

Magnolia Bostad

Year-End Report January – December 2019



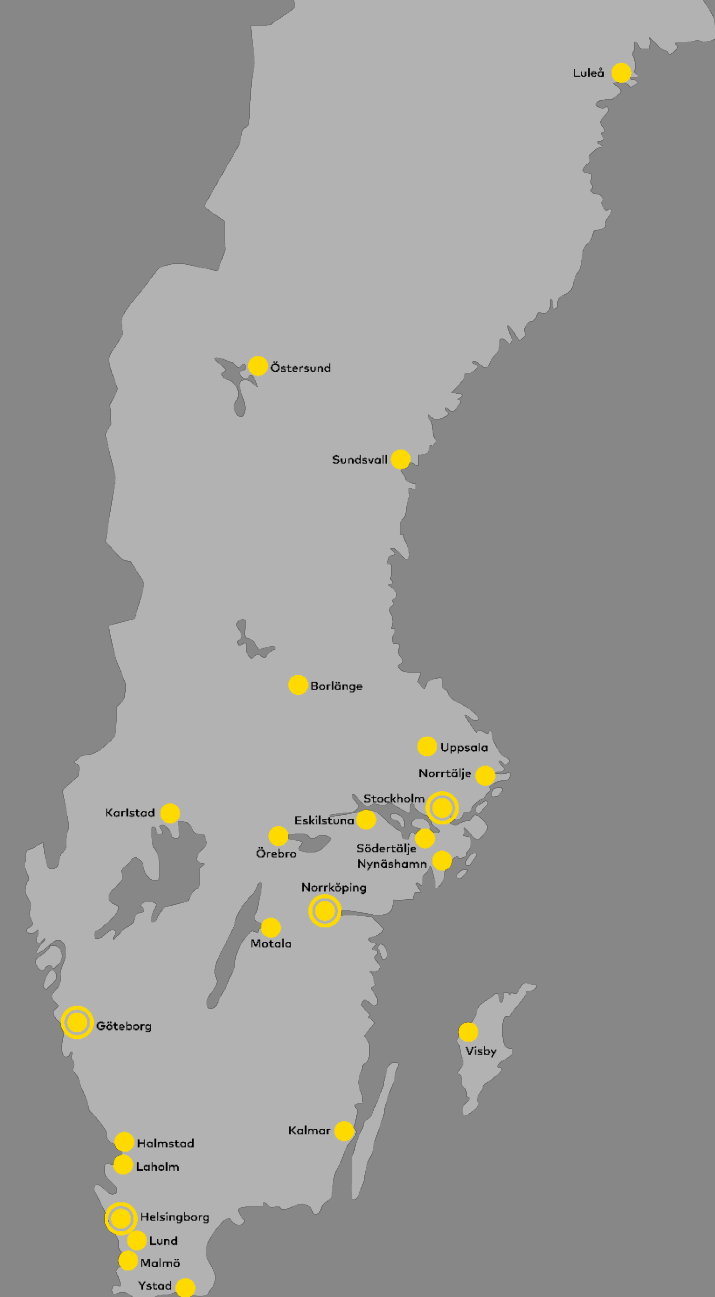
Q4 2019

The market

- Continued housing shortage
- Record high interest in real estate investments
- Increased interest from international investors

Granted investment support

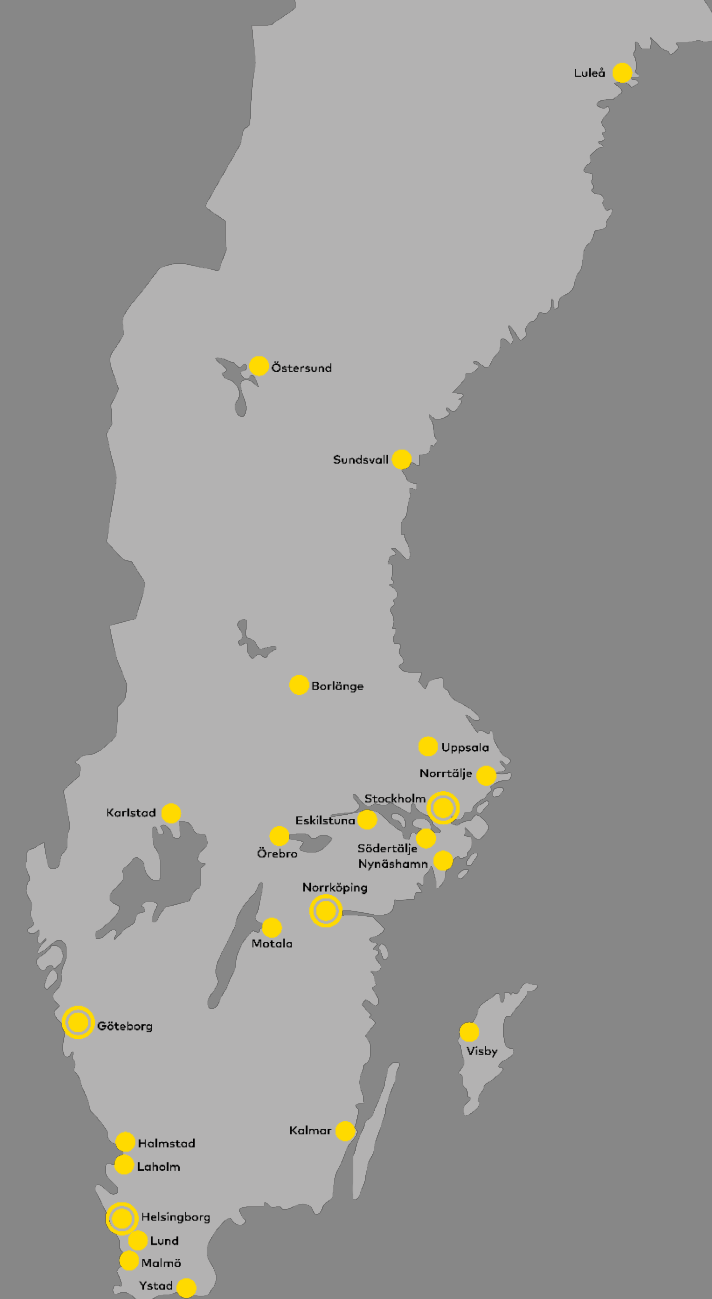
- Östra Bangården in Östersund (JV with Slättö for self-management)
- *January 2020 - Brogårdstaden in Upplands-Bro (JV with Heimstaden Bostad for self-management)*



Q4 2019

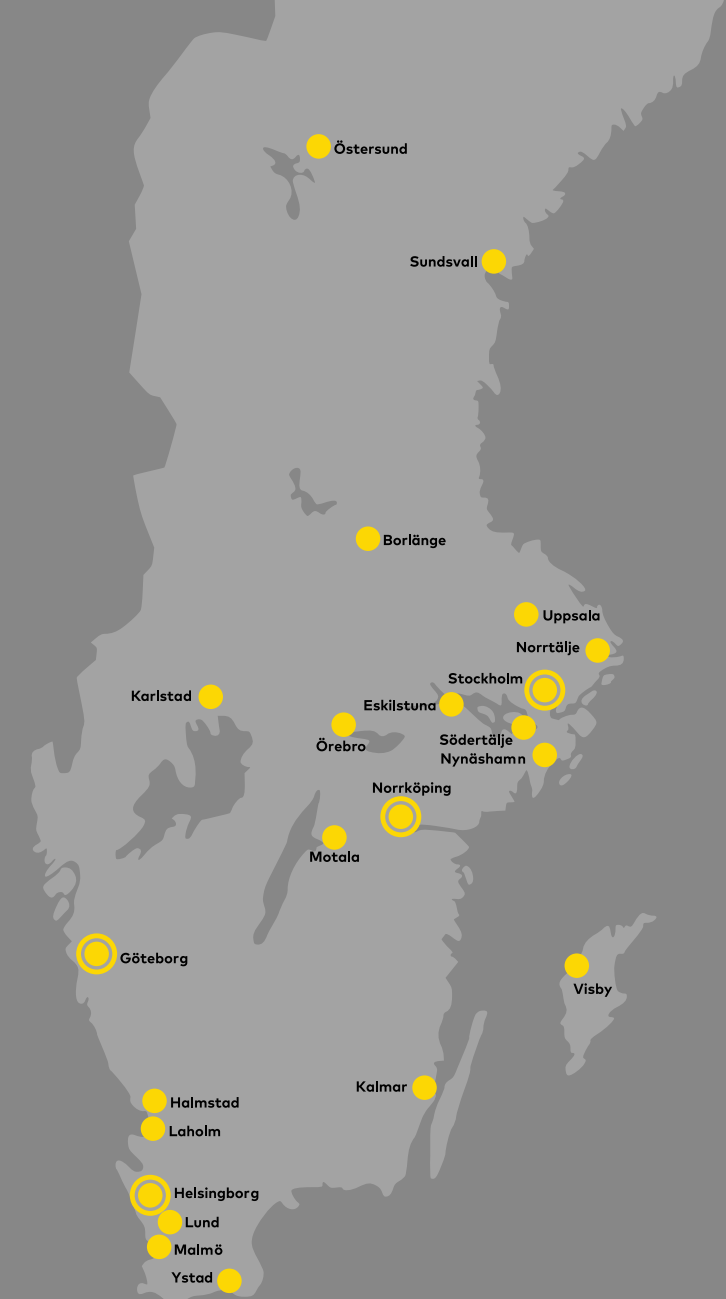
Project portfolio

- Aquisitions: around 1,150 residential units –
5 projects in Karlstad, Norrköping, Ystad, Göteborg and Partille
- Sales: 224 residential units –
The project Ferdinand in Spånga, 221 residential units (framework agreement with Heimstaden) and 3 tenant-owned apartments in previously production started projects
- Production processes started: 1,345 residential units –
within the framework agreement with Heimstaden. 4 projects located in Spånga, Lund, Norrköping and Ystad
- Completed projects: 373 residential units -
4 projects comprising 373 residential units (RU and T-O)



Finance

- **Cash flow from operating activities**
1 Oct – 31 Dec: SEK 182 m (-168)
1 Jan – 31 Dec: SEK 75 m (-20)
- **Equity/assets ratio**
As of 31 December: 29.6% (30.3)
- **Cash**
As of 31 December: SEK 440 m (395)



Financial key figures

October-December 2019

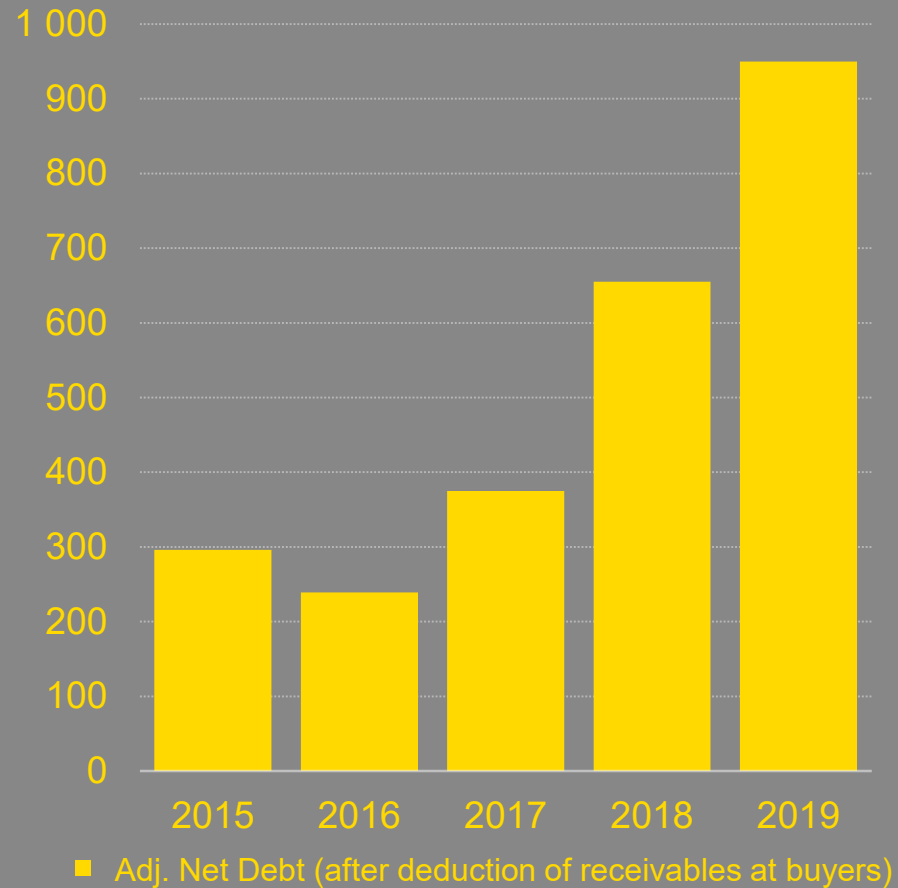


January-December 2019

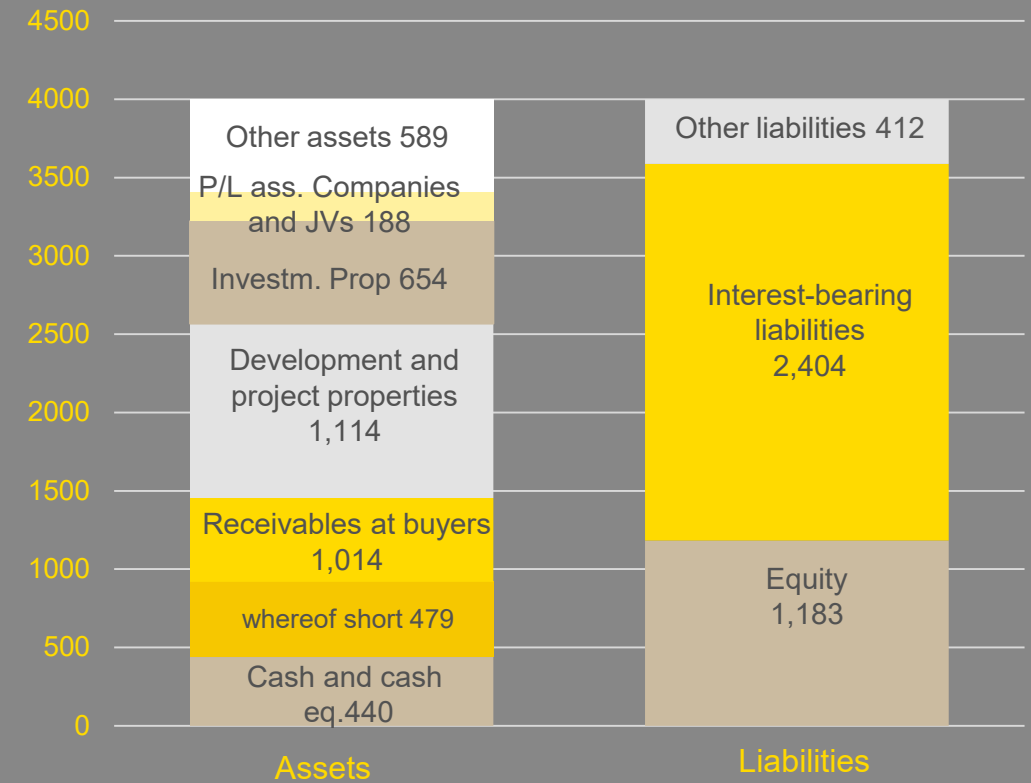


Financial position

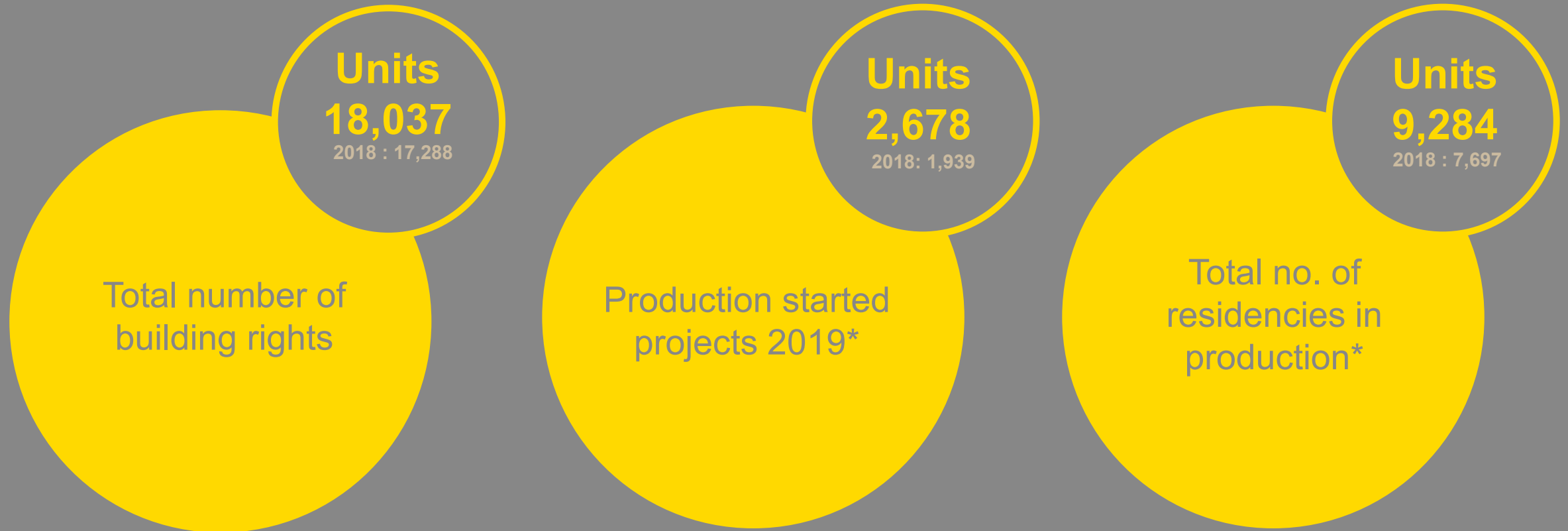
SEK m, 31 December 2019



SEK m, 31 december 2019



Project overview as of 31 December 2019



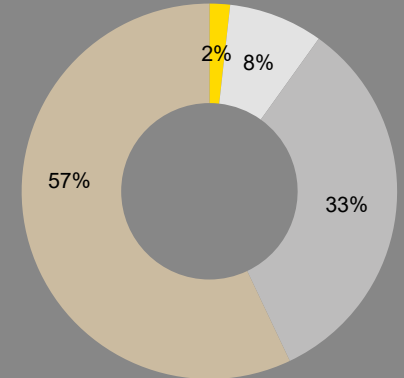
The information above refers to all building rights and residential units in each project including projects developed in JVs.

* 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 properties for self-management occur when zoning plan has come into legal force and turnkey contract has been signed.

Properties in self-mangement

- **Purpose:**
 - Strengthen the balance sheet long-term
 - provide ongoing cash flow
 - achieve long-term value growth
- **Valuation:**
 - Internal valuation every quarter + external valuation at least once a year
 - Fair value according to IAS40
 - Usually, the value of the property increases as there is a zoning plan in force and turnkey contracts

Share properties in self-management, no. of residential units



■ Completed
■ Production started
■ Production started through JV
■ Not yet production started

	Number of apartments	Est. rnntable space (m2)	Est. property value at completion (SEK m)	Est. annual rental value (SEK m)	Est. completion
Completed projects (2)	68	10,200	218	14	-
Projects under production (2)	312	16,750	665	34	2020-2023
Projects under production through JV (5)	1,269	66,500	2,535	126	2021-2024
Sum completed projekts & projects under production	1,649	93,450	3,418	174	-
<i>Not yet production started projects through JV (2)</i>	<i>2,190</i>	<i>134,000</i>	<i>-</i>	<i>-</i>	<i>2021-2035</i>

The future



- Transaction intensive 2020 - sales and land acquisitions
- Refining our building rights portfolio
 - Bond loan

Q&A

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