

# Magnolia Bostad

Interim Report January – June 2019



# Q2 2019

## The market

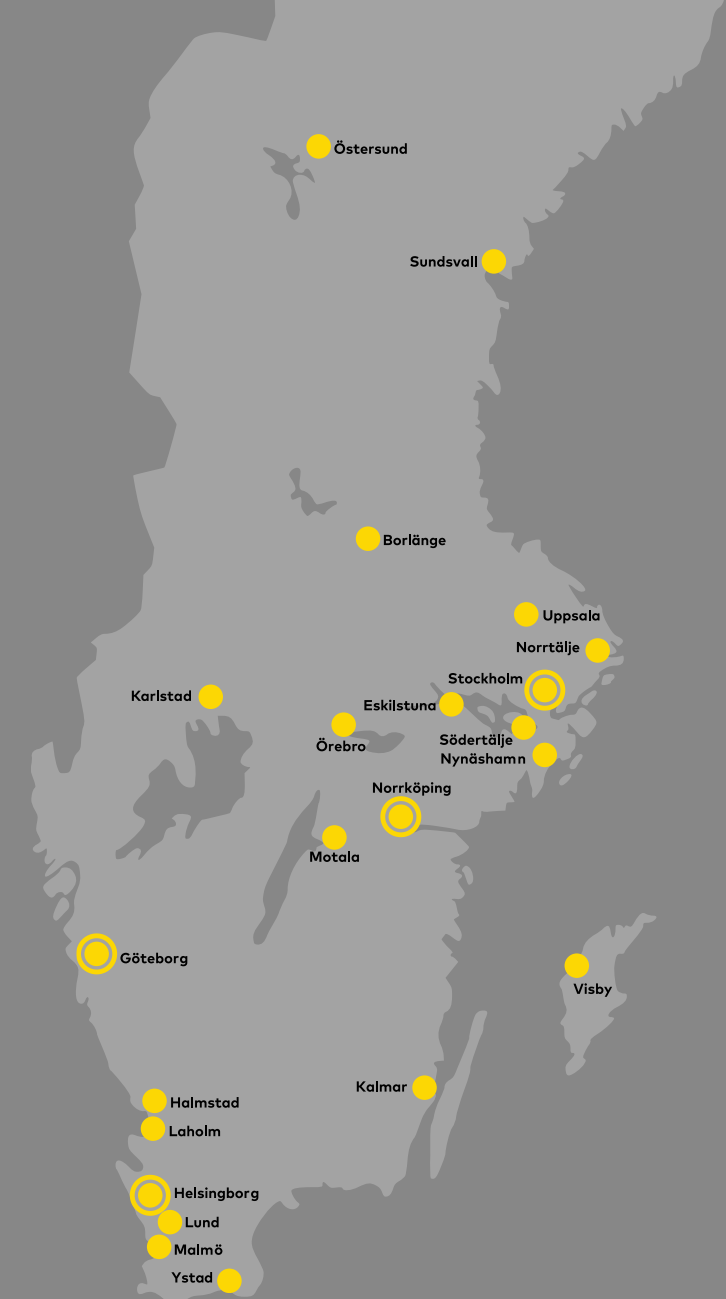
- Continued housing shortage
- Strong transaction market for real estate

## Sales during the quarter, 275 residential units

- Sale of one project in Norrtälje and one in Uppsala of a total of 257 residencies and a conditional agreement for sale of the project Täljöviken in Österåker
- Sale of 18 tenant-owned apartments in projects production started earlier

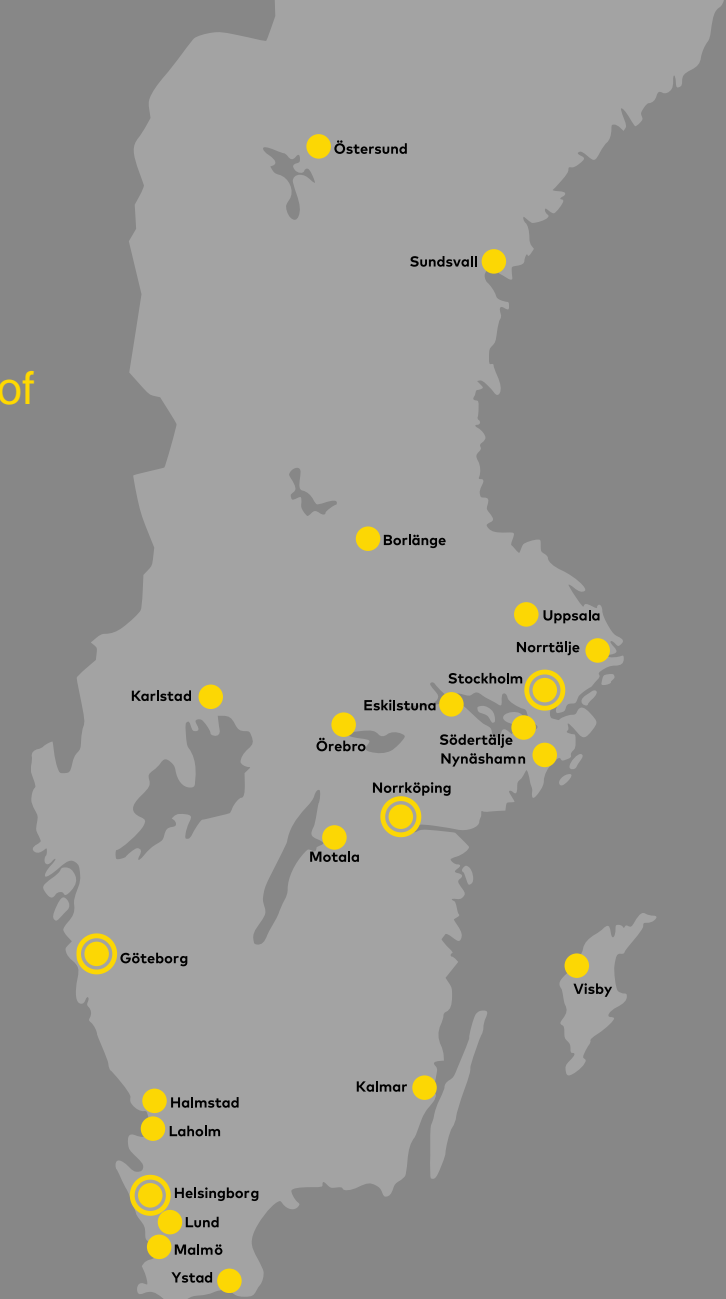
## Productions processes started during the quarter, 921 residential units

- Production process started of three projects situated in Norrtälje, Uppsala and Upplands-Bro of a total of 921 residencies, of which 645 were through JV.



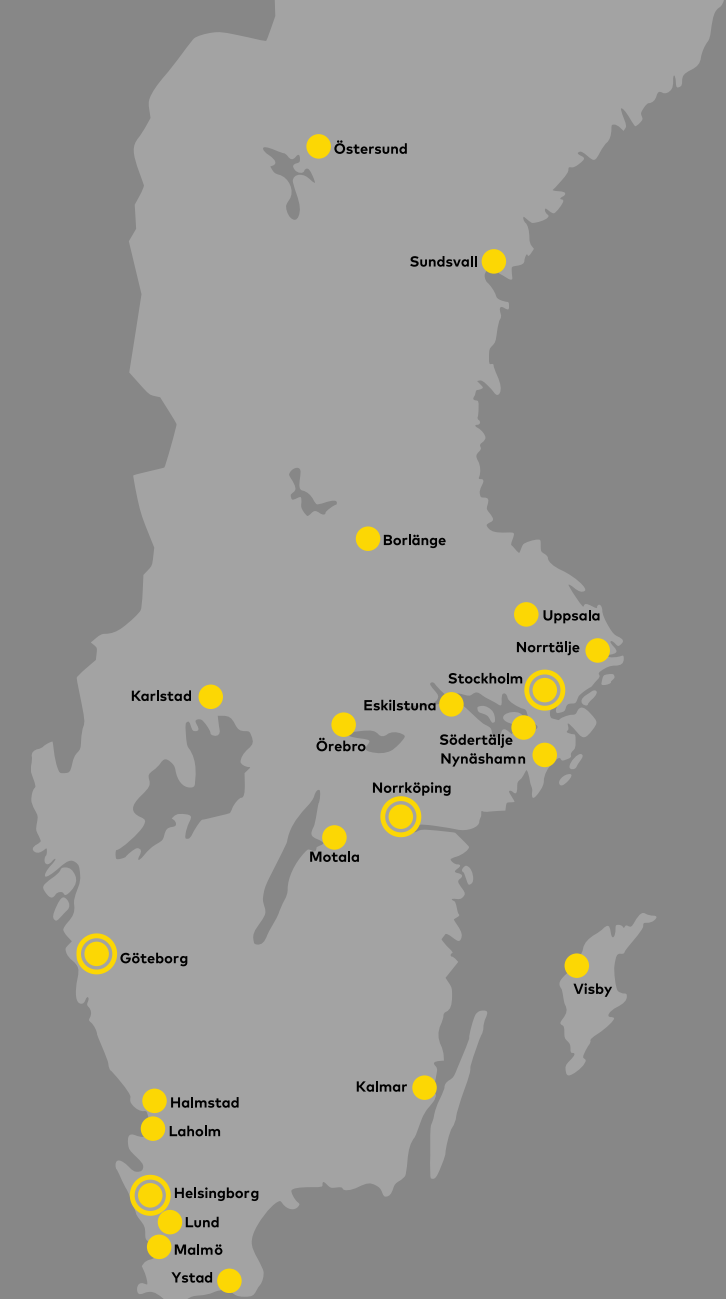
# Q2 2019 forts.

- **Other important events**
  - Formed a JV with Heimstaden Bostad for development of residencies in Upplands-Bro and signed a construction contract with Derome for construction of wooden houses
  - Signed an agreement with Randviken on the sale of part of JV
  - Completed Adjutanten in Visby of 68 residencies for long-term self-management by Magnolia Bostad
- **Investment support**
  - In June the decision was taken to reintroduce the investment support for rental accommodation, creates conditions for additional rental accommodation in several regions
- **"Den hållbara trästaden" ("The sustainable Wooden City")**
  - ett samarbete med Derome
- **Future project sales**
  - Focus on procurement of several turnkey contracts for future sales



# Q2 2019

- **Cash flow from operating activities**  
1 Apr – 30 Jun 2019: SEK -117 m (-86)
- **Equity/assets ratio**  
As of 30 June: 29.6% (30.3)
- **Cash**  
As of 30 June: SEK 300 m (395)



# Financiell key figures

## April - June 2019



# Financiell key figures January - June 2019



# Financial position

MSEK

1 000

900

800

700

600

500

400

300

200

100

0

2015

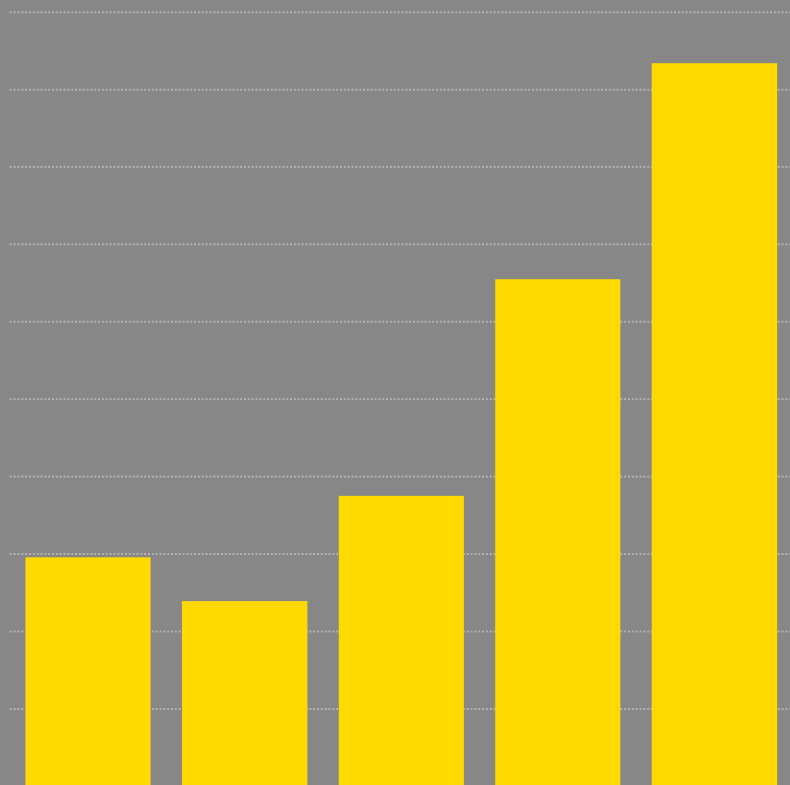
2016

2017

2018

Q2 2019

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



MSEK, 30 June 2019

4500

4000

3500

3000

2500

2000

1500

1000

500

0

Other assets 958

Investm. prop. 402

Development and  
project properties  
1,119

Receivables at  
buyers 1,146

whereof short 586

Cash and cash eq. 300

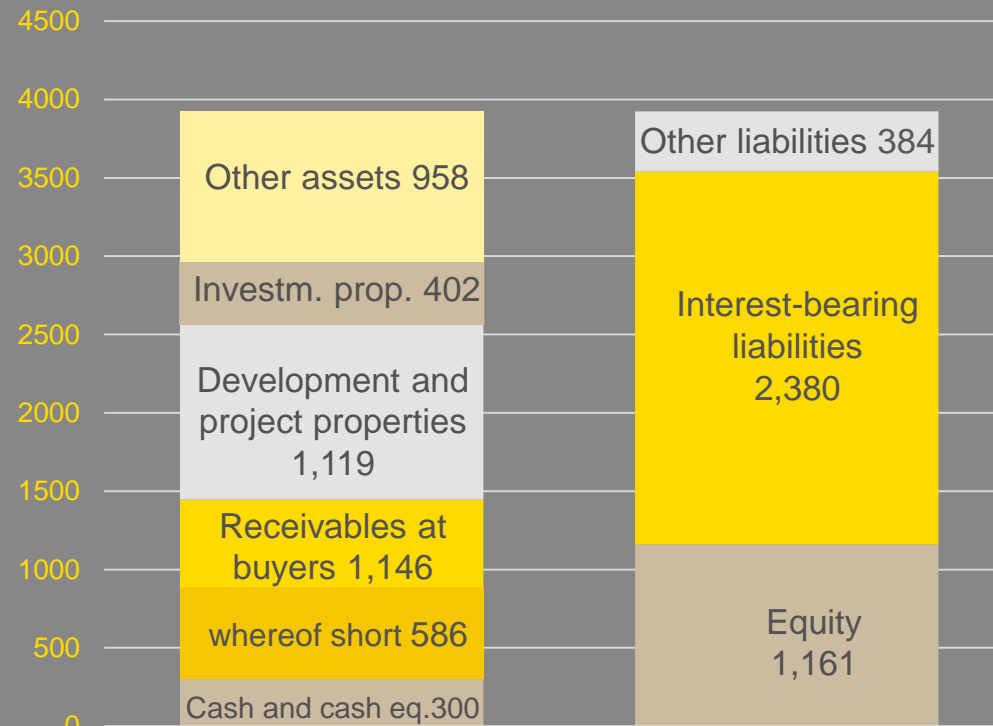
Assets

Other liabilities 384

Interest-bearing  
liabilities  
2,380

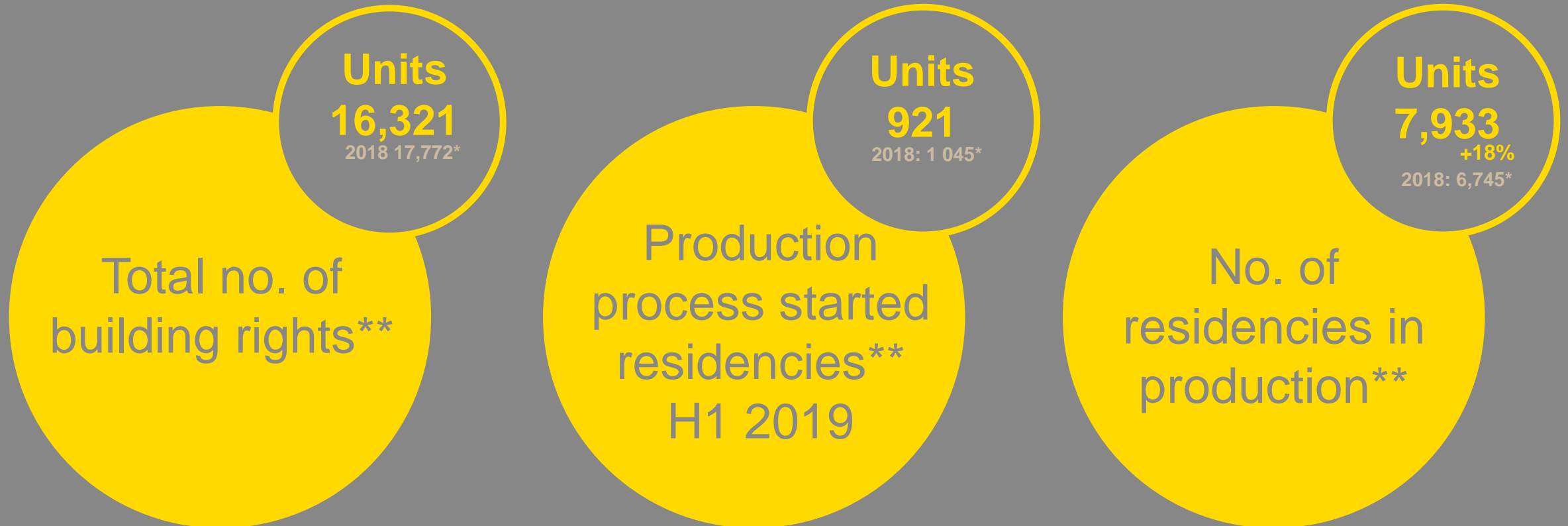
Equity  
1,161

Liabilities



# Projects

## 30 June 2019



\* The information refers to all building rights and residential units in each project, i.e. no adjustment is being made for projects developed in JVs.

\*\* Production start in the portfolio occur when zoning plan has come into legal force och turnkey contract and binding sales agreements has been signed.  
Production start in investment properties occur when zoning plan has come into legal force och turnkey contract has been signed.



# Moving forward



- Attractive building rights portfolio in current market
- Continue focusing on refining our building rights portfolio of around 16,000 residential units



# Q&A

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