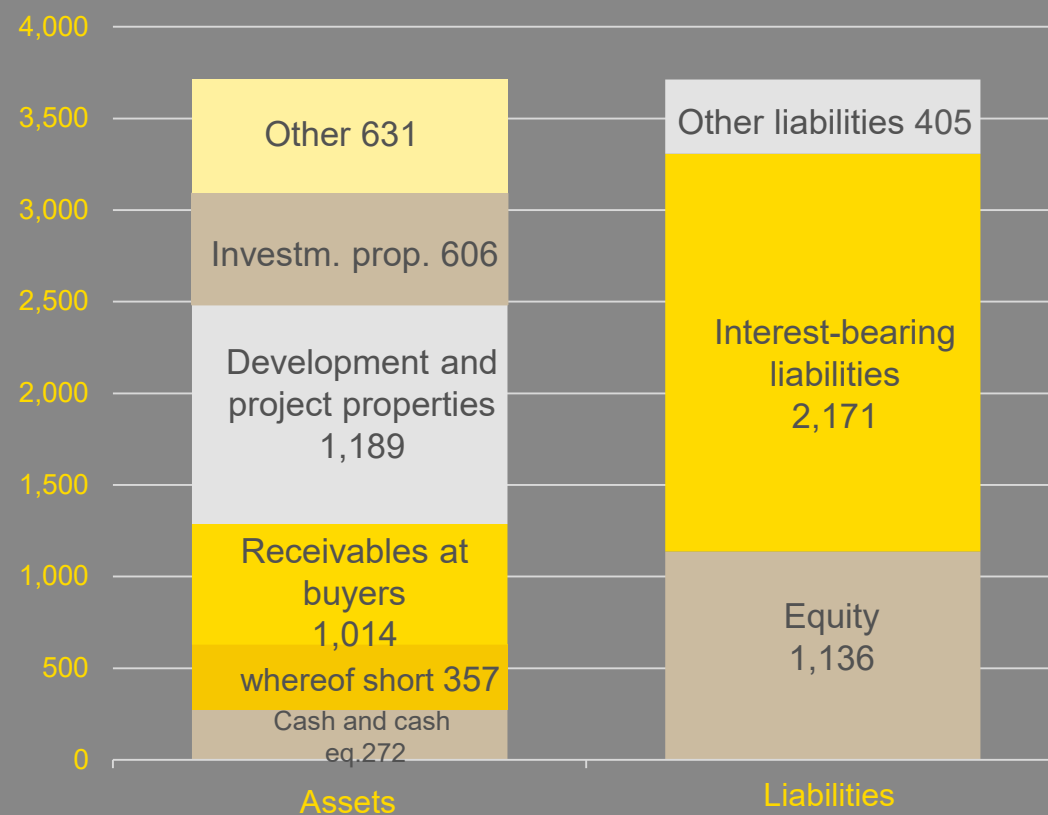
Financial position

SEK m



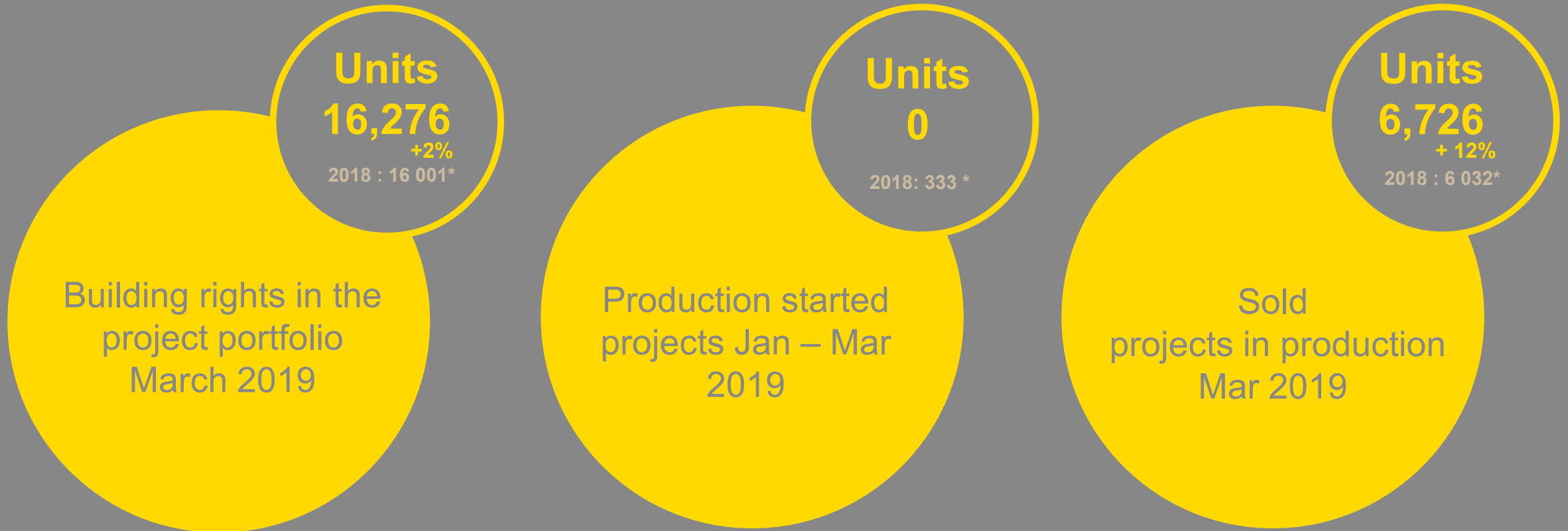
■ Adj. Net Debt (after ded. of receivables at buyers)

MSEK, 31 March 2019



Projects

January - March 2019



The future



- New organization - closer to the local market
- Continue focusing on refining our building rights portfolio of around 16,000 residential units

Q&A

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