

# **Magnolia Bostad:**

# **Half-Year Report**

# **January – June 2020**

# Agenda

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**1. Events during the quarter**  
The market and transactions

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**2. Finance**  
Financial key figures and  
financial position

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**3. Project overview**  
Status building rights portfolio

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**4. Properties in self-management**  
Key figures

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**5. Going forward**

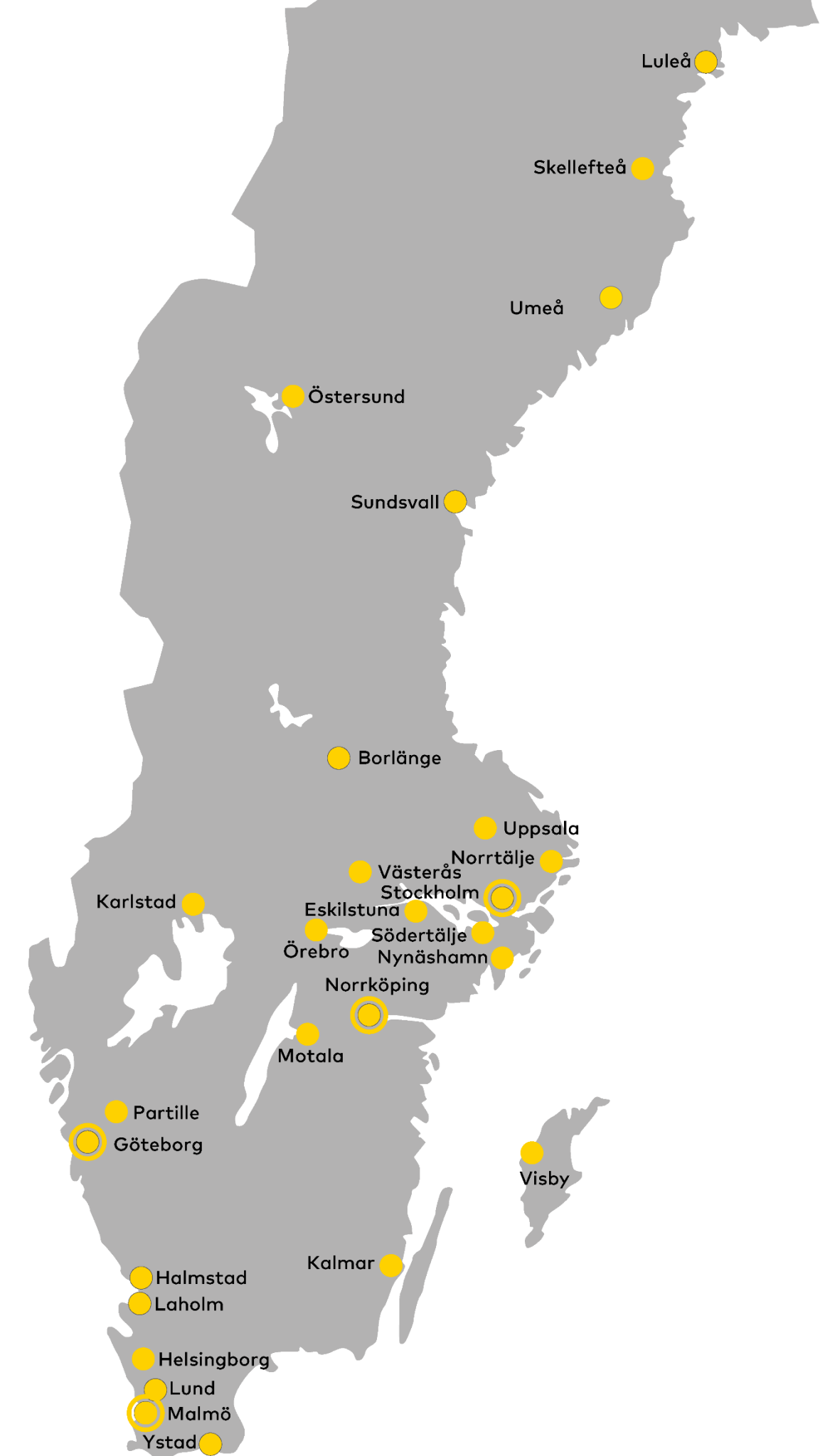
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**6. Q&A**  
with CEO and CFO

# 01: Q2 2020

## The project portfolio – an active quarter

- Acquisitions: 1,630 residential units
  - 6 projects in Karlstad, Örebro, Sollentuna, Sundbyberg and Ystad.
- Sales: 2,060 residential units –
  - Three projects to Trenum in Karlstad of 900 residential units.
  - Three projects to Heimstaden Bostad of 1,040 residential units in Sundbyberg, Sundsvall and Skellefteå.
  - One community service property in Borlänge of 101 housing units too SBB i Norden.
  - 24 tenant-owned apartments in previous production started projects
- Completed projects: 953 residential units
  - Total of 4 projects – rental units and one community service property



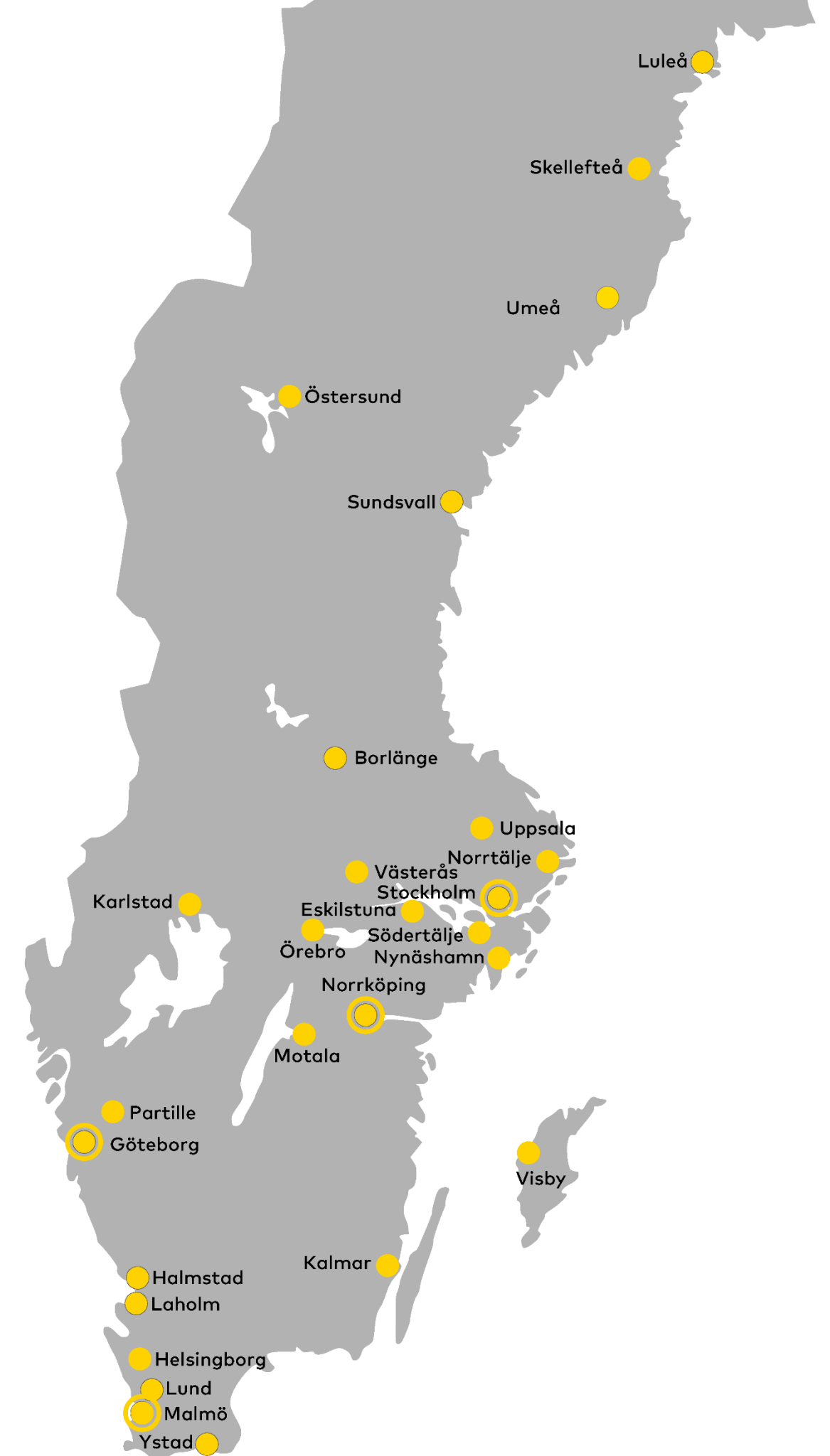
# 01: Q2 2020

## The market

- Increased interest in rental housing and senior housing, accounted for 49% of the transaction volume (26% Q2 2019)
- The hotel sector is affected by falling occupancy rates.

## Financing

- Repayment of bond maturing April 28, 2020
- Intent to increasingly use funding linked to specific projects



# 02: Finance

## Cash flow from operating activities

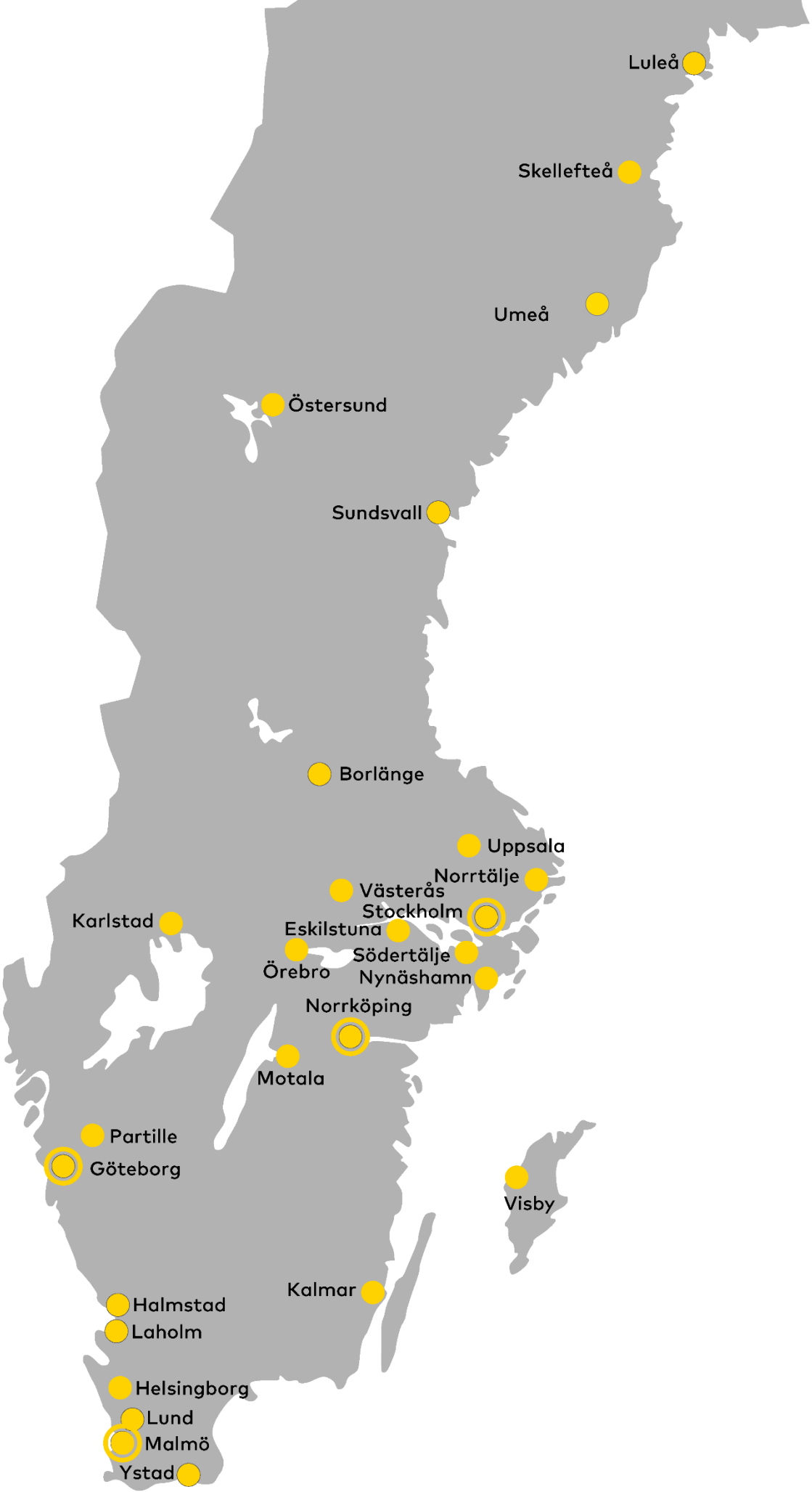
1 January – 30 June: SEK -33 m (-280)  
1 April – 30 June: SEK -86 m (-208)

## Equity/asset ratio

As of 30 June: 36,7% (28,1)

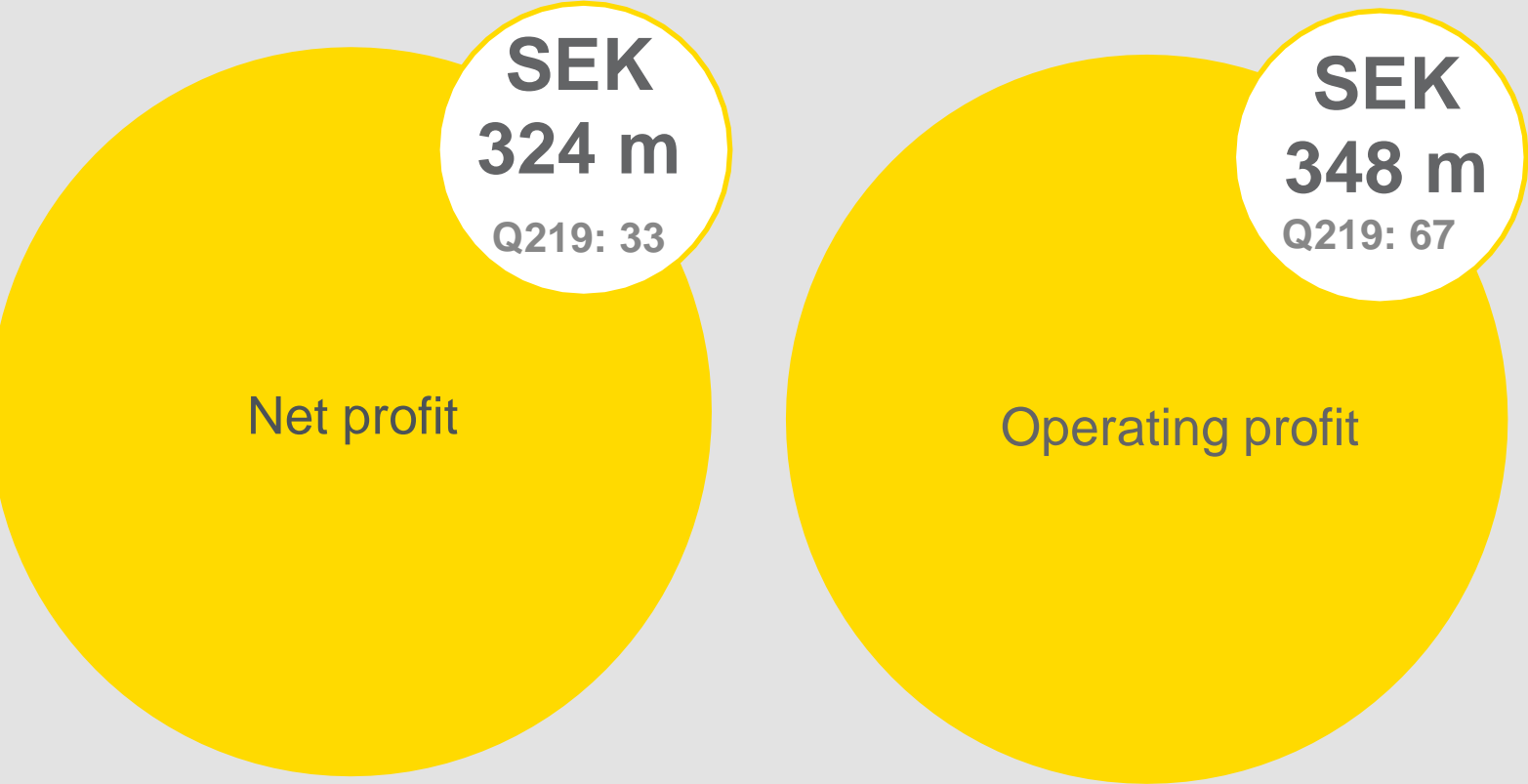
## Cash

As of 30 June: SEK 200 m (441)

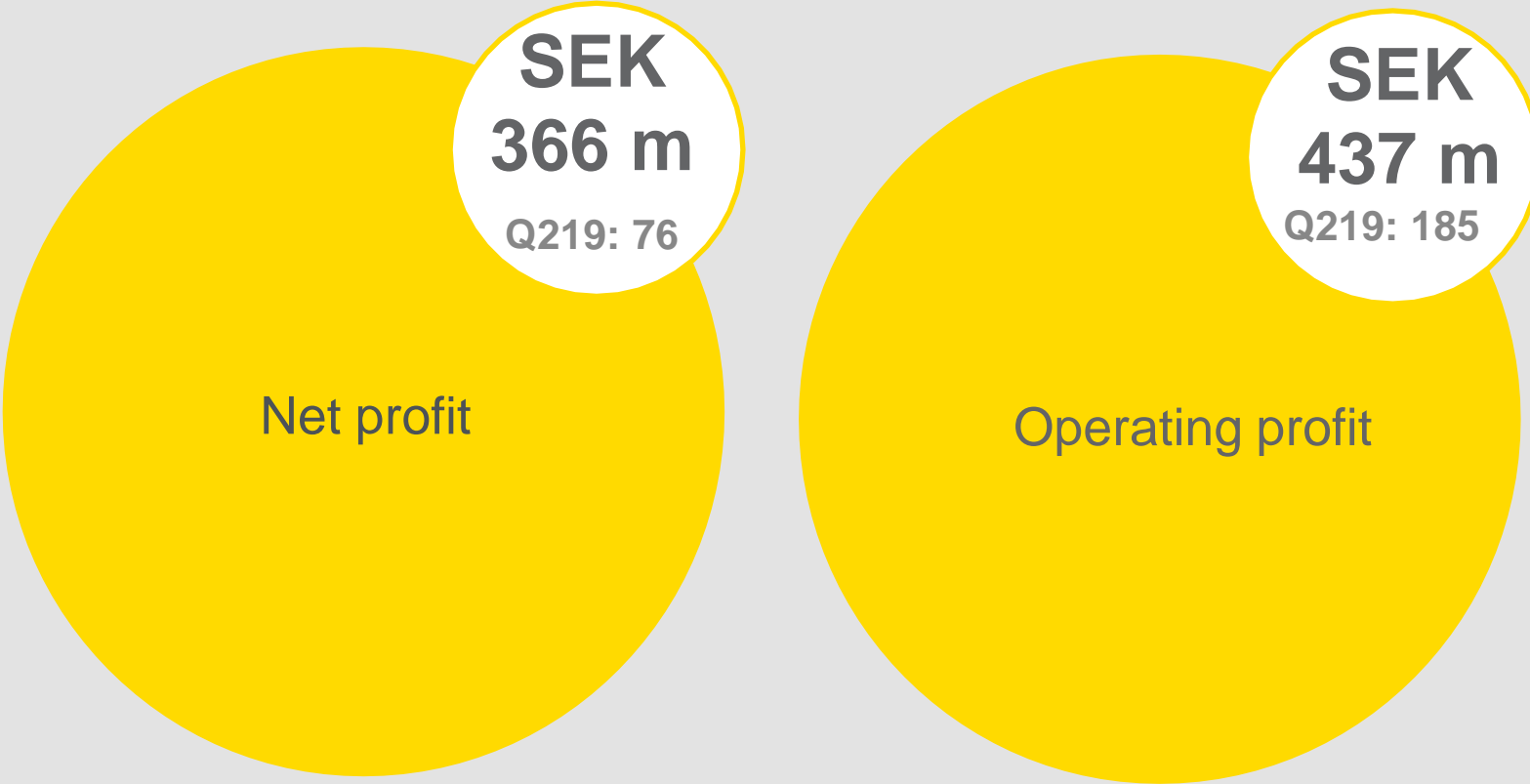


# 02: Financial key figures

April – June 2020

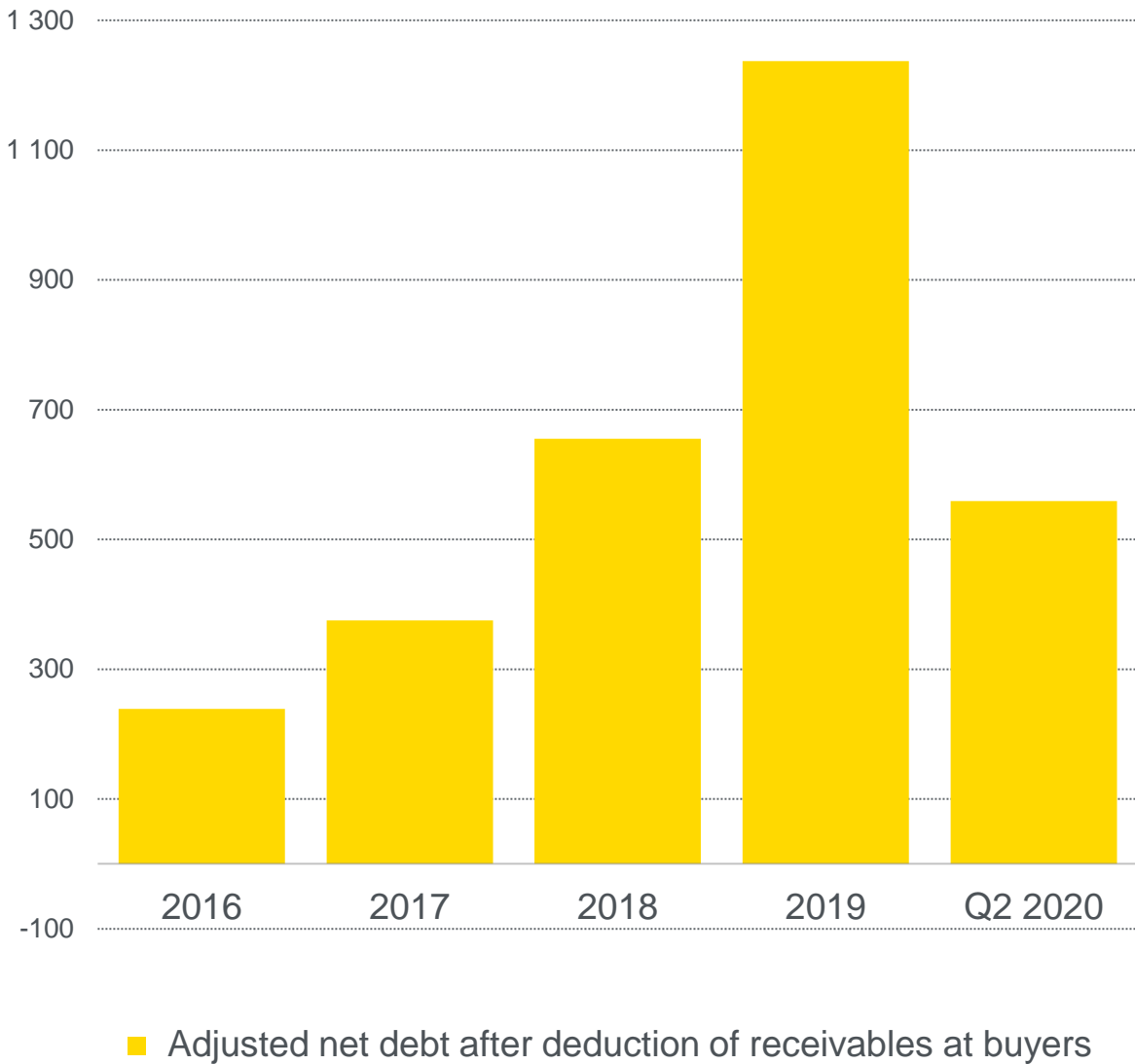


January – June 2020

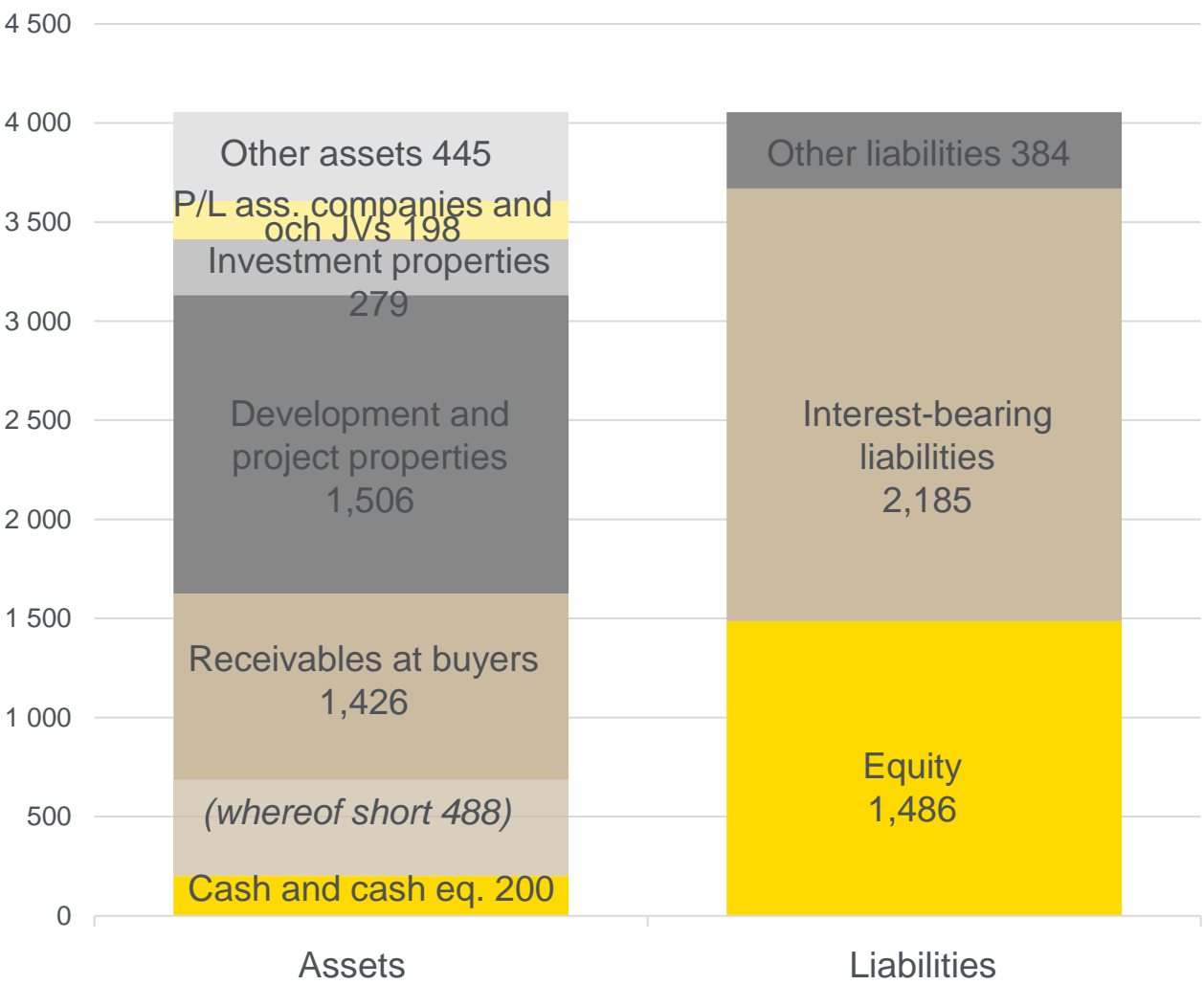


# 02: Financial position

Adjusted net debt  
SEK m, 30 June 2020

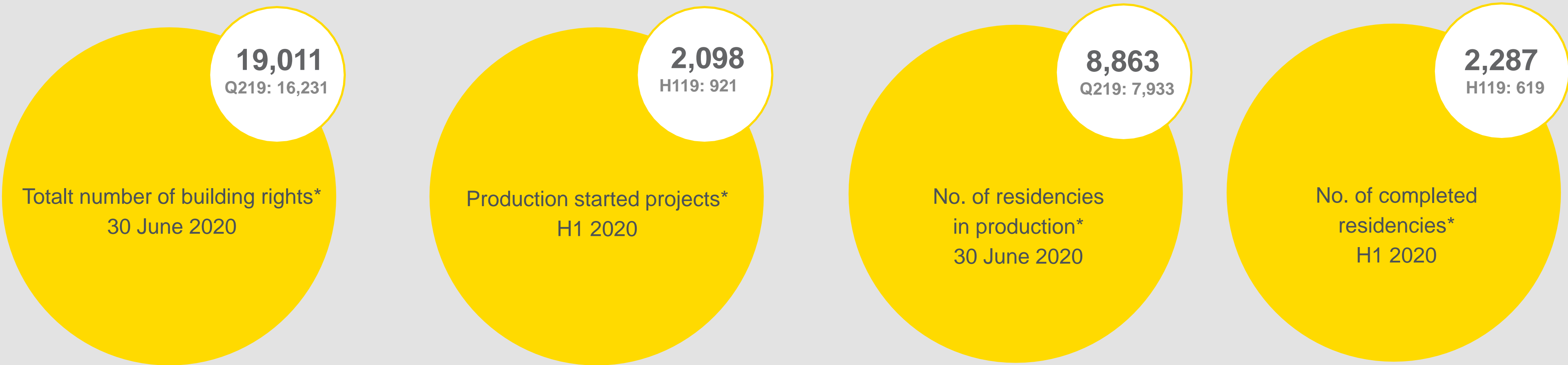


Distribution of assets  
SEK m, 30 June 2020



# 03: Project overview

Continued high sales rate and completion of four projects



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

6 \* 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.



# 04: Properties in self-management

Syfte:

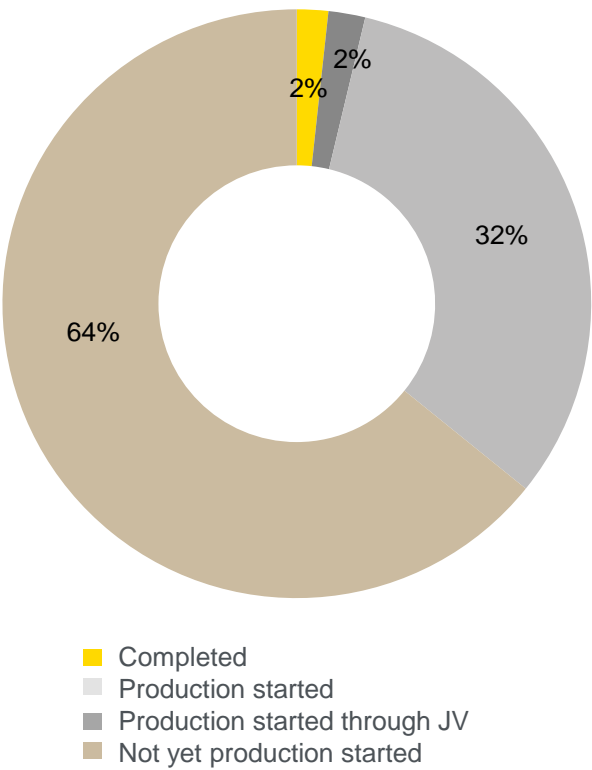
- Strengthen the balance sheet long-term
- provide ongoing cash flow
- achieve long-term value growth

Värdering:

- 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

	Number of apartments	Est. rentable area (m2)	Est. Property value at completion (SEK m)	Est. annual rental value (SEK m)	Bed. färdigställande
Completed projects (2)	68	9,300	221	14	-
Projects under production (1)	80	5,800	289	14	2023
Projects under production through JV (5)	1,269	58,500	2,388	117	2021-2024
Sum completed projects & projects under production	1,417	73,600	2,898	144	-
Not yet production started projects through JV (3)	2,540	150,000	-	-	2022-2035

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





# 05: Going forward

## 2020 Going forward

- Great demand and need for the housing we develop
- Intense second half of 2020
- Johan Tengelin takes over as the new CEO



# 06: Q&A

The Björnbäret project in Kalmar





# Thank you!