

Interim report January – September 2019

Our strengths include close cooperation with our partners, and it is good that we have now started two new co-owned companies, one with Heimstaden Bostad and one with Slättö.

January - September 2019

- Net sales amounted to SEK 493 m (1,012).
- The operating profit was SEK 345 m (196), of which SEK 352 m (-) refers to changes in the value of investment properties.
- The net profit before tax for the period was SEK 216 m (92) and the profit after tax was SEK 160 m (92).
- Earnings per share after deductions for minority shares was SEK 3.62 per share (2.35).

July - September 2019

- Net sales amounted to SEK 54 m (214).
- The operating profit was SEK 150 m (-10), of which SEK 183 m (-) refers to changes in the value of investment properties.
- The net profit before tax for the period was SEK 108 m (-47) and the profit after tax was SEK 75 m (-47).
- Earnings per share after deductions for minority shares was SEK 1.69 per share (-1.24).

Significant events July – September 2019

- Formed JV with Heimstaden Bostad and signed conditional agreement on acquisition of land in Åkersberga, Österåker municipality, of about 150,000 sq.m. GFA.
- Signed agreement on acquisition of land in Nacka, comprising about 10,400 sq.m. GFA.

Significant events after the end of the quarter

- Signed conditional agreement on acquisition of land in Tullholmsviken, Karlstad of around 25,500 sq.m. GFA.
- Formed JV with Slättö and signed conditional agreements on sales to the JV company of four projects initially. The JV company will initially comprise five projects, up to 800 residential units.

Magnolia Bostad AB (publ), CIN 556797-7078 develops new residential properties, including rental apartments, tenant-owned apartments, residential care housing and hotels, in attractive locations in Sweden's growth areas and major cities. Our work is based on a holistic approach where the operations are conducted in a manner that promotes long-term, sustainable urban development. Magnolia Bostad's shares (MAG) are listed on Nasdaq Stockholm. More information is available at www.magnoliabostad.se

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The information Magnolia Bostad publishes in this report is required in accordance with the EU Market Abuse Regulation (EU) No 596/2014. The information was submitted for publication, through the agency of the contact persons, on 25 October 2019 at 08.00 a.m. CEST.

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