

MAGNOLIA

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Year-end report

The Group

1 Jan – 31 Dec 2022

Q4

Year-end report 1 January–31 December 2022

1 January–31 December 2022

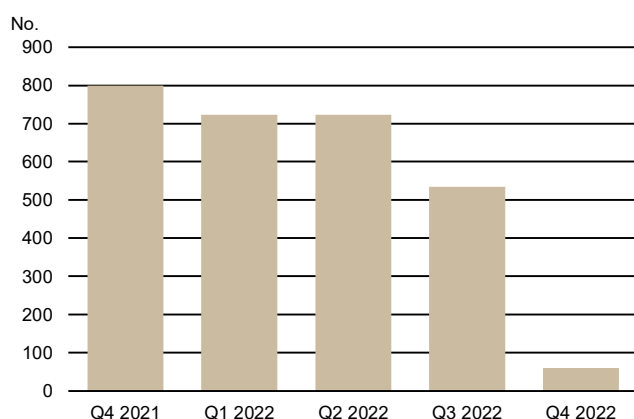
- Net sales amounted to SEK 569 m (1,268).
- The operating loss was SEK 747 (+260), of which SEK -230 m (128) refers to changes in the value of investment properties.
- The loss before tax for the period was SEK 929 m (+75) and the loss after tax amounted to SEK 863 m (+50).
- Earnings per share, after deductions for minority shares, was SEK -20.89 (1.59).

1 October–31 December 2022

- Net sales amounted to SEK 349 m (716).
- The operating loss was SEK 235 m (+196), of which SEK -34 m (22) refers to changes in value of investment properties.
- The loss for the period before tax was SEK 288 m (+145) and the loss after tax was SEK 281 m (+148).
- Earnings per share, after deductions for minority shares, was SEK -6.93 (3.83).

Sold residential units

Rolling 12 months, see page 19.



Significant events 1 October–31 December 2022

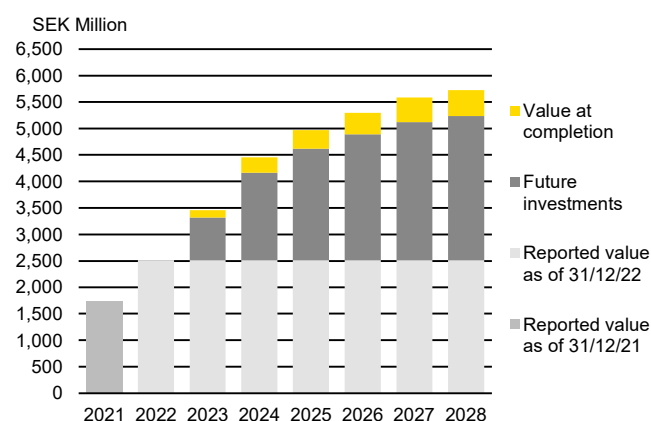
- Carried out a major review of the building rights portfolio to make it better balanced for prevailing market conditions.
- Received two unconditional shareholder contributions totaling SEK 300 m from Magnolia Bostad's owner HAM Nordic AB.

Significant events after the end of the quarter

- No significant events occurred after the end of the quarter.

Properties for self-management

Completed properties and estimated value at completion of properties for self-management currently in production. Magnolia Bostad's direct and indirect ownership. See page 16.



KPIs, Group

	2022 Jan-Dec	2021 Jan-Dec	2022 Oct-Dec	2021 Oct-Dec
Project-related				
Number of production starts during the period ¹	949	1,615	60	971
Number of sold residencies during the period ¹	60	800	60	534
Total number of residencies in production ¹	9,345	9,410	9,345	9,410
Number of estimated building rights in the portfolio, not yet production started ¹	18,828	20,112	18,828	20,112
Financials				
Investment properties (SEK m)	2,489	2,276	2,489	2,276
Operating profit/loss	-747	260	-235	196
Return on equity (%)	neg	3.6	-	-
Equity/assets ratio (%)	32.5	38.7	32.5	38.7
Interest coverage ratio (multiple)	neg	0.8	-	-
Share-related				
Earnings per share (SEK)	-20.89	1.59	-6.93	3.83
Equity per share (SEK) ²	58.88	44.34	58.88	44.34

¹ From Q4 2021, the number of residential units is presented as Magnolia Bostad's share including minority interests. Other JV owners' shares are not shown.

² Excluding non-controlling interests (minority).

CEO's comments

Our results were hit by sales that fell through, negative effects on valuations, project write-downs and one-off items. In order to adapt to new market conditions, we have been working on cost reductions over the past six months. During Q4, we continued the review of our building rights portfolio, which now stands at around 18,800 building rights. Our building rights portfolio now has a better balance for the prevailing conditions. We have a strong market position and a high implementation capacity with good opportunities to continue developing housing and new communities even under the current tough market conditions.



A changed world

In recent years, we have witnessed revolutionary events in the world around us. First the pandemic that struck about three years ago and then Russia's unjustifiable invasion of Ukraine in February 2022. We see increased uncertainty in the geopolitical situation and in macroeconomic development.

We experienced rampant inflation and sharply rising interest rates during 2022. The Swedish Central Bank's interest rate is currently at its highest level in 15 years. We also learned the difficulty of gaining access to the financing market. New market conditions started to prevail, and Magnolia Bostad was naturally also affected. With cost increases to turnkey contracts, more expensive financing, and higher yield requirements, it has been difficult to start the production on new projects.

Reviewing and streamlining

In order to adapt to the new conditions, we have been working on reducing costs for the past six months and shortly after the summer we carried out staff reductions.

During Q4, we continued the review of our building rights portfolio. Due to turnkey contract costs remaining high, we have chosen to postpone the start of production on a number of projects. We have also returned certain land allocations and cancelled acquisitions where the conditions were not in place to execute the projects according to plan, affecting around 1,500 building rights. In addition to this, we have also sold roughly 700 building rights.

We have experienced negative valuation effects on impairment, partly due to higher financing costs, which bring with them higher yield requirements and partly because of higher contracting costs. Even the Court of Appeal's rulings on limited rent increases for newly produced apartments with presumptive rents

Magnolia Bostad Bokslutskommuniké jan – dec 2022

have also had an impact. Our review of the building rights portfolio left us with around 18,800 building rights at the end of the year. The review means that we now have a better-balanced portfolio of building rights for the prevailing conditions.

Production starts and residential units in production

During the year, we started production on around 950 residential units and completed around 900 units. At the end of the year, we had around 9,300 residencies in production, of which around 2,000 are for self-management and around 7,300 units have been sold to external buyers. These ongoing projects are continuing and will be managed according to existing schedules.

The future

This changed environment of new market conditions has led to significantly lower activity on the transaction market and an extremely pronounced slowdown in the production of new housing in Sweden, the full effects of which we have not yet seen. However, the fundamental conditions for our business are still in place. There is an extensive shortfall of housing in Sweden and the need for effective new production will be significant to cope with economic and social development in Sweden in the coming years.

We have strong, committed owners who give us the platform to take advantage of opportunities in the current market. During Q4, we received additional shareholder contributions of SEK 300 million from our owner company HAM Nordic AB. In total during the year, we received SEK 700 million in capital injections. Despite a difficult bond market, we were able to issue another green bond in the first half of the year and redeem a bond before it matured. Sustainability in financing, as well as in project development, is a condition for all our work. We only use green bonds and during the year also started to use green building credits.

I don't think it will be too long before inflation returns to more normal levels, which should lead to lower interest rates, improved financing options, less uncertainty in cost trends and a generally increased willingness to invest. This would provide us with better conditions for the purchase of turnkey contracts at reasonable levels and start on more new projects. Until then, we will work on existing opportunities in the current market. We have a strong market position and a high implementation capacity with good opportunities to continue developing housing and new communities even under prevailing tough market conditions.

I would like to thank all my committed employees, our partners and our Board for the past year and look forward to the future with confidence.

21 February 2023

Johan Tengelin
CEO

Sustainable urban development

Magnolia Bostad contributes to sustainable urban development environmentally, socially, business-ethically and financially. Our key sustainability issues are rooted in the UN's global sustainability goals and the Paris Agreement and spread through our life cycle analysis, planning, production, property management and financing.

Important sustainability events October-December 2022

- Published our second annual follow-up report on invested funds from green bonds.
- Developed a strategy for our climate goal which is endorsed by the Science Based Targets Initiative.
- Trained all employees in diversity and inclusion through Mitt Liv.
- Carried out an environmental audit in the project planning phase.
- Started training employees in the 5-point programme for sustainable construction.

About Magnolia Bostad's sustainability work.

The land being prepared, and the properties being built will be used by generations for many years to come. We work for sustainable construction with energy-efficient technology, healthy material choices, and circular recycling and build at least with criteria based on the Swedish Green Building Council's silver certification, the Nordic Swan Ecolabel or an equivalent. Our projects are third-party audited with environmental audits. Our ambition is to carry out a sustainability audit of a turnkey contract annually.

To create security in the communities we develop, BoTryggt 2030 is part of our architecture and project development. We also want to create conditions for security, integration, gender equality and health through community involvement and support for girls' and women's football.

We take part in various local initiatives such as HS30, LFM30 and ÖBKN to achieve a quicker transition to a sustainable housing industry through cooperation.

All employees, partners and sponsorship partners, sign Magnolia Bostad's code of conduct, which governs the company's business ethics, health and safety, human rights and working conditions.

Our goal is for all our financing to be sustainable when it comes to environmental and social aspects, see more on page 11. Our corporate bonds are green and follow the company's green framework, which has been established in accordance with the Green Bonds Principles 2018 category Green Buildings.

<https://om.magnoliabostad.se/en/bonds>
<https://om.magnoliabostad.se/en/sustainability>

Selection of KPIs	2022	2022
	Jan-Dec	Oct-Dec
Environmental certification according to The Swedish Green Building's Silver Certification, the Nordic Ecolabel or equivalent.		
Completed projects with completed or planned certifications, number of residential units	901	693
Projects with planned certification, number of residential units as of 31 Dec	28,172	28,172
Environmental audits, number		
Environmental audits, number	9	1
ESG audit of turnkey contracts, number	0	0
Codes of conduct, signed by		
Employees and partners	100%	100%
Partners in sponsorship	100%	100%
Social sustainability, football teams Magnolia Bostad supports		
Football teams, number	28	28
Green Bonds		
Total volume of outstanding Green Bonds as of 31 Dec, SEKm	1,425	1,425
Remaining available capacity for Green Bonds as of 31 Dec, SEKm	1,991	1,991
Total fair value of green pool as of 31 Dec, SEKm	3,416	3,416



Magnolia Bostad's bonds, which are 100% green, are all listed on Nasdaq Stockholm's list for sustainable bonds.

Consolidated condensed income statement

Amounts in MSEK	2022	2021	2022	2021
	Jan-Dec	Jan-Dec	Oct-Dec	Oct-Dec
Net sales	569	1 268	349	716
Production and operating costs	-795	-1 117	-444	-569
Gross profit/loss	-226	151	-96	147
Central administration	-98	-107	-22	-31
Profit/loss from participations in associated companies and joint ventures	-193	88	-83	58
- of which net operating income	13	5	5	3
- of which other income and cost	-35	-1	-7	10
- of which changes in value	-90	166	-50	75
- of which financing costs	-96	-44	-33	-13
- of which tax	14	-41	1	-21
- of which results from disposals	-	3	-	3
Change in value, investment properties	-230	128	-34	22
Operating profit/loss	-747	260	-235	196
Financial income	19	5	5	3
Financial expenses	-201	-190	-57	-54
Profit/loss before tax	-929	75	-288	145
Income tax	67	-25	7	3
NET PROFIT/LOSS FOR THE PERIOD	-863	50	-281	148
Profit/loss attributable to				
Parent company shareholders	-790	60	-262	145
Non-controlling interests	-73	-10	-19	3
Earnings per share (SEK)				
Before dilution effects	-20,89	1,59	-6,93	3,83
After dilution effects	-20,89	1,59	-6,93	3,83

Consolidated statement of comprehensive income

Amounts in MSEK	2022	2021	2022	2021
	Jan-Dec	Jan-Dec	Oct-Dec	Oct-Dec
Net profit/loss for the period	-863	50	-281	148
OTHER COMPREHENSIVE INCOME FOR THE PERIOD				
Total other comprehensive income	0	0	0	0
COMPREHENSIVE INCOME FOR THE PERIOD	-863	50	-281	148
Comprehensive income attributable to				
Parent Company shareholders	-790	60	-262	145
Non-controlling interests	-73	-10	-19	3

Comments on the results

Comparisons in parentheses refer to the corresponding figure for the previous year except in sections describing the financial position and financing. These figures refer to the end of the previous year.

Reporting period 1 January–31 December 2022

Net sales amounted to SEK 569 m (1,268) and the operating loss was SEK 747 m (+260). The loss before tax amounted to SEK 929 m (+75).

Distribution of revenue	2022 Jan-Dec	2021 Jan-Dec
Property sales	206	938
Sum of revenue recognised at a point in time	206	938
Project management	49	59
Rent	19	19
Other invoicing for the projects and other revenue	295	252
Sum of revenue recognised over in time	363	330
TOTAL REVENUE	569	1,268

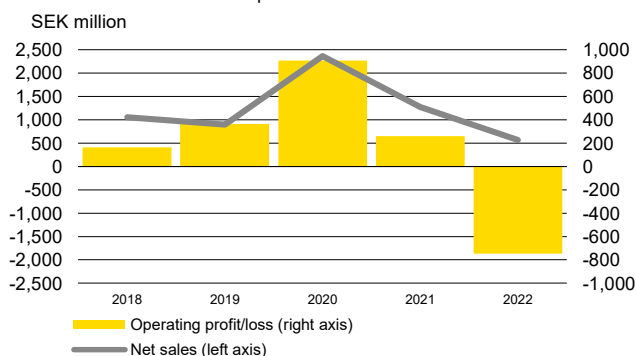
Revenue from property sales amounted to SEK 206 m (938) and included a sold project of 60 residential units as well as sales of two projects as undeveloped building rights. It was previously planned to develop 715 residential units with the building rights.

Development of net operating income	2022 Jan-Dec	2021 Jan-Dec
Rental income		
Properties owned at the beginning of the period	5	12
Completed properties	-	-
Project properties	14	7
Rental income	19	19
Property costs		
Properties owned at the beginning of the period	-2	-4
Completed properties	-	-
Project properties	-9	-8
Operating costs	-11	-12
Net operating income	8	7

Production and operating costs amounted to SEK -795 m (-1,117) and were affected by costs of canceled projects and write-downs in the project portfolio. Costs of canceled projects amounted to SEK -86 m and other write-downs in the project portfolio amounted to SEK -64 m. The sold project of 60 units and the sale of two undeveloped properties together affected the gross profit by SEK -15 m.

Net sales & operating profit/loss, full-year

2018 have not been recalculated due to a changed principle for consolidation of tenant-owner associations, for more information see the annual report 2020.



The costs of central administration fell by SEK 9 m and amounted to SEK 98 m (-107). The reduction in costs is due to the review of fixed costs and workforce carried out in Q3 has started to have an effect.

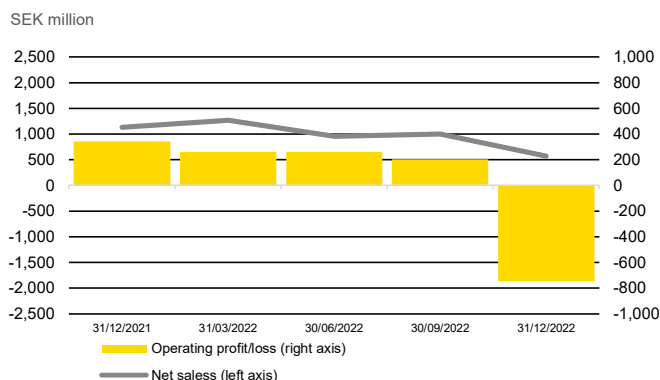
The loss from associated companies was SEK 193 m (+88), mainly due to negative changes in value during the second half of the year, financing costs and a write-down of the project property Södra Häggviks Gårdar in Sollentuna, which is reported under *Changes in value*.

Distribution of profits from associated companies	2022 Jan-Dec	2021 Jan-Dec
Net operating income	13	5
Other income and expenses	-35	-1
Change in value, project development	55	154
Change in value, other	-144	12
Financing costs	-96	-44
Tax	14	-41
Profit/loss from disposal	-	3
Total	-193	88

The change in value of investment properties was SEK -230 m (128) and was primarily affected by increased return requirements, rising project costs and the Court of Appeal's ruling regarding presumptive rent, which negatively affects future operating net income.

Change in value	2022 Jan-Dec	2021 Jan-Dec
Change in net operating income	-88	5
Change in project cost	-102	-24
Project development	107	139
Change in required return	-145	13
Sales	2	21
Sales to JV	-3	-26
Total	-230	128

Net sales & operating profit/loss, rolling 12-months



Financial items

Net financial items amounted to SEK -182 m (-185). At the end of the period, Magnolia Bostad's average interest rate was 8.2% compared to 6.7% at the start of 2022. The interest coverage ratio for full year 2022 was negative, compared to 0.8 times for full year 2021.

Profit/loss for the period

The loss for the period was SEK 863 m (+50) and included SEK 67 m (-25) in deferred tax.

Reporting period 1 October–31 December 2022

Net sales amounted to SEK 349 m (716) and the operating loss was SEK 235m (+196). The loss before tax was SEK 288 m (+145).

Distribution of revenue	2022 Oct-Dec	2021 Oct-Dec
Property sales	244	530
Sum of revenue recognised at a point in time	244	530
Project management	13	25
Rent	5	5
Other invoicing for the projects and other revenue	87	156
Sum of revenue recognised over in time	105	186
TOTAL REVENUE	349	716

Revenue from property sales amounted to SEK 244 m (530). During Q4, a project was sold and two building rights sales were carried out to free up liquidity. The sales affected the quarter's results by SEK -15 m.

Production and operating costs amounted to SEK -444 m (-569) and are affected by costs for canceled projects of SEK -76 m and other write-downs in the project portfolio of SEK -20 m.

Costs for central administration amounted to SEK 22 m (-31). The reduction in costs is due to the review of fixed costs and workforce carried out during Q3 has started to have an effect.

The loss from associated companies was SEK 83 m (+58). During Q4, a major write-down of the project property for Södra Häggviks Gårdar in Sollentuna was made, which negatively affected the JV result by SEK 40 m. The item is reported under *Change in value*.

Distribution of profits from associated companies	2022 Oct-Dec	2021 Oct-Dec
Net operating income	5	3
Other income and expenses	-7	10
Change in value, project development	30	65
Change in value, other	-79	10
Financing costs	-33	-13
Tax	1	-21
Profit/loss from disposal	-	3
Total	-83	58

The change in value of investment properties amounted to SEK -34 m (22) and is primarily affected by the Court of Appeal's ruling regarding presumptive rent, which negatively affects the expected net operating income.

Change in value	2022 Oct-Dec	2021 Oct-Dec
Change in net operating income	-45	-
Change in project cost	-	-25
Project development	23	19
Change in required return	-13	10
Sales	-	17
Sales to JV	-	2
Total	-34	22

Financial items

Net financial items amounted to SEK -53 m (-51). The increase is primarily due to rising interest rates and higher interest-bearing liabilities.

Consolidated condensed statement of financial position

Amounts in MSEK	2022 31 Dec	2021 31 Dec
ASSETS		
Non-current assets		
Goodwill	6	6
Other intangible assets	1	1
Total intangible assets	7	7
Investment properties	2,489	2,276
Right of use assets	49	55
Machinery and equipment	4	7
Total property, plant and equipment	2,541	2,338
Shares in associated companies and joint ventures	515	607
Receivables from associated companies	192	159
Other securities held as non-current assets	-	31
Other long-term receivables	910	1,179
Total financial assets	1,618	1,976
Total non-current assets	4,166	4,320
Current assets		
Development and project properties	1,348	810
Tenant-owned apartments	4	4
Accounts receivable	17	16
Receivables from associated companies	149	217
Other receivables	439	608
Prepaid expenses and accrued income	13	11
Cash and cash equivalents	772	233
Total current assets	2,742	1,899
TOTAL ASSETS	6,908	6,219

Assets

The Group's total assets increased to SEK 6,908 m, compared to SEK 6,219 m at the start of the year.

Investment properties

Properties held for self-management are reported as investment properties and amounted to SEK 2,489 m (2,276) and were affected by continued investments in investment properties being constructed and the acquisition of the projects Slagsta Strand in Botkyrka municipality and Bunkeflostrand in Malmö. The item has also been negatively affected by changes in value and reclassifications to development and project properties, because of a changed assessment in the focus of certain projects due to the current market situation.

Investment properties	2022 Jan-Dec	2021 Jan-Dec
Opening carrying amount	2,276	1,483
Reclassifications	-324	263
Investments and acquisitions	769	468
Change in value	-233	155
Sales to JV	-	0
Divestments	-	-93
Closing carrying amount	2,489	2,276

Development and project properties

At the end of the period development and project properties amounted to SEK 1,347 m (810), mainly as a result of the acquisition of the Kista Ång project in Stockholm municipality, continued investments in the building rights portfolio and reclassifications of investment properties. The item has also been affected by write-downs in certain projects due to the current market situation.

Associated companies and joint ventures

Shares in associated companies and joint ventures fell due to negative changes in value in investment properties in JV and amounted to SEK 515 m (607). Long-term and short-term receivables from associated companies and JVs have fallen by SEK 35 m to SEK 341 m (376). Some of the JVs are working with zoning plans, some have properties with production in progress and some have completed investment properties.

Magnolia Bostad owns a JV company with Slättö, with four completed projects. The Strandblick project in Östersund with a total of 216 residential units was completed in 2021, the LU:1 project in Luleå was completed in Q1 2022 and the Gjuteriet stage 2 project in Eskilstuna and the Sportflygaren in Örebro were completed in Q2 2022. The total reported value for Magnolia Bostad's share of the JV is SEK 89 m. The underlying property value in the JV amounts to SEK 1,120 m and the properties' annual rental value is estimated to amount to SEK 42 m.

Magnolia Bostad has two more JVs with Slättö, one JV with Heimstaden and one JV with SBB for the development of properties for self-management, with one or more projects with production in progress in each JV. In addition, Magnolia Bostad has a JV with Heimstaden with projects in various stages of the zoning plan process that are being developed for self-management, where a large part the building rights belong to the Näsängen project in Åkersberga.

In addition to JVs for developing properties for self-management, Magnolia Bostad, with Alecta, is the owner of a JV that owns Stinsen's shopping centre in Sollentuna, where a zoning plan is being processed to develop residential units in the district Södra Häggviks gårdar. Magnolia Bostad also has a JV with Derome for the development and sale of detached houses and a JV with SBB to develop a total of 285 residential units in Nykvarn.

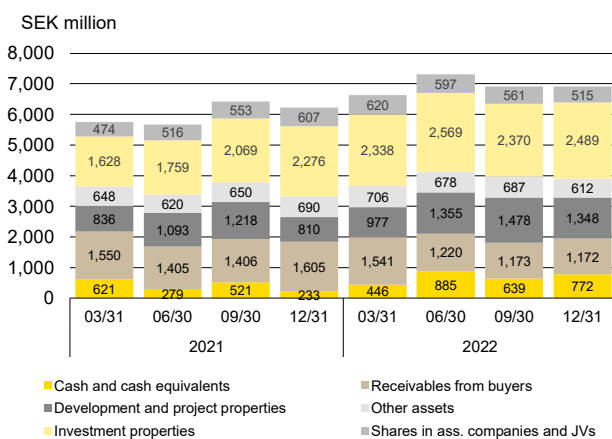
Other receivables

Of the other long-term and other receivables totalling SEK 1,349 m (1,787), SEK 1,172 m (1,605) are receivables from buyers of projects, primarily larger property companies. Of receivables from buyers, the Group expects to receive SEK 370 m (515) as repayments of promissory notes, additional purchase price payments, final purchase price payments and forward funding within the next 12 months. Deposits for future property acquisitions amounted to SEK 110 m (118).

Cash and cash equivalents

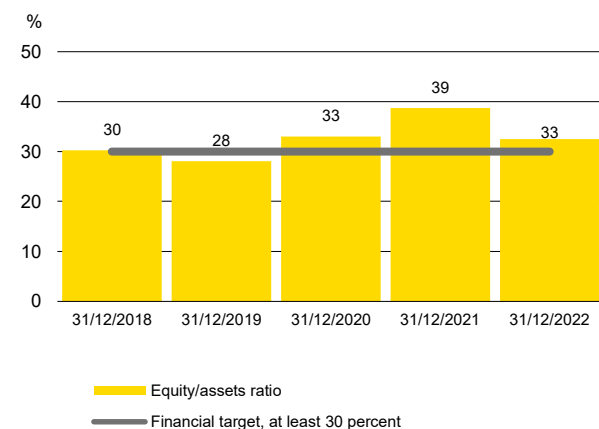
Cash and cash equivalents increased during the year to SEK 772 m (233). For more information, see pages 11 and 13.

Distribution of assets



Equity/assets ratio

Periods up to and including 31/12/2018 have not been recalculated as a result of a changed principle for consolidation of tenant-owner associations



Consolidated condensed statement of financial position

Amounts in MSEK	2022 31 Dec	2021 31 Dec
EQUITY AND LIABILITIES		
Equity		
Share capital	151	151
Other capital contributions	1,528	823
Retained profits incl. net profit/loss for the period	549	1,342
Equity attributable to Parent Company shareholders	2,227	2,317
Non-controlling interests	18	89
Total equity	2,245	2,406
Non-current liabilities		
Deferred tax liability	27	94
Non-current interest-bearing liabilities	2,515	2,025
Non-current liabilities to associated companies	24	22
Non-current lease liabilities	36	43
Other long-term liabilities	906	587
Total long-term liabilities	3,507	2,771
Current liabilities		
Current interest-bearing liabilities	506	130
Current lease liabilities	18	16
Accounts payable	33	27
Liabilities to associated companies	11	24
Income tax liabilities	0	0
Other current liabilities	402	674
Accrued expenses and deferred income	185	171
Total current liabilities	1,155	1,042
TOTAL EQUITY AND LIABILITIES	6,908	6,219

Equity and equity/assets ratio

As of 31 December 2022, the Group's equity amounted to SEK 2,245 m (2,406) with an equity/assets ratio of 32.5% (38.7). The equity/assets ratio has fallen due to the period's negative results, while the balance sheet total has increased as a consequence of continued investments in investment properties as well as development and project properties. Magnolia Bostad's financial goal means that the equity ratio must amount to at least 30%.

During the year, hybrid loans of SEK 640 m were redeemed and shareholder contributions of SEK 1,345 m were received. Of the Group's equity, SEK 18 m (89) is attributable to non-controlling interests. On 31 December 2021, SEK 640 m of equity was attributable to hybrid loans.

Return on equity attributable to the parent company's shareholders for the most recent twelve-month period was negative compared to 3.6% for full year 2021.

Financing

Magnolia Bostad's main focus in financing is to provide the business with capital on favourable terms regarding sustainability, price, interest rate risk and structure. Our aim is for new financing to be sustainable based on environmental and social aspects. At present, all of our outstanding bond schemes are green. As a sustainable urban developer, it is essential for Magnolia Bostad to use sustainable financing. See page 4.

The need for financing varies from project to project, depending on how long the development work takes and the type of acquisition in question. Development for our own portfolio, forward funding or tenant-owned apartments have different financing needs. Corporate bonds are used to finance the processing of building rights, other parts of the ongoing work to develop the projects and to finance the liquidity reserve. Certain land acquisitions are also initially financed with liquidity from bonds. Land acquisitions can, to some extent, also be financed with promissory notes or revolving credit facilities. Accessed properties can usually be financed with various project-related liabilities. For completed investment properties and rental-generating project properties, secured property loans are used as much as possible as the interest rate for this type of financing is lower than for other financing.

Interest-bearing liabilities

Total interest-bearing loan liabilities, including interest-bearing deposits received amounted to SEK 3,021 m (2,155) as of 31 December 2022. The majority of Magnolia Bostad's liabilities consist of bonds with a book value of SEK 1,411 m (1,259), project-related liabilities of SEK 692 m (382), a shareholder loan of SEK 313 m (-) and promissory notes of SEK 408 m (285). The remaining interest-bearing liabilities consist of secured property loans of SEK 137 m (148), and deposits received of SEK 60 m (77). The overdraft facility of SEK 50 m was unutilized at the end of the period (SEK 5 m).

Repayment of project-related liabilities is made at the time of Magnolia Bostad's handover or upon final payment being received from buyers in connection with project completion. The average tied-up capital period, excluding deposits, amounted to 2.3 years as of 31 December 2022 compared to 2.9 years as of 31 December 2021.

After deductions for cash and cash equivalents of SEK 772 m (233), interest-bearing net liabilities amounted to SEK 2,249 m (1,922). Receivables from buyers amounted to SEK 1,172 m (1,605) and interest-bearing net liabilities after deduction for receivables from buyers amounted to SEK 1,077 m (317).

Bonds

As of 31 December 2022, Magnolia Bostad had three outstanding bonds.

- A green unsecured bond of a nominal SEK 400 m within a framework of SEK 700 m, with a variable interest rate of Stibor 3m + 7.50% (with a Stibor floor) maturing in April 2024. Listed on Nasdaq Stockholm's Sustainable Bond list.
- A green unsecured bond of a nominal SEK 725 m within a framework of SEK 1,000 m, with a variable interest rate of Stibor 3m + 6.90% (with a Stibor floor) maturing in March 2025. Listed on Nasdaq Stockholm's Sustainable Bond list.
- A green unsecured bond of a nominal SEK 300 m within a framework of SEK 1,500 m, with a variable interest rate of Stibor 3m + 7,75 % (with a Stibor floor) maturing in May 2026. Listed on Nasdaq Stockholm's Sustainable Bond list.

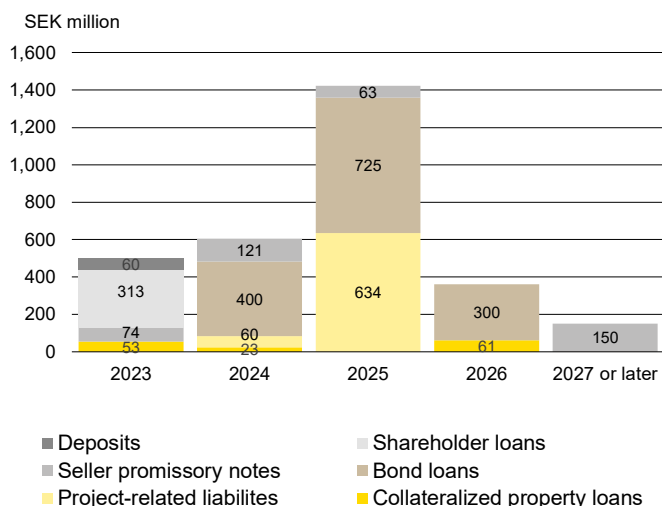
The difference between the book value of SEK 1,411 m and the nominal amount of the bonds is due to set-up fees paid, which are reported according to the effective interest method.

On 31 December Stibor amounted to 2.7%, (-0.06) which has affected the company's interest costs.

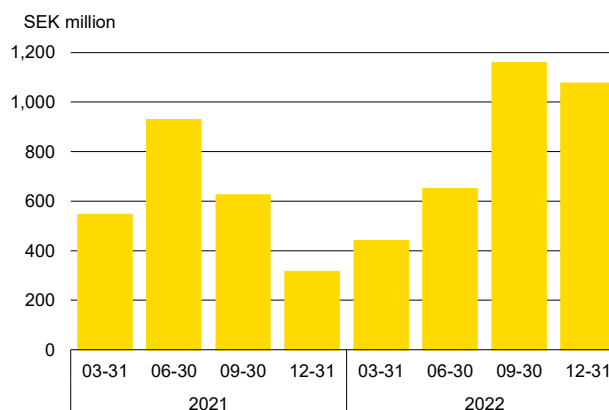
Other liabilities

Other long-term liabilities and current liabilities mainly consist of debt for unpaid purchase prices for acquired projects and have increased to SEK 1,309 m (1,266).

Maturity structure



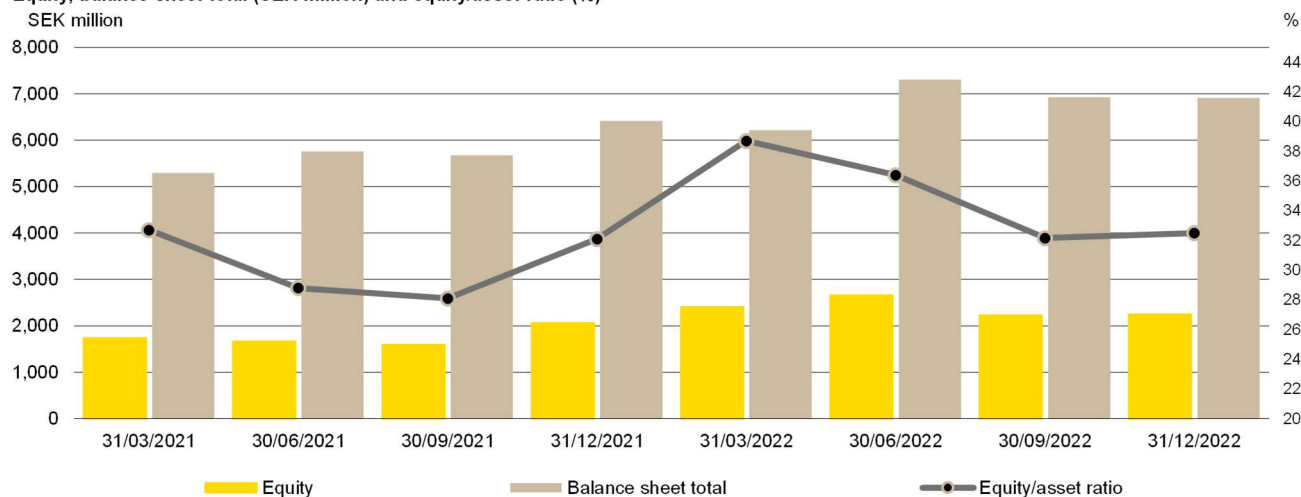
Interest bearing net liabilities with deduction for receivables at buyers



Consolidated condensed statement of changes in equity

Amounts in MSEK	Share capital	Other capital contributions	Reserves	Retained profits incl. net profit/ loss for the year	Non-controlling interests	Total equity
Opening equity 2021/01/01	151	187	-	1,286	109	1,733
Dividend	-	-	-	-	-29	-29
Shareholder contributions	-	-	-	-	17	17
Reciprocity of Hybrid loan	-	640	-	-	-	640
Repurchase of warrants	-	-4	-	-	-	-4
Acquisition of non-controlling interests	-	-	-	-3	3	0
Net profit/loss for the period	-	-	-	60	-10	50
Other comprehensive income	-	-	-	0	0	0
Closing equity 2021/12/31	151	823	-	1,342	89	2,406
Opening equity 2022/01/01	151	823	-	1,342	89	2,406
Dividend	-	-	-	-5	-	-5
Redemption of Hybrid loan	-	-640	-	-	-	-640
Shareholder contributions	-	1,345	-	-	-	1,345
Net profit/loss for the period	-	-	-	-790	-73	-863
Other comprehensive income	-	-	-	0	0	0
Closing equity 2022/12/31	151	1,528	-	549	18	2,245

Equity, balance sheet total (SEK million) and equity/asset ratio (%)



Consolidated condensed cash flow statement

Amounts in MSEK	2022	2021	2022	2021
	Jan-Dec	Jan-Dec	Oct-Dec	Oct-Dec
Operating activities				
Profit/loss after financial items	-929	75	-288	145
Adjustments for non-cash items, etc				
Less share of profit/loss from associated companies and joint ventures	193	-88	82	-58
Retained dividend from associated companies	3	20	3	19
Depreciation/amortization and impairment of assets	119	27	56	6
Fair value changes, investment properties	230	-128	35	-22
Capital gains/losses from the sale of development properties	27	-206	-15	-186
Profit from sale of other long-term securities	-5	-	-	-
Other profit/loss items that do not affect liquidity	9	12	2	4
Income tax paid	-	-	-	-
Cash flow from operating activities before changes in working capital	-353	-288	-125	-91
Decrease (+)/increase (-) of development and project properties	-571	-432	-300	51
Decrease (+)/increase (-) in current receivables	641	292	258	43
Decrease (+)/increase (-) in current liabilities	-141	123	79	2
Cash flow from operating activities	-423	-306	-87	5
Investing activities				
Acquisition of intangible fixed assets	-	-1	-	-
Acquisition of investment properties	-395	-394	-83	-202
Acquisition of machinery and equipment	-	-1	-	-
Disposal of investment properties	-	142	-	142
Investment in financial assets	-105	-53	-34	-21
Disposal/reduction of financial assets	35	4	-	-
Cash flow from investing activities	-465	-303	-117	-81
Financing activities				
Shareholder contribution	700	-	300	-
Reciprocity of hybrid loan	-	640	-	200
Contribution from non-controlling interest	-	17	-	-
Repurchase of warrants	-	-4	-	-4
Borrowings	1,004	1,170	133	363
Repayment of borrowings	-277	-1,229	-95	-770
Dividend paid to minority interest	-	-29	-	-
Cash flow from financing activities	1,427	565	338	-211
Cash flow for the period	539	-44	133	-287
Cash and cash equivalents at the beginning of the period	233	277	639	521
Cash and cash equivalents at the end of the period	772	233	772	233

Cash flow and cash and cash equivalents

Cash flow for the period amounted to SEK 539 m. As of 31 December 2022, cash and cash equivalents amounted to SEK 772 m (233). In addition to cash and cash equivalents, there were unused granted credits of SEK 726 m (123) as of December 31, 2022, of which unused overdrafts amounted to SEK 50 m.

Cash flow during the quarter amounted to SEK 133 m (-287), mainly affected by shareholder contributions and loans raised.

Operating activities

Cash flow from current activities amounted to SEK -423 m (-306), mainly affected by the period's results, investments in project properties and payments received from buyers. Cash received from building rights sales during Q4 amounted to SEK 161 m and positively affected cash flow from changes in operating receivables. Cash flow from current activities with reallocation for investments in project properties amounted to SEK 148 m (126)

Magnolia Bostad Bokslutskommuniké jan – dec 2022

At the time of handovers Magnolia Bostad receives forward funding for the projects, which means that Magnolia Bostad receives payment for investments made up to handover. Often, part of the project's profit is also received in cash upon exiting the project. The remaining part of the project profit is usually received upon project completion. This leads to a delay between the timing of reporting sales in the income statement and cash flows received.

Investment activities

Cash flow from investment activities amounted to SEK -465 m (-303), mainly affected by investments in investment properties of SEK -395 m (-394) where investments in the Ångöket project in Knivsta municipality amounted to SEK 206 m.

Financing activities

Cash flow from financing activities amounted to SEK 1,427 m (565), mainly affected by shareholder contributions of SEK 700 m (-) and loans raised of SEK 1,004 m (1,170).

Parent company's condensed income statement

Amounts in MSEK	2022	2021	2022	2021
	Jan-Dec	Jan-Dec	Oct-Dec	Oct-Dec
Net sales	29	18	19	3
Total income	29	18	19	3
Central administration	-51	-49	-12	-10
Operating profit/loss	-22	-31	7	-7
Financial income	144	84	42	26
Financial expenses	-141	-162	-39	-59
Profit/loss after financial items	-19	-109	10	-40
Group contributions	-67	-3	-67	-3
Tax on profit/loss for the period	0	0	0	0
NET PROFIT/LOSS FOR THE PERIOD	-86	-112	-57	-43

Parent company's condensed balance sheet

Amounts in MSEK	2022	2021
	31 Dec	31 Dec
ASSETS		
Non-current assets		
Financial assets	124	128
Total non-current assets	124	128
Current assets		
Current receivables		
Receivables from Group companies	3 010	2 213
Receivables from associated companies	-	28
Other receivables	4	1
Prepaid expenses and accrued income	-	-
Total current receivables	3 014	2 242
Cash and bank balances	396	59
Total current assets	3 410	2 301
TOTAL ASSETS	3 534	2 429
EQUITY AND LIABILITIES		
Equity	1 596	982
Non-current liabilities		
Non-current interest-bearing liabilities	1 471	1 337
Total long-term liabilities	1 471	1 337
Current liabilities		
Current interest-bearing liabilities	-	-
Liabilities to Group companies	438	90
Other current liabilities	1	-
Accrued expenses and deferred income	29	20
Total current liabilities	468	110
TOTAL EQUITY AND LIABILITIES	3 534	2 429

Parent company

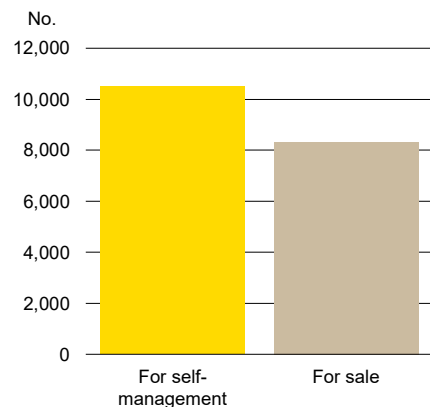
The parent company does not own any properties. Sales in the parent company primarily refer to invoicing of services to Group companies.

The parent company's loss after financial items was SEK 19 m (-112).

The equity/assets ratio for the parent company was 45.2% (40.4). The balance sheet total for the parent company increased to SEK 3,534 m (2,429). During the period, all hybrid loans were converted into unconditional shareholder contributions and new capital contributions in the form of unconditional shareholder contributions of SEK 700 m were received.

Building rights portfolio

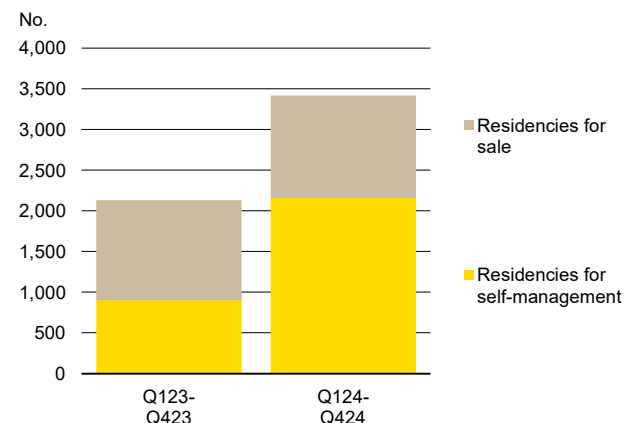
Building rights portfolio



Magnolia Bostad's estimated building rights totalled 18,828 of which 10,502 for residential units for self-management and 8,326 for properties for sale. During the year, 1,690 building rights were acquired in Stockholm, Göteborg and Skellefteå. No acquisitions took place in Q4.

During Q4, a review was carried out of the building rights portfolio to make it better balanced for today's market conditions. We have returned land allocations and chosen to cancel certain acquisition agreements, totalling around 1,540 building rights, where the conditions were not in place to execute the projects according to plan. In addition to this, we have also sold around 710 building rights. The portfolio has decreased by approximately 11 percent compared to the end of the previous quarter and 6 percent compared to the previous year.

Production starts



The building rights portfolio is continuously replenished with newly acquired building rights, some completed with a zoning plan in force. Due to uncertain factors such as zoning plan processes, authorities' decisions, or undecided dates for handing over project properties, the estimation may change over time.

This is the company's best estimation of production starts from the building right portfolio as of 31 December 2022.

For a definition of production starts, see page 21.

Residential units in production

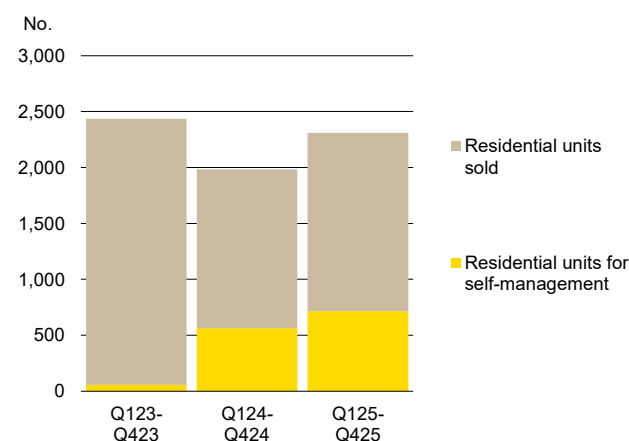
Residential units in production



There was a total of 9,345 residential units in production of which 2,026 units refer to units for self-management and 7,319 units refer to sold units.

During the year, production started on 949 residential units, and during Q4, production started on 60 units. The start of production relates to the sale of a community services property project in Nacka.

Completions – three years ahead, rolling twelve months



During the year, 208 residential units for self-management were completed and during Q4, 693 sold residencies were completed.

This is company's best estimation of the completion of residential units in production. Upon completion of the sold units, Magnolia Bostad receives final payment for each project.

The number of building rights and number of residential units include the minority interest's share, the share of the other JV owners is not shown.

Properties for self-management

Information, unless otherwise stated, includes the minority ownership, excluding the JV partners' share

Properties for self-management in production

In total, 10 projects for self-management are in production consisting of around 2,026 residential units for Magnolia Bostad's self-management.

Magnolia Bostad's share of the property value at completion is estimated to amount to SEK 4.9 bn, of which around SEK 1.9 bn is currently owned in JVs. By developing in JVs with a financially strong partner, a large part of the financing need for continuing investments have been secured. The remaining investments amount to SEK 0.7 bn for the 781 residential units in production owned through JVs

The number of housing starts for self-management amounted to 1,217 housing units. In twelve months, the number of housing starts for self-management has fallen by 125 units, which is mainly explained by that during the year we completed 901 residential units and did not start construction at the same rate. The final completion date for projects in production for self-management on 31 December 2022 is estimated at 2029.

Building rights portfolio for self-management

The number of non-production started building rights intended for Magnolia Bostad's self-management amounted to 10,502 building rights as of 31 December 2022.

Building rights portfolio

Not yet production started projects for self management

Status zoning plan process		RA	CSP	Total
Early stages	0 - 36 months	2,171	0	2,171
Plan assignments	18 - 24 months	3,819	0	3,819
Review	2 - 4 months	814	80	894
Adoption of zoning plan	3 weeks, opportunity to appeal	1,112	0	1,112
Zoning plan comes into force		2,216	290	2,506
Total		10,132	370	10,502

Zoning plan work can be affected by a number of factors and thus delayed due to, for example, political shifts or changed conditions in the development area. An appeal of an adopted plan can delay the process by up to 18 months.

RA = Rental accommodation, CSP = Community service property

Building rights portfolio as on 31 December 2022.

When a zoning plan is in force and considering the initial estimate of costs for demolition, development, planning costs, etc. non-production-started properties for self-management have a non-discounted surplus value of SEK 6.1 bn.

Building rights portfolio for self-management, production-started residential units

Magnolia Bostad's share	2,026
Of which construction started	1,217
Of which not construction started	809

Business target

Magnolia Bostad's business target is to complete around 6,000 residential units for self-management.

Value and valuation of properties for self-management

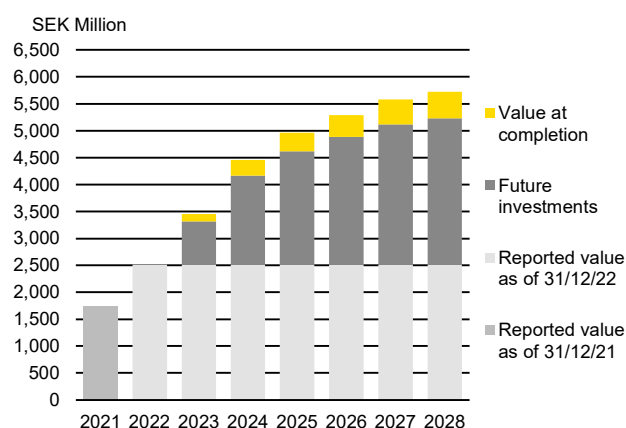
Compilation, properties in self-management

- total completed projects, projects in production and projects not yet production started

	Estimated no. of ap.	Rentable space upon completion (sqm)	Reported value (SEK m)	Remaining investment (SEK m)	Est. value upon completion (SEK m)	Estimated annual rental value upon completion (SEK m)
Properties in self-management, completed	384	17,627	688	0	688	31
Properties in self-management, in production	2,026	90,673	1,828	2,597	4,923	225
Properties in self-management, not in production	10,502	551,859	1,798	23,056	30,992	1,453
	12,911	660,158	4,314	25,653	36,603	1,708

Properties for self-management

Completed properties and estimated value of properties for self-management at completion that are already currently in production. Magnolia Bostad's direct and indirect ownership.



The reported value in the table above consists of what is reported as investment properties in Magnolia Bostad's report on financial position and Magnolia Bostad's share of investment properties in JVs.

In 2021, the Strandblick project in Östersund was fully occupied and during Q1 and Q2 2022, occupancy was completed in the LU:1 Kronandalen project in Luleå, the Gjuteriet stage 2 project in Eskilstuna and the Sportflygaren project in Örebro. The Strandblick, Gjuteriet stage 2, LU:1 and Sportflygaren projects are owned in JVs with Slättö Core Plus Holding AB.

The JVs currently have available building credit of SEK 1,116 m on existing bank financing for future investment needs.

Magnolia Bostad's property value upon completion for projects in production amounted to SEK 4.9 bn and the non-discounted residual surplus value amounted to SEK 0.5bn. In total, including the JV partners' value, the estimated property value upon completion of the projects in production is SEK 6.8 bn and the non-discounted residual surplus value is SEK 0.6 bn.

Over the coming twelve-month period, production is expected to start on additional residential units. For more information on production starts see page 15.

Important information about assumptions

Information about projects in production and non-production-started projects in the interim report, is based on assessments of size, focus and scope and when in time projects are judged to be started and completed. Furthermore, the information is based on assessments of future investments, direct yield, inflation, and rental value. The assessments and assumptions should not be seen as a forecast,

The assessments and assumptions involve uncertainties relating to the implementation of the projects, design and size, schedules, project costs, direct yield, inflation, and future rental value. Information about ongoing projects and non-production-started projects is reviewed regularly and assessments and assumptions are adjusted as a result of projects being started, completed, or added to, and conditions changing. For projects that have not been production-started, financing has not been procured, which means that financing of construction investments in project development is an uncertainty factor. Projects that are currently being run by the company itself may in future be run in JVs.

Changes in value

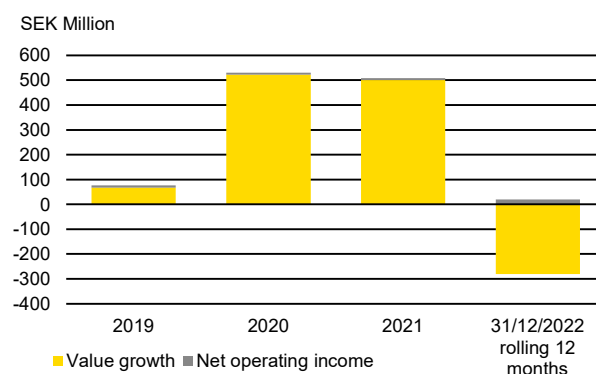
Shows the rolling twelve-month period 1 January 2022 -31 December 2022 on investment properties, including Magnolia Bostad's share of changes in value of indirectly owned properties in JVs.

	Directly owned	Indirectly owned via JVs	Total
Change in net operating income	-88	2	-86
Change in project costs	-102	-41	-142
Project development	106	55	161
Change in direct yield	-145	-67	-212
Sale	1	-	1
Sale to JV	-3	-	-3
Change in value	-230	-50	-280

Most of the reported value changes come from changed project costs and rising return requirements. Value change from project development has contributed SEK 161 m over the last 12 months.

Value growth and net operating income

Value growth and generated net operating income from directly and indirectly owned investment properties.



Changes in the value of investment properties will in future constitute an important part of the operating profit as a result of the development of properties for self-management.

Earning capacity

	Total project portfolio	Completed	Under production	Not production started
Rental value	1,708	31	225	1,453
Vacancies	-17	0	-2	-15
Rental income	1,692	31	223	1,438
Operating and maintenance costs	-385	-3	-51	-331
Net operating income	1,307	28	172	1,107
Net financial items	-607	-13	-80	-514
Net operating income after net financial items	700	15	92	593

The table shows the estimated annual earning capacity in investment properties in total for the portfolio, but also divided into completed investment properties, investment properties in production and non-production-started projects. Operating and maintenance costs include operation, maintenance, property fees and administration, but not Magnolia Bostad's share of costs for central administration. Financing costs are calculated at 3% based on an estimated loan-to-value ratio of 65% of the estimated property value.

Projects for sale

Rental accommodation projects are usually sold at an early stage in a forward funding deal to larger institutions or other reputable partners. Through forward funding, Magnolia Bostad's financing needs are reduced as the projects are financed by the buyer.

Magnolia Bostad's projects for sale

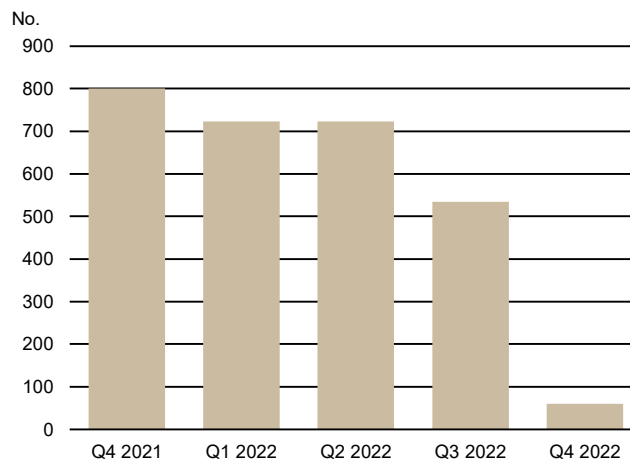
Characteristic of Magnolia Bostad's business model is that sales can be irregular between quarters.

The production start for building rights in the portfolio for sale occur when the zoning plan has come into force and the turn-key contract, and a binding sales agreement have been signed. Larger projects usually start production in several stages of 200–300 residential units per stage. Magnolia Bostad usually has a project management agreement with the buyer that runs until occupancy. Revenue from tenant-owned apartments is first recognized when the tenant-owned apartments are taken over.

Magnolia Bostad aims to achieve a margin of at least 10% for all projects developed for sale. In sold rental accommodation projects, Magnolia Bostad can, on behalf of and in collaboration with the buyer, sell parts of the sold rental accommodation projects as tenant-owned apartments.

Sold residential units

Rolling 12 months



Building rights portfolio

Not yet production started projects for sale

		RA	TO	CSP + H	Total
Early stages	0 - 36 months	700	0	0	700
Plan assignments	18 - 24 months	1,859	1,136	301	3,296
Review	2 - 4 months	350	231	0	581
Adoption of zoning plan	3 weeks, opportunity to appeal	515	45	74	634
Zoning plan comes into force		2,354	705	57	3,116
Total		5,778	2,116	432	8,326

Zoning plan work can be affected by a number of factors and thus delayed due to, for example, political shifts or changed conditions in the development area. An appeal of an adopted plan can delay the process by up to 18 months.

RA = Rental accommodation, TO = Tenant-owned apartment, CSP = Community service property, H = Hotel

Building rights portfolio as on 31 December 2022.

Other information

Accounting principles

Magnolia Bostad follows the IFRS standards approved by the EU. The interim report for the Group has been prepared in accordance with IAS 34 Interim Financial Reporting and the Annual Accounts Act. For the parent company, the interim report has been prepared in accordance with the Annual Accounts Act, which is in accordance with the provisions set out in RFR 2. Disclosures in accordance with IAS 34 Interim Financial Reporting are provided in notes as well as elsewhere in the interim report.

Transactions with related parties

The Group

The Group is subject to controlling influence from HAM Nordic AB, co. reg. no. 559279-7376, which is domiciled in Stockholm. HAM Nordic AB is controlled by Holmströmgruppen and funds and entities that are managed and advised on by Areim AB. Transactions with related parties have occurred between the parent company and its subsidiaries and between the subsidiaries in the form of loans of cash and cash equivalents and invoicing of internal administrative services between the companies. All transactions occurred under market terms and conditions.

Of the profit/loss for the period attributable to non-controlling influence of SEK -73 m, SEK -29 m is attributable to Videbo Invest AB's share of the profit in Magnolia Holding 3 AB, SEK -41 m is attributable to Videbo Invest AB's share of the profit in Magnolia Holding 4 AB and SEK 1 m is attributable to Videbo Invest AB's share of the profit in Magnolia Hotellutveckling 2 AB. In addition, there are other non-controlling interests in Moutarde Holding AB.

The previous board member Andreas Rutili, through companies, has ownership and a right to a share of the profits in the projects Senapsfabriken stage 1 and Senapsfabriken stage 2 through ownership of Moutarde Holding AB.

During Q4, Magnolia Bostad received two unconditional shareholder contributions from HAM Nordic AB of SEK 150 m each. Throughout the year, capital injections received from the owner amounted to SEK 700 m. During Q1, all hybrid loans received, including interest thereon, were converted into unconditional shareholder contributions.

The scope and focus of other transactions by related parties have not changed significantly since the last Annual Report. For further information, see Note 4, Note 9, and Note 35 in the company's Annual Report for 2021, www.magnoliabostad.se.

Parent company

In addition to the closely related parties specified for the Group, the parent company has closely related parties that include a controlling influence over their subsidiaries.

Litigation and legal proceedings

Magnolia Bostad becomes involved in litigation and legal proceedings from time to time in its operating activities. These disputes and legal processes are not expected to affect Magnolia Bostad's financial results or position to any significant extent, either individually or together. In Q2, the Svea Court of Appeal ruled in favour of Magnolia Bostad in a dispute. As the judgment became final, the dispute ended.

Significant risks and uncertainty factors

Magnolia Bostad is exposed to risks and uncertainties through its operations. Russia's war of aggression against Ukraine has increased uncertainty, even though the company has no operations in either Ukraine or Russia. The company also has no counterparties and does not make any direct purchases from Ukraine or Russia. The war may nevertheless,

through indirect effects, affect the supply of materials for projects, which may delay the projects and/or make them more expensive. We evaluate all projects on an ongoing basis and currently see no significant impact on the company's earnings or financial position. The company continues to follow developments closely.

For information about the Group's risks and uncertainties, please refer to Magnolia Bostad AB's website www.magnoliabostad.se and pages 64–66 and Note 3 in the company's Annual Report for 2021.

Fair value of financial instruments

The fair value of financial assets and liabilities is considered to correspond in all material respects to the book values of all financial instruments except bonds, where the fair value is estimated to amount to SEK 1,215 m (1,315) compared with the book value of SEK 1,411 m (1,259). Bonds belong to the category of financial liabilities valued at accrued acquisition value. The fair value of the bonds has been determined in accordance with level 1 in the fair value hierarchy in accordance with IFRS 13. No changes have occurred in the fair value hierarchy of financial instruments.

Seasonal variations

Magnolia Bostad's revenue recognition means that full earnings are recognized at the time of sale. This can lead to significant fluctuations between the quarters and the results should therefore be assessed over a longer period of time. Magnolia Bostad's Q3 is usually weaker due to the holiday season falling during this quarter. Otherwise, the business is not affected by any clear seasonal variations.

Organization

Magnolia Bostad's organization is divided into: Business Development, Project Development, Business Generation with specialist functions, Magnolia Architects, Marketing and Communications, Legal and Finance. As of 31 December 2022, the company had 104 (115) employees, 46 (57) were women and 58 (58) were men at offices in Stockholm, Norrköping, Göteborg, Malmö and Umeå. Comparative information refers to 31 December 2021. On 31 December 2022 the management team consisted of five people. For more information about Magnolia Bostad's executive management, see www.magnoliabostad.se.

Stockholm

21 February 2023, Magnolia Bostad AB (publ)
The Board of Directors

This report has not been subject to a review by the company's auditors.

Definitions

Alternative KPIs not defined in IFRS

Return on equity, %

Net profit/loss for the period attributable to the parent company's shareholders as a percentage of the average equity attributable to the parent company's shareholders.

Equity per share

Equity attributable to parent company's shareholders divided by the number of outstanding shares before dilution.

Net financial items

Net of financial income and financial expenses.

Cash flow from the operating activities, per share

Cash flow from operating activities divided by the average number of out-standing shares before dilution.

Realized value growth

Revenue from sales of management properties minus acquisition cost, accumulated investments, and cost of sale.

Interest-bearing net liabilities

Interest-bearing liabilities minus cash and cash equivalents.

Interest coverage, multiple

Profit/loss after financial items with reversal of financial expenses and adjustment for changes in value of investment properties and additions for realized value growth of investment properties divided by financial expenses.

Operating profit/loss

Net sales minus costs for production and operation, central administration, depreciation/amortization and impairment of intangible assets and property, plant, and equipment, including profit/loss from participations in associated companies and fair value changes of investment properties.

Equity/assets ratio, %

Equity, including holdings without a controlling influence, as a percentage of the balance sheet total.

Alternative KPIs not defined in IFRS

For reconciliation of alternative KPIs, refer to:

<https://om.magnoliabostad.se/en/esma-key-figures>

Abbreviations

LFM30 (Lokal färdplan Malmö 2030) (Local Roadmap Malmö 2030) is an organization that works with collaboration in the construction and civil engineering sector to develop a climate-neutral construction and civil engineering sector in Malmö.

HS30 (Hållbart Stockholm 2030) (Sustainable Stockholm 2030) brings together players from the housing development sector in Mälardalen, who work together to sharply reduce the industry's ecological footprint and take social sustainability even more seriously

ÖBKN (Östergötland Bygger KlimatNeutralt)(Östergötland Builds Climate-Neutral) is a politically independent network where people from business, the public and academia meet to solve society's environmental challenges.

Other KPIs

Estimated area based on preliminary blueprints or calculated using standardized figures.

GFA: Gross Floor Area, MUA: Main Usable Area, UFA: Usable Floor Area

Estimated number of building rights

Number of estimated future residential units in acquired properties. Due to uncertainties such as zoning plan processes, government decisions or non-established dates for vacancy of project properties, assessments of the number of residential units may change over time.

Estimated production start, projects for sale

Estimated production start is the management's best assessment of when the zoning plan has come into force and the turnkey contract signed. In order to be able to profit from a project, it is also required that a binding sales agreement has been signed. Due to uncertainties such as zoning plan processes, authorities' decisions, or unspecified dates for the handover of project properties, assessments may change over time.

Estimated production start, projects for self-management

Estimated production start is the management's best assessment of when the zoning plan has come into force and the turnkey contract signed. Due to uncertainties such as zoning plan processes, authorities' decisions, or unspecified dates for the handover of project properties, assessments may change over time.

Construction start

Construction start is when the starting clearance from the municipality's building committee is issued for the project.

Production start, projects for sale

Production starts when the zoning plan has come into force and the turnkey contract, and a binding sales agreement have been signed.

Production start, properties for self-management

The start of production takes place when the zoning plan has come into legal force and the turnkey contract has been signed.

Projects in progress

Projects in design or in production.

Estimated completion of projects

The time for the estimated completion of a project is when the project is completed and finalized.

Zoning plan process

The zoning plan process is a municipal process that can be affected by a number of factors and thus delayed due to, for example, political change or changed conditions in the development area. An appeal against the adopted plan can delay the process by up to 18 months.

Sales rate

Sold residential units in production divided by units in projects in production.

Sold residential units in production

Number of residential in production where binding sales agreements were signed, and the revenue recognized.

Occupancy rate, %

Leased area in relation to leasable area.

Quarterly overview

	2022				2021			
	31 Dec	30 Sep	30 Jun	31 Mar	31 Dec	30 Sep	30 Jun	31 Mar
Net sales (SEK million)	349	32	97	91	716	93	52	407
Operating profit/loss (SEK million)	-235	-427	-62	-23	196	90	-2	-25
Profit/loss after tax (SEK million)	-281	-433	-109	-39	148	29	-55	-72
Earnings per share (SEK)	-6.93	-10.57	-2.59	-0.79	3.83	0.72	-1.28	-2
Equity (SEK million)	2,245	2,227	2,660	2,769	2,406	2,092	1,592	1,660
Equity per share (SEK) ¹	58.89	57.88	68.45	71.07	44.34	40.64	39.87	41
Equity/assets ratio (%)	32.5	32.2	36.4	41.8	38.7	32.1	28.1	29
Cash flow from operating activities (SEK million)	-87	-86	155	-405	5	-6	-130	-172
Cash flow from the operating activities, per share (SEK)	-2.3	-2.3	4.1	-10.7	0.1	-0.2	-3.4	-5
Number of basic outstanding shares	37,822,283	37,822,283	37,822,283	37,822,283	37,822,283	37,822,283	37,822,283	37,822,283
Number of outstanding shares after full dilution	37,822,283	37,822,283	37,822,283	37,822,283	37,822,283	37,822,283	37,822,283	37,822,283

¹ Excluding the minority and hybrid loan

Financial calendar

Annual Report 2022:	5 April 2023
Interim report January – March 2023:	28 April 2023
Half-year report January – June 2023:	7 July 2023
Interim report January – September 2023:	25 October 2023

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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 and the Securities Market Act. The information was submitted for publication, through the agency of the contact persons, on 21 February 2023 at 07.45 a.m. CET.

This Interim Report is a translation of the original Swedish Interim Report, which prevails in case of discrepancies between this translation and the Swedish original.

Magnolia Bostad AB (publ), co. reg. no. 556797–7078 is a leading urban developer that develops new residential properties, primarily rental accommodation but also tenant-owned apartments, community service properties and hotels, in attractive locations in Sweden's growth areas and major cities. Housing is developed both for sale and self-management. Our work is guided by a holistic view where the business is conducted in a way that promotes long-term sustainable social development. Magnolia Bostad is owned by HAM Nordic AB jointly controlled by Holmströmgruppen and funds and entities that are managed and advised by Areim. The company's bonds are listed on Nasdaq Stockholm. More information can be found at: www.magnoliabostad.se.

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