

Magnolia Bostad

Interim Report January – September 2019



Q3 2019

The market

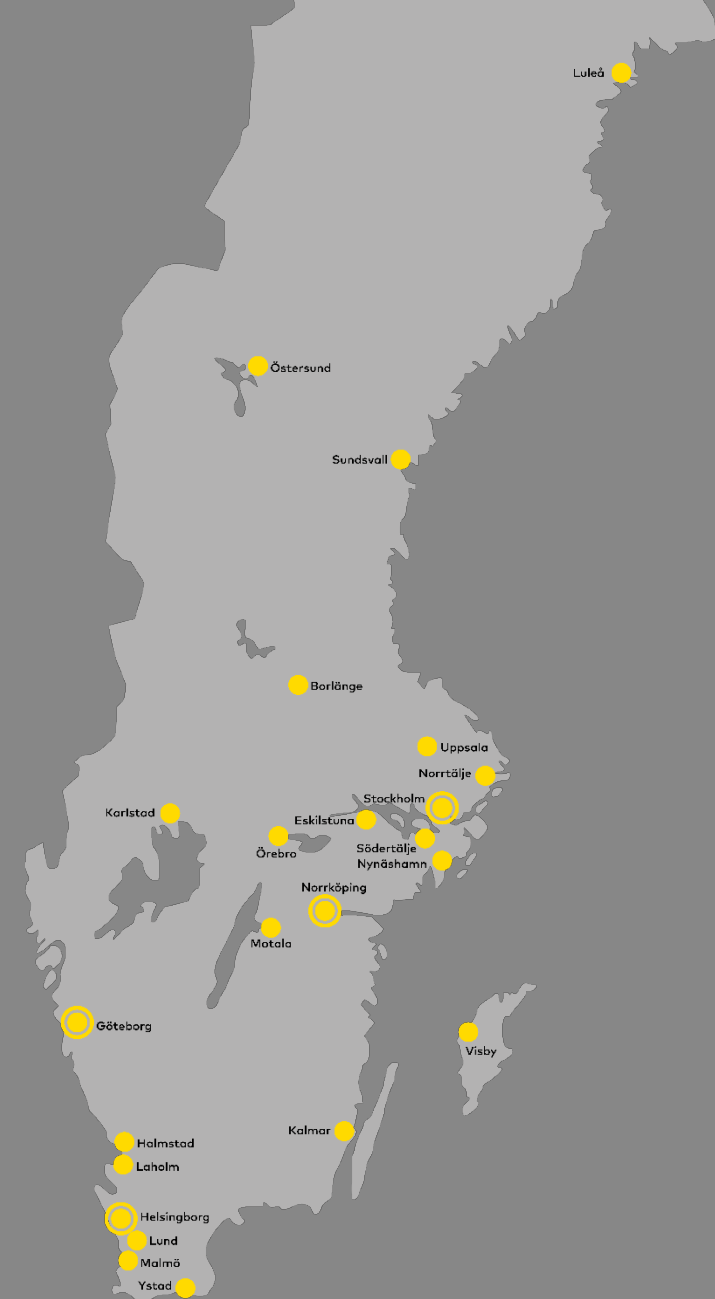
- Continued housing shortage
- Very strong transaction market
- Increased interest from international investors

Aquisitions during the quarter, around 2 400 residential units

- Formed JV with Heimstaden Bostad and signed conditional agreement on acquisition of land in Åkersberga where we plan to develop 2,000 residential units.
- Land in Kronandalen in Luleå kommun, of 117 residencies – investment support
- Land in Orminge Centrum, Nacka kommun, of 280 residential and residential care units

Productions processes started during the quarter, 412 residential units

- Production process started of three projects for long-term self-management in Eskilstuna, Örebro and Luleå municipality



Q3 2019 forts.

Investment support

Three projects has been granted investment support

- Brogårdstaden, etapp 1 in Upplands-Bro
- Björnbäret in Kalmar
- Kronandalen in Luleå

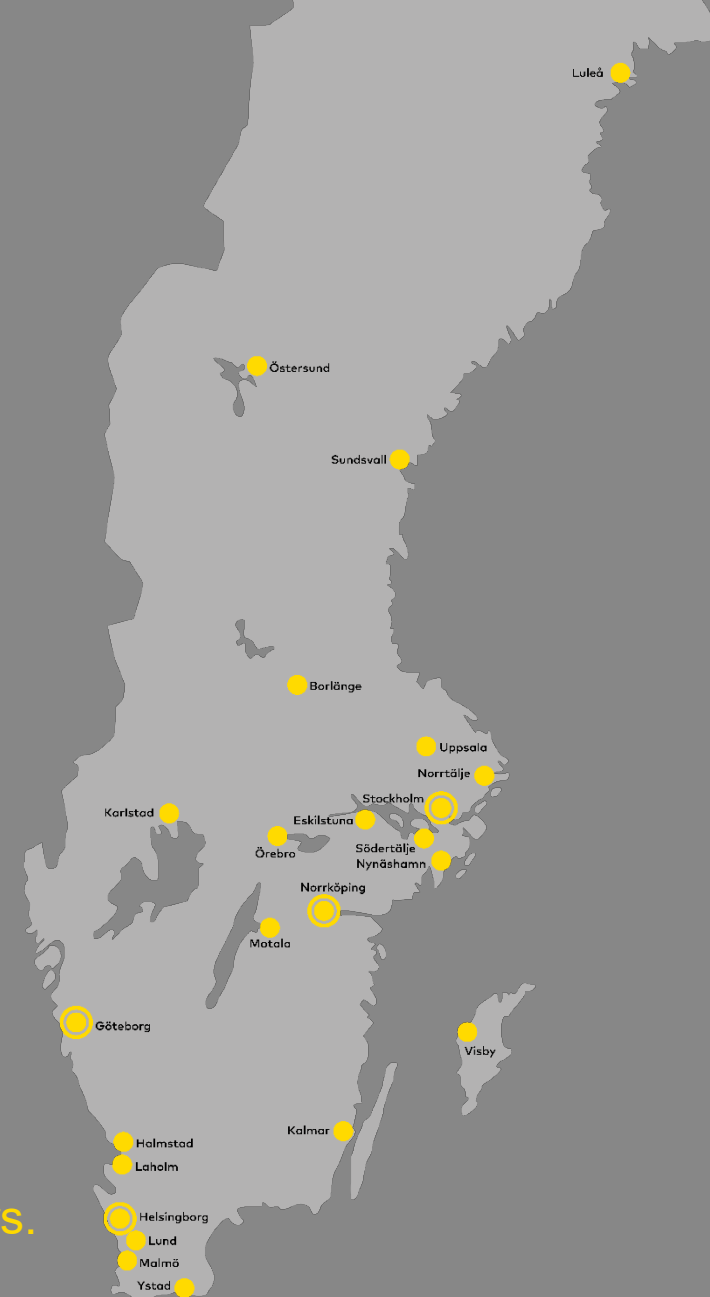
In October investment support was granted for another project under long-term self-management, Övre Bangården in Östersund.

Significant events after the end of the quarter

- Signed conditional agreement on acquisition of land in Tullholmsviken, Karlstad of around 430 residential units.
- Formed JV with Slättö and signed conditional agreements on sales to the JV company of four projects initially comprising up to 800 residential units.

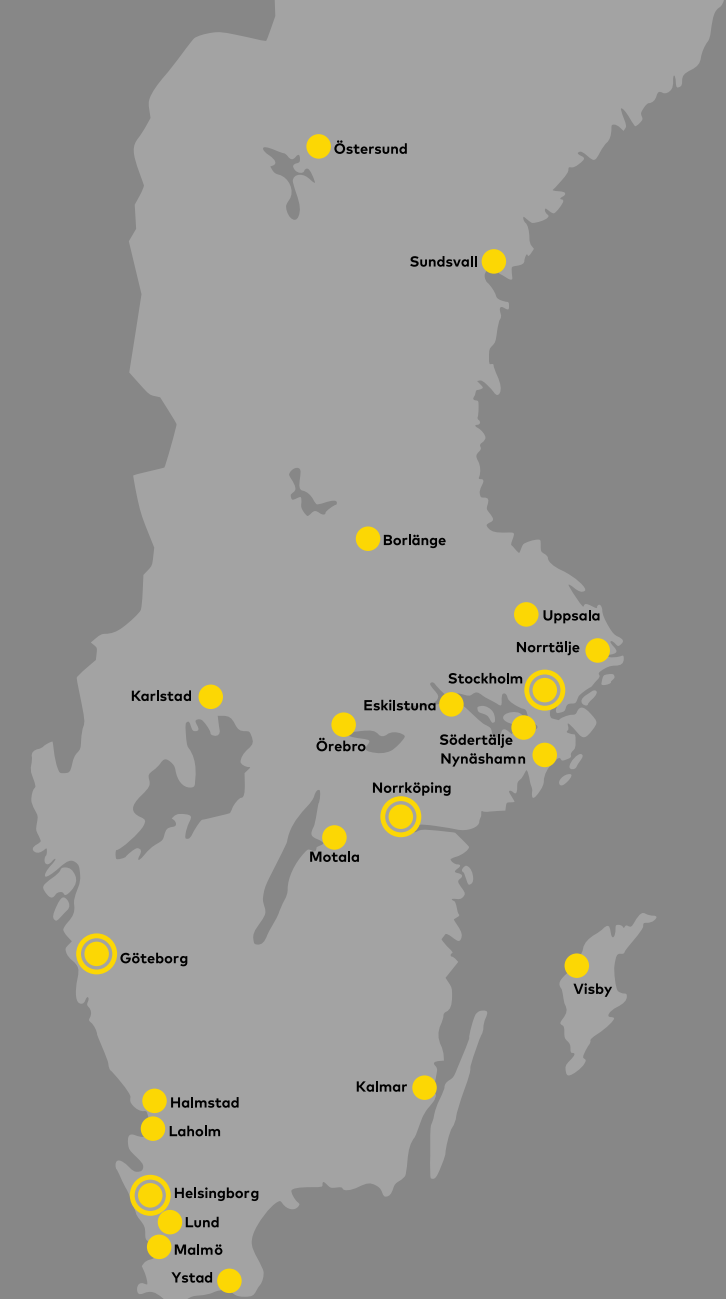
Future

- Continue focusing on procuring construction contracts
- A very intensive period with both sales and acquisitions in the coming quarters.



Q3 2019

- **Cash flow from operating activities**
1 Jul – 30 Sep 2019: SEK 80 m (172)
- **Equity/assets ratio**
As of 30 September: 30.4% (30.3)
- **Cash**
As of 30 September: SEK 321 m (189)



Financiell key figures July - September 2019



* July – September 2018.

**Refers to all building rights and residential units in each project, including projects developed in JVs.

Financiell key figures January - March 2019

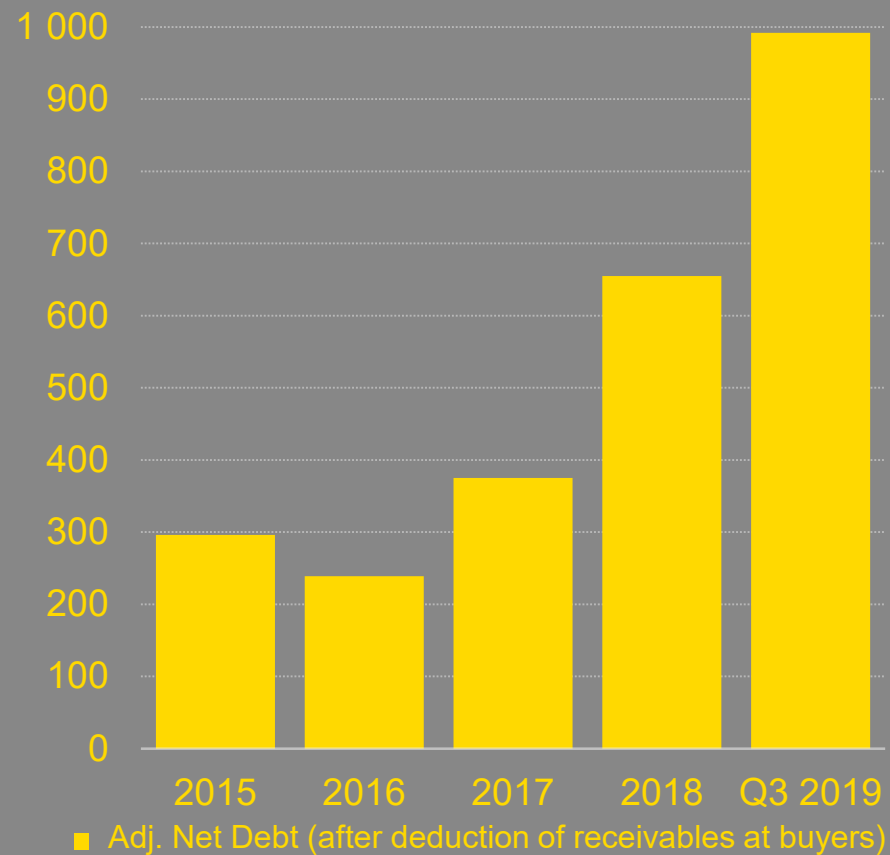


* January – September 2018.

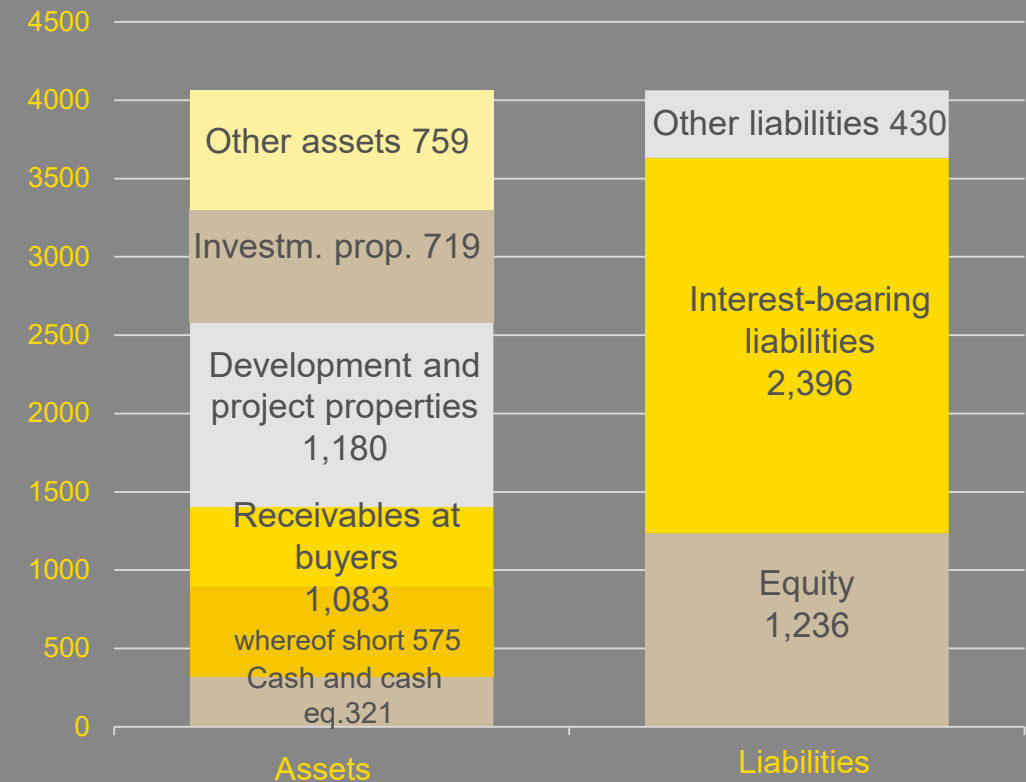
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Financial position

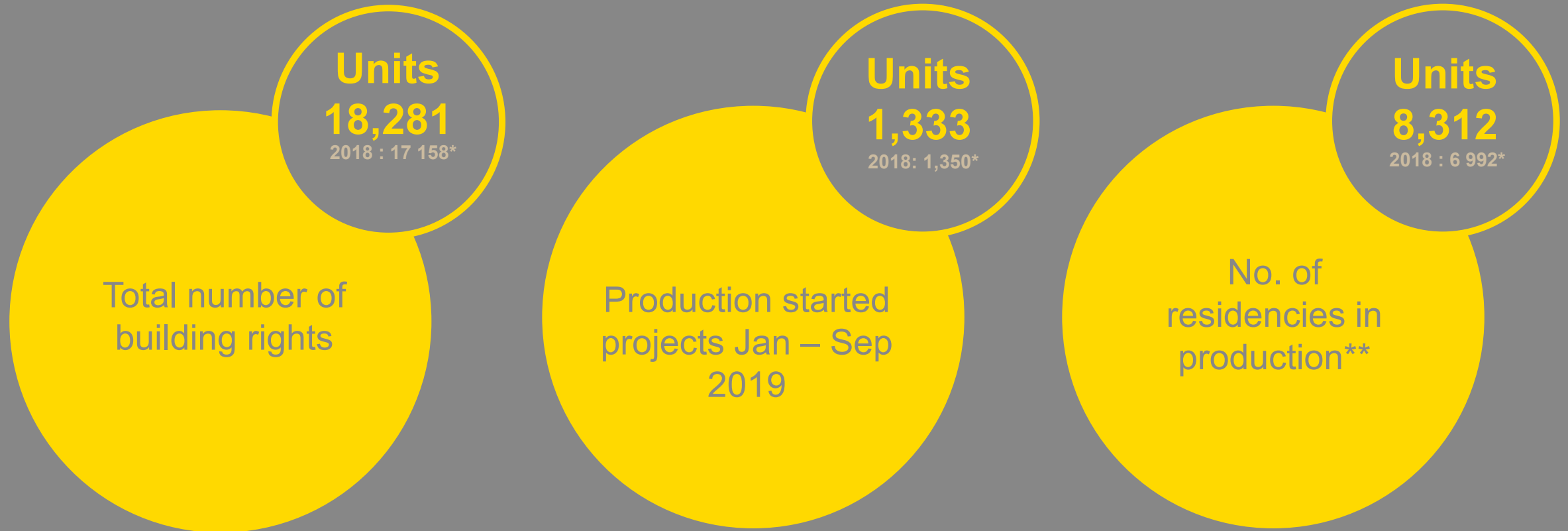
MSEK



MSEK, 30 September 2019



Project overview as of 30 September 2019



* The information refers to all building rights and residential units in each project including projects developed in JVs.

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

Production start in investment properties occur when zoning plan has come into legal force and turnkey contract has been signed.

The future

The background image is a digital rendering of a modern urban street at sunset. On the left, a row of multi-story brick buildings with many windows and small balconies lines the street. Mature trees with green foliage are planted along the sidewalk. In the foreground, a grey car is driving on the road, and a person is riding a bicycle on the sidewalk. To the right, a large tree stands next to a brick building with large glass windows. People are seen walking and sitting at outdoor tables in front of the building. The sky is a warm orange and yellow color, suggesting the sun is setting.

- Attractive building rights portfolio in current market
- Continue focusing on refining our building rights portfolio – running zoning plans and procuring construction contracts
- We await a very intensive period with both sales and acquisitions in the coming quarters.

Q&A

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