

MAGNOLIA

**Magnolia Bostad
Annual Report 2025**

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25

Table of contents

Our business	3	Financing	23	Corporate governance report	91
2025 in brief	4	The Group's financing	24	Corporate governance report	92
A word from the CEO	5	Project financing	26	The Board	95
This is Magnolia Bostad – targets and strategy	6	Directors' report and financial reports	27	Management and Auditors	96
Business model	7	Contents	28	Auditors statement	97
How we create value	8	Directors' report	29		
Sustainable urban development	9	Risk management	32	Other information	
Our product offer – sustainable housing over time	10	Consolidated financial statements	35	Definitions and explanations as well as	
It starts with us – long-term development	12	Parent company's financial statements	40	important information about assumptions	98
Projects and properties		Additional information and notes	43	Financial calendar	100
Collaborating with us	18	Declaration by the Board	66	Contacts	100
The building rights portfolio – the cornerstone of our business	20	Auditor's report	67		
Housing projects in production	21	Multi-year overview	71		
Completed projects	22	Alternative KPIs	74		
		Sustainability reporting	75		
		Sustainability report 2025	76		
		GRI index	77		
		Climate key figures 2025	86		
		UN's global goals	87		
		Auditors' statement	90		

This Annual Report is a translation of the original audited Swedish Annual Report, which prevails in the event of discrepancies between this translation and the Swedish original.

Magnolia Bostad's formal financial reports can be found on pages **28-67** and are audited by the company's auditors.

This is Magnolia Bostad

2025 in brief →

A word from the CEO →

This is Magnolia Bostad
– targets and strategy →

Business model →

How we create value →

2025 in brief

2025 in brief

A word from the CEO →

This is Magnolia Bostad
– targets and strategy →

Business model →

How we create value →

Results January–December

- Net sales amounted to SEK 416 m (1,643).
- The operating loss was SEK 238 m (–976).
- The loss before tax was SEK 465 m (–1,272) and the loss after tax was SEK 465 m (–1,247).

Sales

- Sold all shares in the Yard JV, corresponding to 561 residencies.
- Sold two projects in a forward funding structure comprising the Kista Äng project in Stockholm with 310 residencies and Bäverbäcken project in Tyresö with 140 residencies.
- Sold detached housing building rights in Upplands-Bro from JV owned with Heimstaden.
- Sold building rights for 5,828 sq m of habitable GFA in Läggesta.
- Sold two completed rental properties with 110 rental apartments in Gothenburg from JV with Niam.

Completed properties

Magnolia Bostad completed 2,284 residencies in 2025. All were environmentally certified or prepared for environmental certification. Since its start in 2009, the company has completed over 15,000 residential units.



Significant events during the year

We carried out further cost savings and replaced our regional offices with two central units, a business development unit and a project development unit. The cost-saving scheme and efficiency measures introduced during the year have resulted in a clearly improved and lower cost base.

The company issued a new unsecured bond of SEK 825 m and redeemed three outstanding bonds totaling SEK 1,226 m.

During the year, Magnolia Bostad received an unconditional shareholder contribution of SEK 300 m from the company's owner HAM Nordic AB.

The revolving credit facility at Norion Bank was extended until the end of 2027.

Mats Brandt took over as CEO in December.

Svenjo Behrens took over as interim CFO in October.

Significant events after the end of 2025

After the end of the period, Magnolia Bostad signed an agreement to acquire building rights in northern Stockholm for the planned development of around 200 residencies. The project is attractively located, close to existing railway services and a planned underground.

Group KPIs

	2025 Jan-Dec	2024 Jan-Dec
Project-related¹⁾		
Number of production-started residencies during the period	450	0
Number of sold residencies during the period	1,056	947
Total number of residencies in production	1,396	3,440
Total number of estimated building rights	8,786	10,591
Total number of completed residencies	2,284	3,541
Financial		
Operating loss, SEK m	–238	–976
Equity/assets ratio,%	25.4	26.2

¹⁾ The number of residencies includes Magnolia Bostad's share of homes developed in JVs

Our focus is on developing housing for sale

In 2025, Magnolia Bostad completed 2,600 residencies, passing 15,000 residencies delivered since 2009. This confirms the company's position as one of Sweden's leading housing developers during the period.

The past year

The year was characterized by continued adjustment to a cautiously positive market. We completed several transactions that contributed to increased liquidity and reduced our debt. We sold housing projects in a forward funding structure in Kista and Tyresö, and completed additional project sales, which meant that we were able to start production of 450 residencies during the year.

The refinancing of bonds and the extension of the credit facility improved tied up capital and created increased financial room for manoeuvre. Together with the implemented efficiency measures and cost savings, this has resulted in a stronger financial position well-suited for future growth. We now have a strong organization with the right key expertise in place, which is crucial for a high delivery capability going forward.

Market conditions gradually improved over the year. Falling inflation and interest rates contributed to better financing conditions

and a greater willingness to invest, especially in the housing and rental segment. Transaction activity gradually increased, providing positive signals of a recovering housing market.

Moving forward

Our building rights portfolio is around 8,800 building rights, of which about 60% have zoning plans in force. The portfolio is concentrated in Sweden's metropolitan areas and provides a good readiness to start new projects as the market continues to strengthen. We also continuously evaluate new acquisitions and deals, and have good leverage to be able to act on attractive opportunities. With more and more concrete dialogues about new projects and a clearly increasing interest from foreign capital, we see good growth opportunities ahead.

With access to a large international network, a very attractive product offer and high customer satisfaction, as well as a long history of delivering highly attractive, sustainable and energy-efficient housing, we are optimistic about 2026.

Stockholm, April 2026

Mats Brandt
CEO



This is Magnolia Bostad – targets and strategy

Magnolia Bostad develops attractive, sustainable rental apartments, tenant-owned apartments and community service properties in Sweden's metropolitan areas. Our work is guided by a holistic approach where the business is conducted in a way that promotes long-term sustainable urban development.

2025 in brief →

A word from the CEO →

**This is Magnolia Bostad
– targets and strategy**

Business model →

How we create value →

Strategy

- We achieve our goals by developing entire communities, housing and community properties.
- The development of housing is for sale.
- We work for long-term sustainable urban development and choose locations with good long-term demographic conditions.
- We start production on our projects when demand has been guaranteed.

Business goal

To create stable, long-term and continuous value growth by developing attractive and sustainable living environments.

Financial target

Equity/assets ratio at least 25%.



Business model

Magnolia Bostad works long-term throughout the entire value chain – from land acquisition to completed homes – focusing on sustainability, quality and security.

2025 in brief →

A word from the CEO →

This is Magnolia Bostad – targets and strategy →

Business model

How we create value →



Business opportunity – prestudy
Magnolia continuously monitors the market to identify attractive business opportunities.

Our presence in the market, coupled with local knowledge, gives us the opportunity to capture new business. When an attractive project is identified, feasibility studies are carried out that include market analyses, rental assessments and accurate revenue and cost estimates.

At this stage already, commercial considerations regarding the project's future buyers and target group are integrated.

Product design and technical solutions are analyzed to meet both investors' required returns and future tenants' needs for functional, safe and sustainable housing.



Acquisition/land allocation
Magnolia mainly acquires land and building rights based on rental calculations with a clear focus on risk-adjusted returns.

Each acquisition is preceded by thorough analyses, in which market conditions, zoning plan status, implementation risk and financing structure are evaluated.

Project development starts in parallel with the land acquisition. Project developers, architects and contractors are involved early in the process, which creates good conditions for cost-effective solutions and a well-thought-out project design.

Early collaboration ensures that projects are developed focusing on sustainability, security and long-term management.



Project development
After completing the acquisition, often with building rights in completed zoning plans, Magnolia Bostad develops the projects from idea to completed housing.

Project development is characterized by structure, clear decision-making processes and continual risk monitoring.

Construction is usually procured as a turnkey contract. In close collaboration with the turnkey contractor, a contract is drawn up with a fixed price, clear divisions of responsibility and selected environmental certification.

The focus is on creating good, safe residential environments through proven building systems, sustainable material choices and solutions that contribute to low climate impact and a high standard of living over time.



Selling
Selling projects occurs mainly through forward funding structures, where agreements are signed with investors before construction begins.

This provides a well-defined project structure, efficient capital allocation and good predictability in cash flows.

Through the early work in the process, Magnolia Bostad has already developed a product that is attractive to both institutional investors and future tenants.

Our understanding of the market's needs, rental levels and the project's micro-situation makes us a safe and long-term partner. Investors get access to well-designed projects with clear calculations, controlled risk and high quality in implementation.



Project management and construction
Magnolia has a strong project management organization with extensive experience in carrying out complex housing projects.

Our project management is characterized by structure, transparency and a clear focus on time, quality and cost.

Through established collaboration with reputable contractors and consultants, top quality construction and efficient production are ensured.

Active monitoring throughout the construction period, coupled with clear decision-making paths and continual risk management, contributes to ensuring that projects are carried out according to plan and with dependable delivery.



Handover to customer
Upon completion, there is a structured handover to the customer with a focus on quality, sustainability and long-term value creation.

Magnolia has good tenant know-how and understanding of local market conditions, which contributes to housing that functions well in its geographical context.

Sustainability is an integral part of the handover process – from energy performance and choice of materials, to social aspects such as safety and well-being.

By carrying out projects well and handing them over professionally, good conditions are created for effective management and stable cash flows for the investor over time.

0 to 5 years

2 to 3 years

How we create value

2025 in brief →

A word from the CEO →

This is Magnolia Bostad
– targets and strategy →

Business model →

How we create value

Housing projects are developed for sale and are usually sold through forward funding at an early stage. Buyers are usually financially-strong property companies.

Safe land acquisitions

We continually monitor the market for new business opportunities. Once attractive land has been identified, we carry out feasibility studies such as market analyses and revenue and cost estimates. We usually acquire land based on a residential rental calculation and careful preparatory work where major consideration is given to sustainability aspects

Project development

After the acquisition is completed, often with building rights in completed zoning plans, we develop the project from idea to final completion. Construction is procured in the form of a turnkey contract. In collaboration with the turnkey contractor, we work out a contract with a fixed price and chosen environmental certification. The focus is on creating good, safe living environments and choosing materials and building systems from a sustainability perspective.

Work begins on developing attractive, sustainable communities and residencies in parallel with the land acquisition process. Project developers, architects and contractors are all involved early in the process, which gives us the conditions to develop sustainable, safe areas with cost-effective solutions for both construction and management. We are also in contact with buyers early in the process

Environmentally-certified residencies

We plan for all residencies to be certified according



to at least the Swedish Green Building Council's silver certification, Nordic Swan ecolabel or an equivalent.

Reduced climate impact

We work to reduce our climate impact through material selection and choice of energy. We measure our climate footprint according to the Greenhouse gas protocol (GHG) and are working with the industry's adaptation to the UN's global sustainability goals, Agenda 2030.

Safety in the societies we develop

When planning, we strive to follow the guidelines in Botryggt2030 with the aim of preventing crime and increasing security.

Employees

Magnolia Bostad strives to be an equal opportunity employer that cares about the development, health and safety of its employees. All employees sign Magnolia Bostad's Code of Conduct, which governs the company's business ethics, health and safety, human rights and working conditions.

Value Magnolia Bostad aims to deliver to its stakeholders

Communities and municipalities

Sustainable residential areas and neighbourhoods developed with care for design, well-being and safety.

Housing investors

Efficient management entities with a high ESG profile, providing predictable income and operating costs.

Partners and suppliers

Partners with expertise who follow the projects from feasibility study to completion.

Tenants

Functional, safe and space-efficient housing for tenants where it is easy to live healthily and eco-consciously.

Employees

An attractive employer caring about the development, health and safety of its employees.

Owners and financiers

Sustainable returns and value growth.

A long-term sustainable business

Our product offer – sustainable housing over time →

It starts with us – long-term development →

Our product offer – sustainable housing over time

Our product offer – sustainable housing over time

It starts with us – long-term development →

Fixfabriken in Majorna, Gothenburg, was completed in 2025 and is one of Magnolia Bostad's most site-specific projects. We met architect Hugo Löfgren for a brief conversation about how the neighbourhood took shape and what characterized the process.

What makes Fixfabriken unique, in your opinion?

– The place itself. Majorna has a strong identity and Fixfabriken a clear industrial history. The project has been about taking advantage of that heritage and making it relevant in a modern urban environment. It is rare to work with a place that already has so much character.

How would you describe what you have created?

– Two homogeneous brick buildings that have been given their character through small design touches. We have strived for an architecture that both reflects Majorna and offers housing with well-thought-out function and a long lifespan.

How have you worked with the industrial history of the area in the design?

– The zoning plan for the area included the brickwork from the older buildings in the area and the balcony railings are made of wrought iron. We reinforced the industrial feel of our buildings by using dark brown

Fixfabriken, Majorna

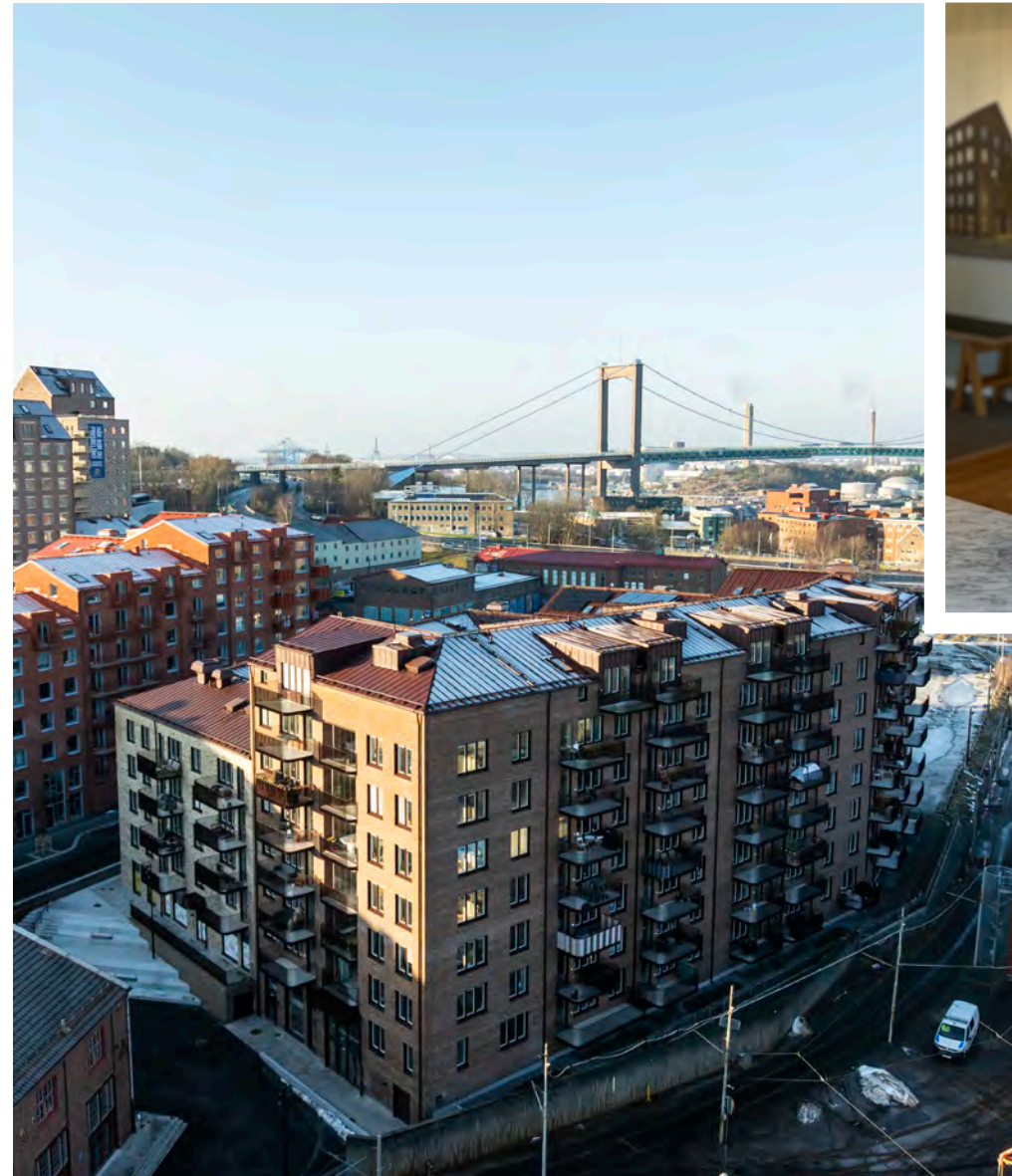
Site: Majorna, Göteborg

Residential units: about 412

Form of tenure: Rental and tenant-owned apartments

Architect: Hugo Löfgren

Buyer (rental properties): Sverigehuset AB



Hugo Löfgren, Chief Architect Magnolia Bostad and architect in charge of the Fixfabriken Göteborg project

Our product offer – sustainable
housing over time

It starts with us – long-term
development →

tones for the balcony railings, window frames and sheet metal roofing.

Brick is a prominent material. Why?

– Using brick on the facades gives a solid impression, you have a building that needs little maintenance and which also ages beautifully. Today, brick facades are penalized in climate calculations but at the same time have major opportunities for recycling, which is positive. I believe that brick will continue to be an attractive facade material for its long life cycle, but it will be important to use it in a way that facilitates recycling. Another strength of brick is that as a material it has the advantage of the craftsmanship of bricklaying, which provides both an experience from afar and up close. Fixfabriken's bricklaying has been very well done.

How have you compromised between quality, economy and feasibility?

– By being clear about what creates the most long-term value. The basic quality of the projects' exterior is high and defined in the detailed plan – our goal has been for the interior to be on par with the exterior. This has meant smart prioritization where we have balanced quality, economy and feasibility, without compromising the project's identity and the qualities that are important to the whole.

How have you worked with the floor plans?

– The land allocation plan had a requirement for many small apartments, while we had to ensure that the housing met the requirements for sunlight and daylight in an enclosed neighbourhood. Being close to the tram depot and industrial noise also affected certain

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By being clear about what creates the most long-term value, we have set priorities, but at the same time maintained the project's identity and the qualities that are important to the whole entity.

Hugo Löfgren
Architect, Magnolia Bostad

settings. Based on these conditions, we worked carefully with the layout to utilize the area in the best way and create well-functioning housing.

Did the mixed forms of occupancy affect the design?

– We tried hard to find equal architectural quality regardless of tenure. At the same time, there are technical differences. For example, the rental apartments have a thicker outer wall due to stricter energy requirements and also each building has a BmSS section (special service housing) with ten apartments. This posed certain challenges, including different floor plans.

Is there a difference in quality between the rental and tenant-owned apartments?

– The biggest difference is that the buyer of a tenant-owned apartment can choose their own interior



Brick gives the facade a solid appearance and ages beautifully over time.

design. There is no difference in terms of quality and workmanship.

What strength do you see Magnolia developing through projects like this?

– A clear strength is our ability to work site-specifically and let the architecture take its cue from the local identity. Fixfabriken shows how well it works when done consistently.

– The project has also given us valuable experience, such as how to simply create variation in a brick facade – for example through different joint treatments and colours. As in several of our projects, we have developed our ability to handle major complexity, with a hilly property, varied roof landscapes, different forms of ownership and multiple functions in the same block.

It starts with us – long-term development

Our product offer – sustainable housing over time →

It starts with us – long-term development

- A requirement for sustainable housing is sustainable employees →
- Responsible housing production in close collaboration with our buyers →
- Clear steps forward in our sustainability work →
- Sustainability management that creates long-term business benefit →



A requirement for sustainable housing is sustainable employees

Our product offer – sustainable housing over time →

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At Magnolia Bostad, we are convinced that committed, skilled employees are the foundation for creating long-term value for customers, society and the environment.

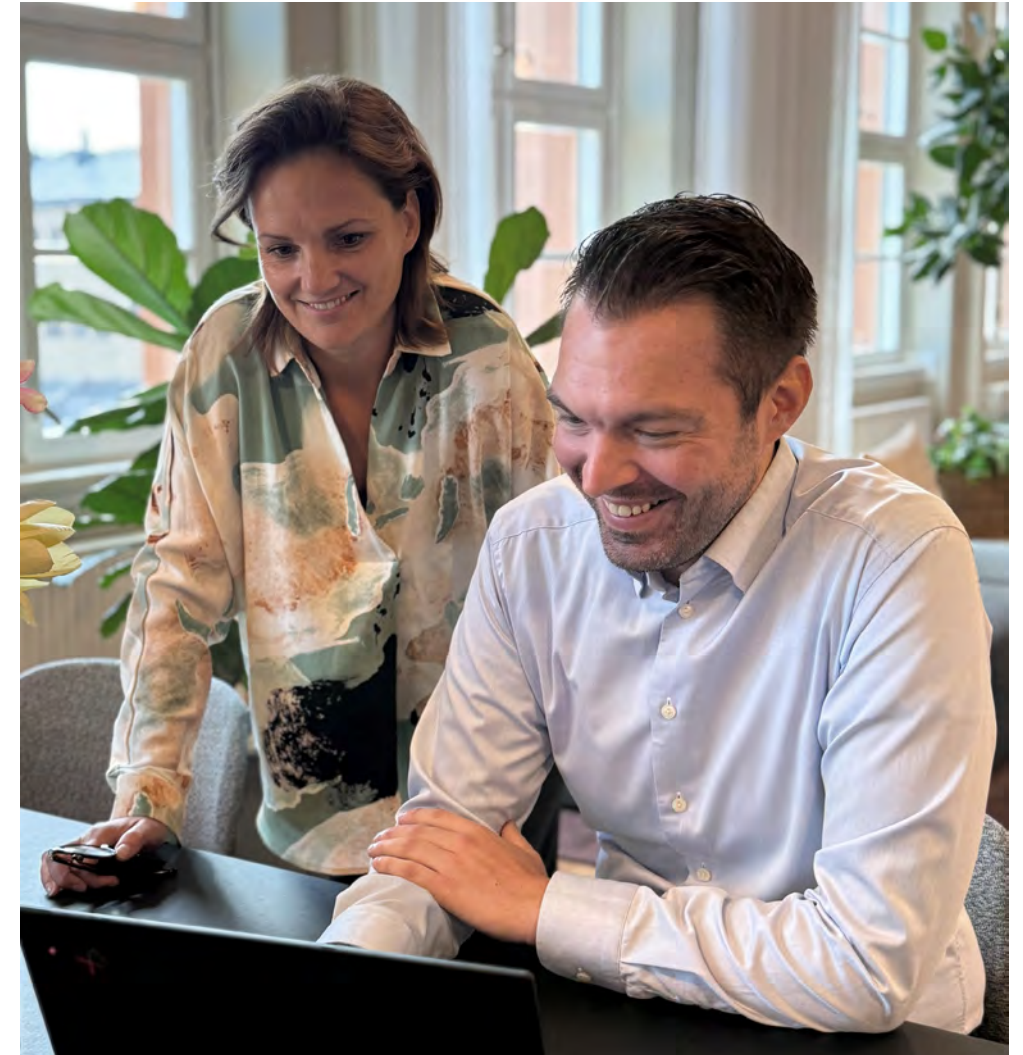
Our aim is to create a workplace that fosters commitment, learning and innovation. Our offices in both Gothenburg and Stockholm are warm and welcoming, with a variety of offices and meeting places that enable close collaboration between departments and can be adapted as needed.

Several times a year, the entire company gathers around Magnolia Labs, our internal training concept that inspires and promotes continuous learning. As project management specialists with extensive experience in housing development, we constantly try to develop both the business and our offer.

Magnolia Bostad's overall aim is to create a good working environment for all employees. Risks of ill health, both physical and mental, must be prevented. One ambition is that everyone, regardless of their job, should be given opportunities for both influence and development, as well as for collaboration and social contacts.

In 2025, we had internal awareness-raising initiatives in:

- The working environment
- Fire protection
- CPR (Cardiopulmonary resuscitation)
- Corruption and bribery



Elenor Engde, Deputy Head of Project Development and Sebastian Danielsson, Group Accounting Specialist.

Responsible housing production in close collaboration with buyers and suppliers

Magnolia Bostad completed and sold over 2,284 residential units in 2025. With 15,000 completed units since 2009, we have both great opportunities and great responsibility in climate change adaptation.

One of the year's major ongoing projects was the Ångloket district in Knivsta, with around 412 rental apartments and a clear sustainability profile. The project is being developed for the Swedish Green Building Council's silver certification and achieves low energy consumption through geothermal heating and solar panels. The location close to the station reduces car dependence and facilitates sustainable travel for residents.

The project is being carried out as a forward funding deal with Nrep, which provided stability at an early stage and created the conditions for maintaining high levels of sustainability. Nrep's focus on energy efficiency and low emissions is well-aligned with Magnolia Bostad's sustainability strategy and strengthens the development of climate-smart rental apartments.

During the year, the contractor Veidekke took over the project after the bankruptcy of the previous contractor and restarted production in close collaboration with Magnolia Bostad. This allowed the project to quickly stabilize and continue towards planned completion. Veidekke's assignment includes completing the final stage with 111 rental apartments and the external ground works. When the block is completed, Ångloket will include around 412 rental apartments located close to the station in Knivsta.

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Through experience and clear cost control in our projects, our buyers can offer long-term high quality and relatively low rents compared to other newly produced homes.

Simon Edberg
Project developer, Magnolia Bostad

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We thank Nrep and Magnolia Bostad for their trust and look forward to close collaboration to deliver rental apartments in the best commuting location for Knivsta's residents.

Mattias Uppsäll
Works manager, Veidekke



Simon Edberg, Project developer Magnolia Bostad.

Our product offer – sustainable housing over time →

It starts with us – long-term development →

- A requirement for sustainable housing is sustainable employees →

- Responsible housing production in close collaboration with our buyers

- Clear steps forward in our sustainability work →

- Sustainability management that creates long-term business benefit →

Clear steps forward in our sustainability work

Magnolia Bostad took several clear steps forward in our sustainability work in 2025. We developed our first project according to the EU taxonomy, made the Swedish Green Building Council's silver certification a natural minimum level and strengthened our climate data with new tools and working methods.

We continued to raise the bar for ourselves, step by step. By focusing on reduced climate impact, high transparency and long-term value creation, we are pushing for sustainable construction to be both obvious and competitive.

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- Sustainability management that creates long-term business benefit →



EU Taxonomy

First in line with EU Taxonomy

In 2025, we took an important step in our sustainability work when we developed our first housing project in line with the EU taxonomy, Kista Äng. The EU taxonomy provides a clear, common framework, and for us it is about developing housing that lasts over time – economically, socially and environmentally. Kista Äng meets high demands for energy efficiency, climate adaptation and long-term value creation for residents, investors and society. It is now our new standard that all new projects must follow the taxonomy.



Swedish Green Building Council's silver certification minimum level

All our projects must at least achieve the Swedish Green Building Council's certification, which requires energy efficiency, a good indoor environment and material selection. The environmental certifications strengthen project economics, reduce operating costs and create attractive and robust living environments. By integrating sustainability requirements into our early decision-making processes, we ensure that projects are well-equipped for upcoming regulations and greater demands for climate adaptation.



Together we raise the ambition level

Magnolia Bostad is a member of several industry organizations and initiatives that drive development towards more sustainable societies and reduced emissions, including Swedish Green Building Council (SGBC), Sustainable Stockholm 2030 (HS30), Local Roadmap Malmö 2030 (LFM30), and Science Based Targets initiative (SBTi).

Through membership, we actively participate in the work of sharing knowledge and developing common industry standards locally, nationally and globally.



SCIENCE
BASED
TARGETS



Sustainability management with the power to change

Our product offer – sustainable housing over time →

It starts with us – long-term development →

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- Clear steps forward in our sustainability work →
- Sustainability management that creates long-term business benefit

Magnolia Bostad took several important steps to integrate sustainability into the core of our business in 2025. A new sustainability policy, strengthened processes and better data, have created a more consistent, traceable and efficient governance throughout the development process. The work aims to powerfully combine sustainability and business benefit – with faster analysis, clearer priorities and working methods that produce measurable impact.

The new sustainability policy clarifies requirements and responsibilities in each phase of the project process. In practice, this means that sustainability requirements are integrated into all Phase 1 and Phase 2 contracts, where the contractor is responsible for implementation, documentation and verification.

The Swedish Green Building Council's silver certification system serves as a central part of our monitoring and ensures that projects are developed in line with our climate and quality goals. Energy efficiency and climate impact are governed by energy performance requirements and climate calculations for both sub-stages A1–A5 and the entire building life cycle. Magnolia Bostad ensures quality through energy calculations, testing and installation tests, and if necessary brings in external specialists in the later stages of the projects.

Biodiversity and land use are managed through green space factors, plant choices that promote ecosystem services and design principles according to our framework descriptions. Social sustainability is strengthened through risk assessments during acquisitions, requirements for safety-creating design and

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Through stricter requirements and more consistent monitoring, we deliver projects that strengthen our customers' businesses and build the long-term quality that makes us a partner to trust and with the power to change.

Kent Wiklund
Acting Sustainability Manager

control of subcontractors in accordance with Bank-initiativet (Infobric).

Digitalization is a key opportunity. When data is used as decision support in calculations, design and monitoring, precision and quality increase, which results in faster decision-making and more robust projects. Close dialogue with our customers, investors, owners, municipalities and other partners ensures that our projects are attractive, relevant and responsibly developed over time. During the year, we signed an agreement with Plant, which provides reliable climate data in real time and makes it possible to detect deviations early and steer towards solutions with lower climate impact and higher value.

On pages 75-89 of our Sustainability Report you can read more about Magnolia Bostad's sustainability work and which of the UN Global Goals affect us in our work, as well as our climate key figures for 2025. Also read more about our risks on pages 32-34.



Our project development operation

Collaborating with us →

Building rights portfolio – the
cornerstone of our business →

Housing projects in production →

Completed housing projects →

Collaborating with us

Building rights portfolio - the cornerstone of our business →

Housing projects in production →

Completed housing projects →



We are very pleased with the collaboration, which has been characterized by open dialogue, shared responsibility and a strong partnership. Together we have delivered a project that meets both business goals, schedule and high quality requirements.

Morten Wettergren,
Asset Manager,
Obligo Real Estate AB



*The Lindens Park project,
Kungsbacka.*

Collaborating with us – structure, responsibility and implementation capability

Magnolia Bostad has extensive experience in developing and delivering complex housing projects, from early project development to completion and handover according to agreed terms.

Collaborating with us

Building rights portfolio - the cornerstone of our business →

Housing projects in production →

Completed housing projects →

"In the Lindens Park project, we took overall responsibility throughout the implementation – with a structured process, transparent reporting and proactive management of challenges along the way," says Henrik Meeths, Investment Manager at Magnolia Bostad. "The delivery went according to plan in terms of time, quality and budget, and the handover to Obligo was carried out very smoothly and according to the terms we had agreed upon."

"The forward funding structure worked well thanks to a shared vision from the start and a clear framework for the collaboration. The collaboration was built on mutual trust, clear communication and a collective focus on creating long-term sustainable, easy-to-manage housing."

"Magnolia works with strong specialist teams in project management and development, where key expertise collaborates throughout the entire project process. Through our experience of development projects throughout the country – from feasibility studies to completion – we create value for both property owners and future residents. Our aim is to deliver projects that combine quality, function and long-term sustainability, with a clear focus on the business and value-driven leadership," says Henrik.



Lindens Park project, Kungsbacka.



“ When structure, collaboration and clear goals come together, projects are created that deliver value in the long term.

Henrik Meeths
Investment Manager,
Magnolia Bostad

Building rights portfolio - the cornerstone of our business

Collaborating with us

Building rights portfolio - the
cornerstone of our business

Housing projects in production →

Completed housing projects →

Magnolia Bostad has one of Sweden's largest housing and development rights portfolios, with just over 8,800 development rights as of 31 December 2025. The majority of the development rights are rental properties and are located in Sweden's metropolitan regions, in line with the company's strategy for long-term and sustainable development. Around 60% of the development rights have zoning plans in force, which provides a strong foundation for continued value creation throughout the entire development chain - from land acquisition to completed homes.

We mainly seek completed – or near-complete – residential building rights in Sweden's metropolitan regions, where planning conditions and feasibility are clear. The focus is on projects that can be developed with good control over time, cost and quality, and that contribute to long-term value creation in growth areas. Through forward funding and collaboration with institutional investors, we have developed housing worth around SEK 30 bn since 2009. The model provides the conditions for sustainable and energy-efficient housing that meets demand over time.

Our strength lies in our ability to identify and acquire attractive development rights at an early stage. With a broad network of contacts and a strong presence in the market, we combine long experience in residential development with structured, efficient processes.



In a waterfront location next to Lake Mälaren in Slagsta Strand, Botkyrka, Magnolia Bostad has completed 77 space-efficient 1 - 4 bedroom apartments.

Housing projects in production

As of 31 December 2025, Magnolia Bostad had projects in production comprising around 1,396 residential units. Of the production-started units, 1,274 have been sold and 122 have not yet been sold.

A current example of our ability to deliver is the project in Kista Äng in Stockholm, which is being developed through a forward-funding deal with Hines. When Hines acquired the project in April 2025, it marked their first investment in the Swedish housing market. The project illustrates our role as a long-term and reliable partner in forward-funding deals – where close collaboration, structured project management and a shared focus on quality, create value for both investors and residents.

The forward funding structure means that the project is sold at the same time that Magnolia Bostad is responsible for project management and implementation until completion. According to Hines, our structured working method and proactive cooperation have been crucial for the project's good progress and risk control. A high level of knowledge and a proactive collaborative climate have been a strong contributor to successful implementation. The project is going according to plan and is expected to be completed in January 2027.

Collaborating with us

Building rights portfolio - the
cornerstone of our business →

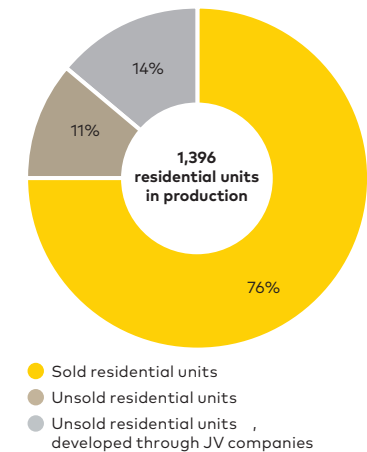
Housing projects in production

Completed housing projects →



Kista Äng, only 15 minutes by underground from Stockholm Central, close to strong employment areas and continued municipal development. The location, combined with a growing population and investments in public services, creates good conditions for long-term value growth and stable rental development.

Residential units in production 31/12/25



Completed housing projects

Magnolia Bostad completed 2,284 residential units in 2025. Over the next twelve months, we estimate that around 730 units will be completed.

Since starting in 2009, we have developed and completed over 15,000 residential units in Sweden's growth regions. Together with long-term, financially strong partners, we create sustainable and attractive homes focusing on quality, efficient implementation and stable returns.

Collaborating with us

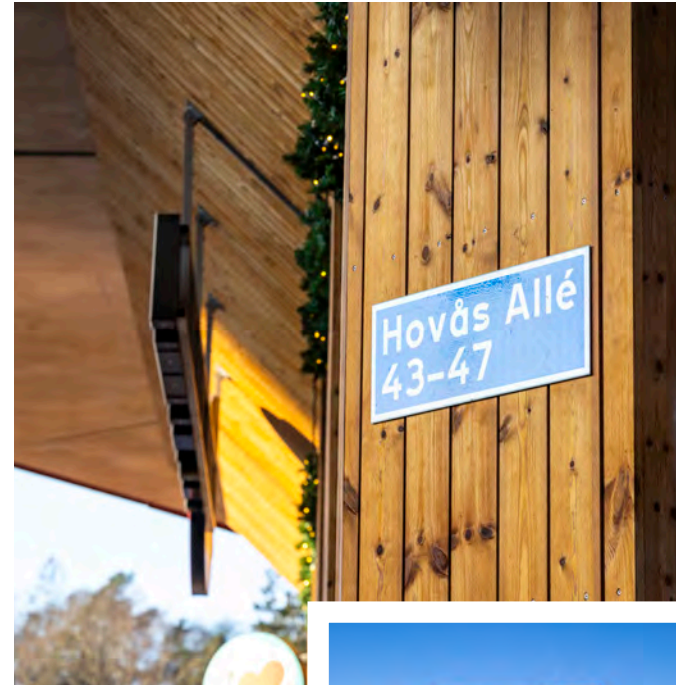
Building rights portfolio - the cornerstone of our business →

Housing projects in production →

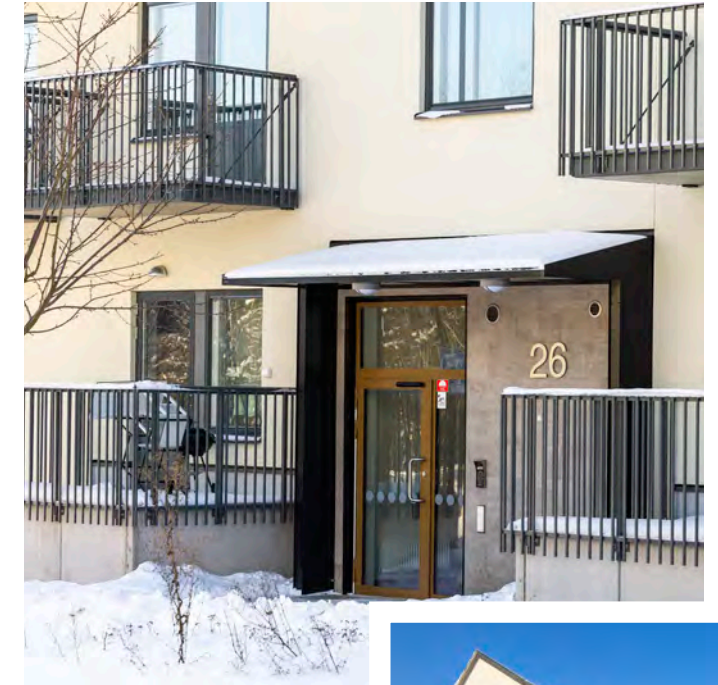
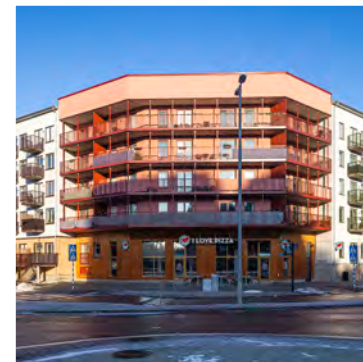
Completed housing projects

Completed housing projects 2025

- Nya Hovås, Göteborg, 184 apts
- Lindens park, Kungsbacka, 356 apts
- Hasseludden, Nacka, 60 apts
- Ursvik 3 Tornet, Järfälla, 177 apts
- Söderbymalm, Hanninge, 346 apts
- Fixfabriken, Majorna Göteborg, 222 apts
- Öresjö Ängar Centrum 4A-B, Borås, 157 apts
- Upplands Bro, Brogårdstaden, 416 apts



Nya Hovås, Göteborg
Tenancy: Rental apts.
Number of apts.: 184
Completed: 2025



Bro stage 2, Upplands Bro
Tenancy: Rental apts.
Number of apts.: 416
Completed: 2025



Financing

[The Group's financing →](#)

[Project financing →](#)

The Group's financing

The Group's financing

Project financing →

Securing capital at attractive terms regarding sustainability, price, interest rate risk and structure, is a central part of how we operate and develop the business. Financing activities are conducted in accordance with the rules and guidelines established annually by the Board.

We work to achieve a long-term, stable capital structure with an even maturity structure and the least exposure to risk as possible. Financing is already needed during the initial development phase, where capital is required for land acquisition and processing.

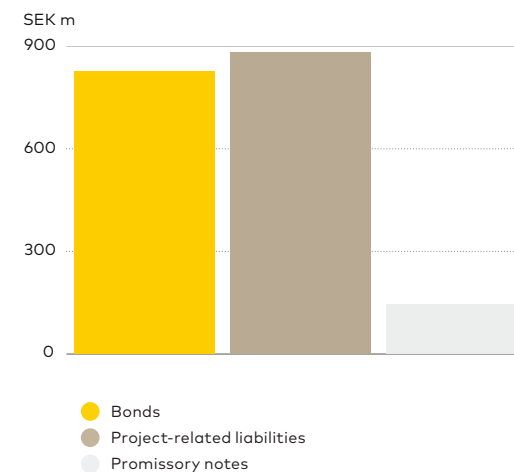
The need for financing varies from project to project depending on how long development takes and the type of acquisition in question. If we buy a property without a zoning plan, planning and property conversion can take several years. Properties that are acquired with a zoning plan in force plan can often start production quickly, sometimes immediately following the acquisition.

Bonds are used to finance the processing of building rights and other parts of the continual work of developing the projects. Land acquisitions are initially financed with Magnolia Bostad's revolving credit facilities or vendor promissory notes. Occupied properties are usually financed with various project-related loans.

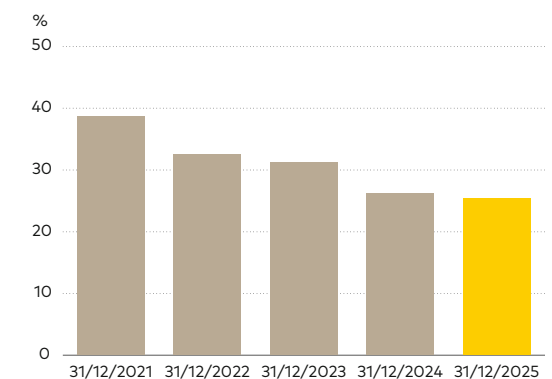
Financing KPIs, 31 December 2025

	2025	2024
Equity, SEK m	749	914
Cash and cash equivalents, SEK m	202	128
Interest-bearing liabilities, SEK m	1,808	2,164
Unutilized credit, SEK m	276	235
Cash flow, operating activities, SEK m	-202	-221
Cash flow, investment activities, SEK m	258	63
Cash flow, financing activities, SEK m	18	-45
Equity/assets ratio, %	25.4	26.2
Net financial items, SEK m	-227	-296
Average interest rate, %	9.2	9.3
Average fixed tied-up capital period (excluding deposits), number of years	2.0	0.8

Form of borrowing 31/12/2025



Equity/assets ratio, %, 31/12/2025



The Group's financing

Project financing →

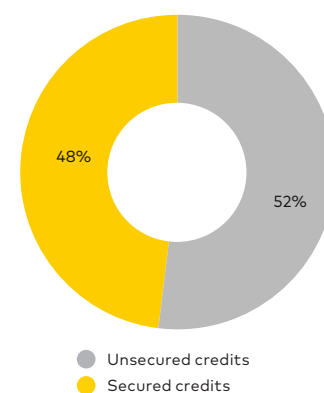
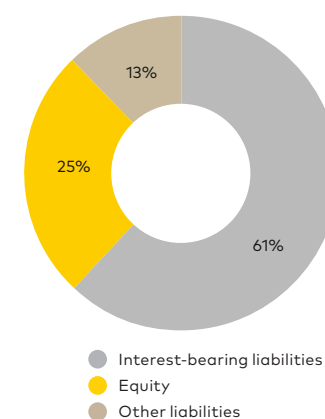
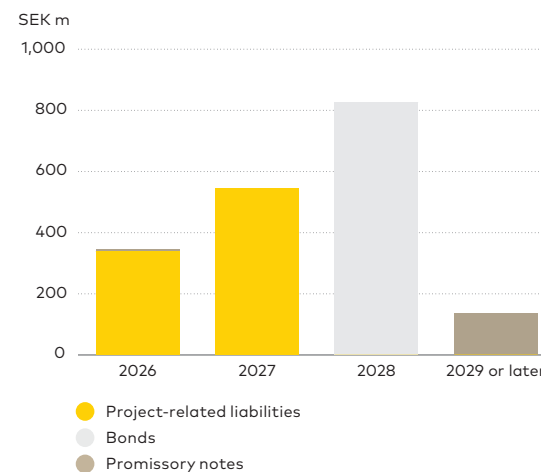
The Group's financing as of 31 December 2025

The majority of interest-bearing liabilities consisted of bonds with a carrying amount of SEK 825 m on 31 December 2025. In addition to the bonds, Magnolia Bostad's interest-bearing liabilities consisted of project-related liabilities of SEK 882 m and vendor promissory notes of SEK 145 m. Magnolia Bostad also has unutilized credit of SEK 276 m, of which SEK 29 m relates to unutilized building credit lines and SEK 247 m relates to unutilized credit facilities.

At the end of the period, Magnolia Bostad's average interest rate was 9.2%, compared with 9.3% at year-end 2024. Tied-up capital, excluding deposits, amounted to 2.0 years as of 31 December 2025, compared with 0.8 years as of 31 December 2024. The equity/assets ratio was 25.4% (26.2).

By working long-term with banks and other lenders, refinancing larger loans will begin no later than nine months before maturity.

The bonds are subject to covenants that mean that the Group's equity/assets ratio may not fall below 25% in the long-term. Until the end of September 2026, the covenant requirement for the bond has been temporarily reduced to 20% in accordance with the terms and conditions of the bond issue.

Secured credit 31/12/2025**Supply of capital 31/12/2025****Maturity structure of debt 31/12/2025**

Project financing

The focus of financing requirement is on the time until Magnolia Bostad hands over the project, see illustration on the right. This time is before the projects are built because the projects are usually sold on forward funding. After handover, the financing responsibility for the project passes to the buyer.

The Group's financing →

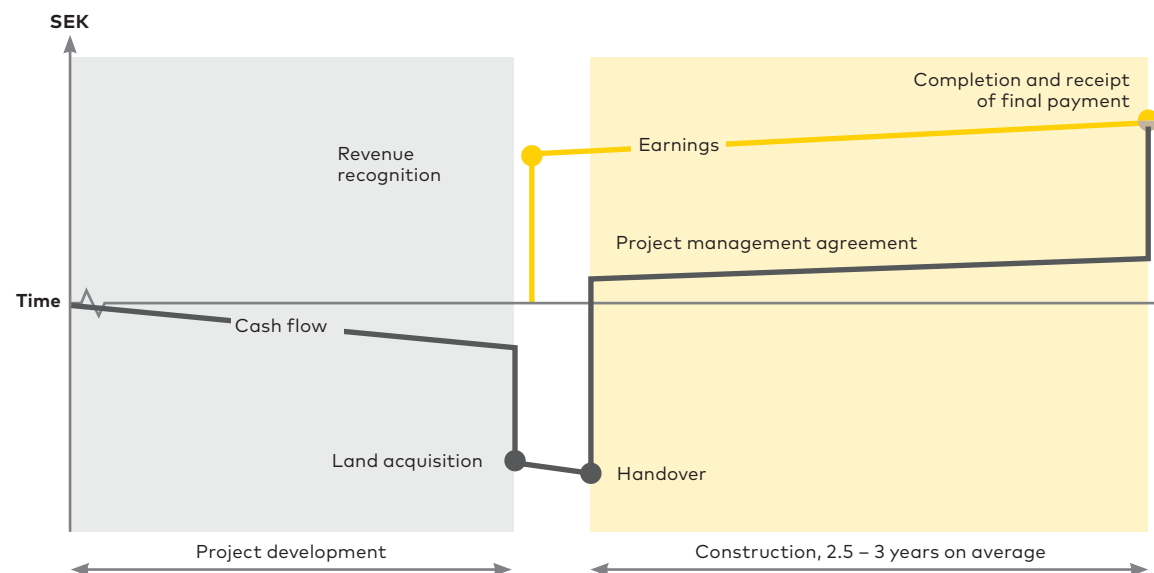
Project financing

Magnolia Bostad usually has a project management agreement with the buyer for a period after the handover, which runs until the property is completed. The project management work is invoiced and revenue recognized continuously during the contract period. Upon completion of the property, Magnolia Bostad receives the final payment.

Sales and revenue recognition take place when a binding purchase agreement and legally binding zoning plan exist and a turnkey contract has been signed.

The timing for Magnolia Bostad's handover is often when a building permit is obtained or when subdivision of the property becomes legally binding. The time between revenue recognition and legal handover can therefore vary from project to project. Usually the handover takes place two to six months after the date of the agreement.

Illustration of cash flow and results in Magnolia Bostad's projects being developed for sale



The illustration is not intended to give any indication of the profitability of a project.

Directors' report and financial reports

Table of contents →

Directors' report →

Consolidated financial
reports →

Parent company's financial
reports →

Additional information
and Notes →

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs →



Table of contents

	Directors' report		Additional information and Notes		Declaration by the Board	66
	Directors' report	29			Auditor's report	67
	Risk management	32	Note 1 Accounting principles	43	Multi-year overview	71
	Consolidated financial reports		Note 2 Critical assessments and estimates	48	Alternative KPIs	74
	Consolidated income statement	35	Note 3 Financial risks and financial policy	49		
	Consolidated statement of comprehensive income	35	Note 4 Net sales	52		
	Consolidated statement of financial position	36	Note 5 Leasing – lessors	52		
	Consolidated cash flow statement	38	Note 6 Leasing – lessees	53		
	Consolidated statement of changes in equity	39	Note 7 Disclosures regarding auditor's fees and cost reimbursement	53		
Table of contents			Note 8 Remuneration to employees	54		
Directors' report →	Parent company's financial reports		Note 9 Earnings from participations in associated companies and joint ventures	55		
Consolidated financial reports →	Parent company's income statement	40	Note 10 Costs for the business broken down by cost type	55		
Parent company's financial reports →	Parent company's statement of comprehensive income	40	Note 11 Financial income	56		
	Parent company's balance sheet	40	Note 12 Financial expenses	56		
	Parent company's cash flow statement	41	Note 13 Tax on profit/loss for the year	56		
	Parent company's statement of changes in equity	42	Note 14 Other intangible assets	57		
Additional information and Notes →			Note 15 Machinery and equipment	57		
Declaration by the Board →			Note 16 Shares in associate companies and joint ventures	57		
Auditors' report →			Note 17 Other long-term receivables	59		
Multi-year overview →			Note 18 Development and project properties	59		
Alternative KPIs →			Note 19 Accounts receivable	60		
			Note 20 Other receivables	60		
			Note 21 Prepaid expenses and accrued income	61		
			Note 22 Cash and cash equivalents	61		
			Note 23 Share capital and other contributed capital	61		
			Note 24 Interest-bearing liabilities, other long-term liabilities and other current liabilities	62		
			Note 25 Accrued expenses and prepaid income	63		
			Note 26 Pledged assets	63		
			Note 27 Contingent liabilities and other commitments	63		
			Note 28 Shares in Group companies	64		
			Note 29 Closely related parties	64		
			Note 30 Events after the balance sheet date	65		

Directors' report

The Board of Directors and CEO of Magnolia Bostad AB (publ), Co. reg. no. 556797-7078, hereby submit the annual report and consolidated financial statements for the financial year 01/01/2025–31/12/2025

The business in general

Parent company

The parent company, Magnolia Bostad AB, which is domiciled in Stockholm, has one (1) employee and conducts its business through the acquisition, ownership and management of subsidiaries in the residential sector.

The Group

The Group has 32 employees and operates in the housing sector, by developing residential and rental properties and community service properties. Production is procured externally.

Significant events in the Group during the financial year

Issued a bond consisting of senior unsecured bonds of SEK 825 m. Early redemption of all previously outstanding bonds totalled SEK 1,226 m. In connection with the bond refinancing, an unconditional shareholder contribution of SEK 300 m was received from Magnolia Bostad's owner HAM Nordic AB.

In December 2025, Mats Brandt took over as the new CEO of Magnolia Bostad.

Financial overview

Amounts in SEK m unless otherwise specified	2025	2024	2023	2022	2021
Net sales	416	1,643	305	569	1,268
Gross profit/loss	-108	-580	-147	-226	151
Operating profit/loss	-238	-976	-595	-747	260
Profit/loss after financial items	-465	-1,272	-871	-929	75
Profit/loss for the year	-465	-1,247	-868	-863	50
Balance sheet total	2,953	3,489	6,350	6,908	6,219
Equity	749	914	1,978	2,245	2,406
Equity/assets ratio, %	25.4	26.2	31.2	32.5	38.7
Dividend per share, SEK ¹⁾	0	0	0	0	0
Number of outstanding shares before dilution	37,822,283	37,822,283	37,822,283	37,822,283	37,822,283
Number of outstanding shares after dilution	37,822,283	37,822,283	37,822,283	37,822,283	37,822,283

¹⁾ Refers to the Board's proposed dividend for each financial year.

For information about alternative KPIs see [page 74](#).

[Table of contents](#) →

[Directors' report](#)

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#) →

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

Table of contents →

Directors' report

Consolidated financial
reports →Parent company's financial
reports →Additional information
and Notes →

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs →

Business concept, targets and strategy

Magnolia Bostad develops attractive and sustainable living environments.

Business targets

To create stable, long-term, continuous value growth by developing attractive and sustainable living environments.

Financial targets

The Group's equity/assets ratio shall amount to at least 25%. The equity/assets ratio at the end of the year was 25.4% (26.2%).

We achieve our targets by developing entire communities, housing and community properties. The developments are for sale and we work for long-term sustainable community development and choose locations with good long-term demographic conditions. Production starts when demand is guaranteed.

Legal structure

As of 31 December 2025, the Magnolia Bostad Group consisted of 219 companies (264) reported in accordance with the equity method.

Organization

As of 31 December 2025, Magnolia Bostad's organization was divided into Business Development, Project Development, Central Functions and Finance. The Group consisted of 32 employees, 11 women and 21 men, at offices in Stockholm and Göteborg.

Sustainability

Magnolia Bostad has a clear focus on ensuring that all projects are economically, socially and environmentally sustainable. The housing the company develops must be sustainable today and for generations to come. Therefore, the company has a clear focus on sustainable material choices and social security. A fundamental prerequisite for the company's growth and profitability is to act long-term on sustainability and integrate the issues into every part of the business. In accordance with the wording that applied before 1 July 2024 for the Annual Accounts Act, Chapter 6, Section 11, Magnolia Bostad AB (publ) has chosen to prepare the statutory sustainability report as a report separate from the Annual Report. The sustainability report was submitted to the auditor at the same time as the Annual Report. The sustainability report can be found on **pages 75-89**.

Ownership structure

Magnolia Bostad AB is owned by HAM Nordic AB, co. reg. no. 559279-7376, which is controlled by funds and entities managed and advised by Areim AB.

Earnings, financial position and cash flow*The Group*

Net sales for the financial year amounted to SEK 416 m (1,643) and consisted mainly of sales of development and project properties. Magnolia Bostad revenue recognized 1,066 properties (947) during the year.

Central administration costs amounted to SEK -99 m (-82) and the operating loss was SEK 238 m (-976).

Net financial items amounted to SEK -227 m (-296) and were affected by costs related to bond refinancing.

The loss after tax for the full year was SEK 465 m (-1,247). Tax for the period was SEK 0 m (25).

The balance sheet total fell by SEK 536 m to SEK 2,953 m (3,489). The decline is mainly due to repayments made in connection with bond refinancing and sales during the year.

Consolidated equity, as of 31 December 2025 amounted to SEK 749 m (914) with an equity/assets ratio of 25.4% (26.2). Equity attributable to non-controlling interests amounted to SEK 0 m (0).

Total interest-bearing loan liabilities amounted to SEK 1,808 m (2,164) as of 31 December 2025. At the end of the year, Magnolia Bostad's average interest rate was 9.2% (9.3). The average capital commitment period was 2.0 years (0.8) as of 31 December 2025.

The consolidated cash flow from operating activities was SEK -202 m (-221), cash flow from investing activities was SEK 258 million (63) and cash flow from financing activities was SEK 18 m (-45). Cash and cash equivalents as of 31 December 2025 amounted to SEK 202 m (128). In addition to cash and cash equivalents, there were unused credit of SEK 276 m (235).

Parent company

The parent company's loss after financial items SEK -600 m (-696). The balance sheet total was SEK 2,000 m (2,853). The equity/assets ratio was 59.7% (56.1).

[Table of contents →](#)

[Directors' report](#)

[Consolidated financial reports →](#)

[Parent company's financial reports →](#)

[Additional information and Notes →](#)

[Declaration by the Board →](#)

[Auditors' report →](#)

[Multi-year overview →](#)

[Alternative KPIs →](#)

Project portfolio

The total number of estimated building rights in the portfolio as of 31 December 2025 was 8,786 (10,591). During 2025, 1,066 (947) residencies were sold. During the year, 2,284 residential units were completed compared to 3,541 units last year.

Auditors

At the Annual General Meeting on 27 May 2025, the auditing company Ernst & Young AB was re-elected as the company's auditor for the period until the end of the 2026 Annual General Meeting.

Corporate governance and the work of the Board Magnolia Bostad is a Swedish limited liability company with its registered office in Stockholm. The corporate governance is based on the Articles of Association, the Swedish Companies Act, the Annual Accounts Act, Nasdaq's regulations for issuers, and further applicable laws and regulations.

The 2025 Annual General Meeting took place on 27 May 2025. One shareholder (1) attended the meeting and represented 100% of the votes (100).

The 2025 Annual General Meeting resolved on the following:

- Adoption of the income statement and balance sheet for the 2024 financial year and appropriation of profits.
- Granting of discharge from liability for the Board members for the 2024 financial year.
- Adoption of remuneration for auditors and that no Board fee shall be paid to the Board members.
- Re-election of Erika Olsén, Johan Bengtsson and Therese Rattik and new election of Martin Belenius and Anders Lif, as ordinary Board members.
- Erika Olsén was elected Chairman of the Board.
- Re-election of the auditing firm Ernst & Young AB as auditor. The authorized public accountant Katrine Söderberg was appointed as the auditor in charge.

All decisions apply until the end of the next Annual General Meeting.

The Board's rules of procedure include information on the division of responsibilities between the Board, the Chairman and the CEO. The Board is responsible for the company's organization and management. The Board's work follows an annual meeting plan with a fixed agenda for each Board meeting. Where necessary salaried employees attend Board meetings to hold presentations. Magnolia Bostad's corporate governance and the Board's work are set out in the Corporate Governance Report.

● Events after the end of the period

- Signed an agreement to acquire building rights for the development of around 200 homes in the Stockholm area.
- Divested and handed over two properties in Östersund.

Proposed appropriation of company profits

The following is available to the Annual General Meeting, SEK:

Share premium reserve	180,323,859
Profit/loss carried forward	1,570,092,386
Profit/loss for the year	-710,409,480

Total	1,040,006,765
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The Board proposes:

To be carried forward	1,040,006,765
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Total	1,040,006,765
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Risk management

Magnolia Bostad continuously monitors and manages the various risks that surround its operations and takes them into account when choosing business direction, making business decisions and in its routines.

It is the company's belief that an active risk management through skilled employees and good procedures does not simply identify risks in time but also contributes to higher profitability. Magnolia Bostad's risks are divided into three main types: (1) external risks, (2) operative risks and (3) financial risks.

The risk evaluation is based on an overall assessment of the probability of the risk occurring and the impact if the risk occurs.

EXTERNAL RISKS

Climate change

Risk assessment: low

Description: Climate change can lead to building in certain places becoming more difficult/impossible or communities needing to be developed in a different way. There is a risk of projects becoming more expensive to insure or finance. Climate change affects us with both acute and long-term physical risks, ranging from extreme weather to the risk of the sea level rising. Adjustment risks affect us through increased costs or lack of resources as a result; see Resource shortage under External risks.

Management: The company currently analyses factors linked to the climate that need to be investigated in projects.

Competition

Risk assessment: medium

Description: Magnolia Bostad operates in a competitive industry. Competitors may become more numerous and stronger in future, for example due to mergers, new strategies and/or enhanced financial opportunities.

Management: Through competition analyses at both the regional and local levels and constantly striving to refine Magnolia Bostad's business model.

Legal risks

Risk assessment: medium

Description: The business is regulated by a large number of laws and regulations as well as by various processes and decisions related to these regulations, at both political and official level. In addition to these

being subject to change, it is important that the company has interpreted the laws and regulations correctly.

Management: Together with the company's legal advisers, developments are followed and changes in laws are monitored. The company follows the case law concerning the company's business areas. In addition, there is an ongoing dialogue with municipalities and authorities.

Macroeconomic factors

Risk assessment: medium

Description: The property industry is greatly affected by macroeconomic factors such as overall economic development, regional economic development, population growth, rate of production, etc.

Management: Through continual macroeconomic analysis and business planning of which municipalities and districts have favourable/unfavourable future conditions and by locking commercial terms early or via framework agreements.

Opportunity of selling projects

Risk assessment: high

Description: The business largely consists of the new production of residential properties in Sweden's growth areas. Magnolia Bostad is dependent on its ability to meet the market's demand in order to be able to sell projects successfully.

Management: Through continuous market analysis, rules for when production may begin and breakdown of projects into stages.

Table of contents →

Directors' report

Consolidated financial reports →

Parent company's financial reports →

Additional information and Notes →

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs →

[Table of contents →](#)

[Directors' report](#)

[Consolidated financial reports →](#)

[Parent company's financial reports →](#)

[Additional information and Notes →](#)

[Declaration by the Board →](#)

[Auditors' report →](#)

[Multi-year overview →](#)

[Alternative KPIs →](#)

Planning process risk

Risk assessment: medium

Description: Risk that the company will not be able to obtain a zoning plan for the construction of housing in agreements signed for the acquisition of land.

Management: Soil conditions including special conditions such as stormwater treatment, rare wildlife, archaeological discoveries, environmental aspects and others may halt plans or make them more expensive. Careful due diligence and agreements subject to the corresponding risks reduce exposure. Risks relating to politics and bureaucracy are primarily risks of delay, but they can also affect whether a plan can be obtained. Networking and good relationships with municipalities can reduce these risks.

Shortage of resources

Risk assessment: medium

Description: The level of activity in the housing market, as well as various external threats, can cause rising construction prices and problems in securing production resources. Municipalities also risk suffering from a lack of resources, which may lead to longer processing times in terms of planning processes and municipal housing projects.

Management: The business model largely secures income before the project is started and costs are procured as turnkey contracts at a fixed price. The company works with different types of warranty solutions and in long-term partnerships and can therefore secure the necessary resources at an early stage.

Valuation of properties

Risk assessment: high

Description: Risk that the market value of development properties on the balance sheet is lower than the book value.

Management: An impairment test is performed upon indications of impairment. If the net realizable value is less than the book value, a write-down is made.

OPERATIONAL RISKS

Business models and projects

Risk assessment: high

Description: Operations consist primarily of property development projects, which is why it is a prerequisite that these projects can be implemented profitably.

Management: The projects are based on detailed financial calculations in the project governance system, which are monitored on a regular basis. Price risk is managed by the business model, as part of which income is to a large extent secured before the project is started, and costs are largely tendered at a fixed price.

Improper workload and ill health

Risk assessment: low

Description: Improper workload can lead to ill-health and stress-related illnesses.

Management: The company works preventively through conversations and correction of workloads and through all managers undergoing work environment training. All employees are covered by health-care insurance and rehabilitation insurance. To promote health and well-being, all employees are offered

wellness allowances and joint group training.

Corruption

Risk assessment: low

Description: Unethical actions or poor management of business ethics risks may damage the company both operationally, financially and in terms of reputation.

Management: Magnolia Bostad has zero tolerance regarding bribery and corruption and the company's code of conduct contains clear guidelines and requirements against this.

The code of conduct is included as part of the introductory training for new employees, who also confirm by signing that they have read the code. The code of conduct reflects the company's values and contains the guidelines and requirements the company places on all employees and business partners in action and conduct.

Magnolia Bostad also has a policy for identifying and handling conflicts of interest. A whistleblower function is available on the company's website and intranet, where suspected violations can be reported according to the instructions in the whistleblower function.

Environmental risks

Risk assessment: low

Description: The environmental impact on nature and ecosystems when developing housing and communities can be huge.

Management: The company works on the basis of a life cycle analysis where the environmental impact is identified and managed at each step. All projects

must be certified in accordance with the Swedish Green Building Council's silver certification, the Nordic Swan Ecolabel or an equivalent standard. The company also places demands on its contractors through agreements, environmental policies and codes of conduct.

Key personnel

Risk assessment: medium

Description: Magnolia Bostad is dependent on the knowledge, skills and experience of key personnel. It is therefore important to keep and, where required, recruit key personnel.

Management: Ensure on a continual basis that the necessary expertise is available and the extent to which expertise needs to be recruited or engaged. Work with continuous skills transfer. Actively strive to make the company an attractive employer.

Transaction risks

Risk assessment: low

Description: Property transactions which are associated with uncertainty and risks are carried out on a continual basis. Such risks can include unforeseen land conditions, legal issues, financial commitments, government decisions and the management of tenants.

Management: In conjunction with acquisitions, due diligence is carried out, including a legal analysis of existing documentation, review of soil conditions and technical deficiencies, the timing of the acquisition, assessment of the companies, understanding of the tax situation etc. Sales require, among other

things, expertise in the guarantees that are normally provided. In addition to its own staff, the company employs external advisers when needed, to ensure the right expertise in both purchasing and sales.

FINANCIAL RISKS

Financing risk

Risk assessment: high

Description: If financing for acquisitions or development cannot be obtained, extended, expanded, refinanced or if such loans only can be obtained at unfavourable terms. Risk of change in margin in the event of refinancing or new financing

Management: The company has an equity/assets ratio target that must be followed. Furthermore, the company is responsible for the regular monitoring of special commitments upon which the loans may be conditional. The company also maintains an ongoing dialogue with a number of credit issuers.

Credit risk

Risk assessment: medium

Description: There is a risk of not being paid for the apartments or properties as agreed.

Management: In rental apartment transactions, the counterparty shall be well established and selected after careful consideration, and when selling tenant-owned apartments, diversification is achieved because there are many different types of buyers.

Liquidity risk

Risk assessment: high

Description: If cash and cash equivalents are not available to pay current costs, investments and repayments on their due dates.

Management: Future cash flows are continuously forecast based on various scenarios to ensure that financing takes place on time.

Interest rate risk

Risk assessment: medium

Description: Changes to market interest rates affect the borrowing cost.

Management: Interest rate expense is a significant cost for Magnolia Bostad, and prior to each financing transaction the risk that interest rates may change is included in the calculation.

Table of contents →

Directors' report

Consolidated financial reports →

Parent company's financial reports →

Additional information and Notes →

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs →

Consolidated income statement

Amounts in SEK m	Note	2025 Jan-Dec	2024 Jan-Dec
Net sales	4, 5	416	1,643
Production and operating costs	6, 7, 10	-524	-2,223
Gross profit/loss		-108	-580
Central administration	8, 10	-99	-82
Earnings from participations in associated companies and joint ventures	9	-31	-70
Change in value, investment properties		-	-244
Operating profit/loss		-238	-976
Financial income	11	7	16
Financial expenses	12	-234	-312
Profit/loss before tax		-465	-1,272
Income tax	13	0	25
Profit/loss for the year		-465	-1,247
Profit/loss attributable to			
Parent company's shareholders		-464	-1,184
Non-controlling interests		0	-64

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#)

[Parent company's financial reports](#) →

[Additional information and Notes](#) →

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

Consolidated statement of comprehensive income

Amounts in SEK m	2025 Jan-Dec	2024 Jan-Dec
Profit/loss for the year	-465	-1,247
OTHER COMPREHENSIVE INCOME FOR THE YEAR		
Total other comprehensive income	0	0
COMPREHENSIVE INCOME FOR THE YEAR	-465	-1,247
Total Profit/loss attributable to		
Parent company's shareholders	-464	-1,184
Non-controlling interests	0	-64

Comments to the consolidated income statement

Net sales amounted to SEK 416 m (1,643) and the operating loss was SEK 238 m (-976). The year's loss before tax was SEK 465 m (-1,272).

Net sales are explained by several property sales made during the year. Total earnings from property sales amounted to SEK 371 m (1,568). Income from project management services amounted to SEK 27 m (30), invoicing for projects in progress, rental income and other income contributed SEK 19 m (45) to earnings.

Central administration costs amounted to SEK -99 m (-82), affected by costs related to restructuring. As a result of the Group

no longer developing investment properties, certain costs previously reported in production and operating expenses are now reported under central administration, see Note 9 for comparative figures. Earnings from joint ventures amounted to SEK -31 m (-70), mainly affected by financing costs in productions in progress.

Net financial items amounted to SEK -227 m (-296). Financial expenses were affected by costs attributable to the bond refinancing.

The loss for the year was SEK 465 m (-1,247) and included SEK 0 m (25) in income tax.

Consolidated statement of financial position

Amounts in SEK m	Note	2025 31 Dec	2024 31 Dec
ASSETS			
Fixed assets			
Other intangible assets		0	0
Total intangible assets		0	0
Right-of-use assets	6	44	30
Machinery and equipment	15	1	0
Total tangible assets		45	30
Shares in associated companies and joint ventures	16	153	239
Receivables from joint ventures	29	8	59
Other long-term receivables	17	55	155
Total financial assets		216	453
Total fixed assets		261	484
Current assets			
Development and project properties	18	2,163	2,232
Tenant-owned apartments		4	4
Accounts receivable	19	6	11
Receivables from joint ventures	29	85	138
Other receivables	20	225	483
Prepaid expenses and accrued income	21	7	9
Cash and cash equivalents	22	202	128
Total current assets		2,692	3,006
Total ASSETS		2,953	3,489

Comments to the consolidated statement of financial position

The consolidated balance sheet total decreased to SEK 2,953 m, compared to SEK 3,489 m at the beginning of the year. The decrease was mainly due to repayments made in connection with the bond refinancing and sales during the year.

Shares in associated companies and joint ventures amounted to SEK 153 m (239). The decrease is mainly due to the sale of the Yard JV, which was owned jointly with Slättö. In addition, the item is affected by financing costs in the JV with housing production in progress.

Long-term and current receivables from JVs amounted to SEK 93 m (197). The decrease is due to balances with divested JVs being settled and repayments on shareholder financing to the JV with Niam being made during the year, in connection with the occupancy of tenant-owned apartments.

Magnolia has several JVs with various property companies, and develops parts of the building rights portfolio within these. Normally, the JV partner contributes a larger capital investment and Magnolia project manages the productions.

Magnolia Bostad has a JV with Heimstaden and one with KF-fastigheter for the development of 416 and 639 residencies in Upplands-Bro, respectively. In addition, Magnolia Bostad has additional JVs with Heimstaden with projects in various stages of the zoning plan process.

Magnolia Bostad has a JV with Niam for developing 226 tenant-owned apartments in Göteborg, where occupancy is underway. Within the same JV, 110 rental apartments were completed and sold during the year.

In partnership with SBB, Magnolia Bostad also has a JV in Nykvarn, running a zoning plan for the future development of 289 residencies.

Development and project properties amounted to SEK 2,163 m (2,232) at the year-end. The decrease was driven by the divestment of the Kista Ång project in Stockholm, Bäverbäcken project in Tyresö and building rights sales. These were offset by continued investments in the Öresjö Ångar and Slagsta Strand projects, which are in production.

Of other long-term and other receivables totalling SEK 280 m (639), SEK 186 m (546) are receivables from project buyers. Of the receivables from buyers, the Group is expected to receive SEK 144 m (424) as repayments of promissory notes, handover payments and final purchase prices within the next 12 months. Deposits paid for future property acquisitions amount to SEK 61 m (62).

Table of contents →

Directors' report →

Consolidated financial
reports

Parent company's financial
reports →

Additional information
and Notes →

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs →

Consolidated statement of financial position

Amounts in SEK m	Note	2025 31 Dec	2024 31 Dec
EQUITY AND LIABILITIES	1		
Equity	23		
Share capital		151	151
Other contributed capital		2,638	2,338
Retained profits incl. net profit/loss for the period		-2,040	-1,576
Equity attributable to parent company shareholders		749	913
Non-controlling interests		0	0
Total equity		749	914
Long-term liabilities			
Long-term interest-bearing liabilities	24	1,463	465
Long-term leasing liability	6	40	27
Other long-term liabilities	27	124	112
Total long-term liabilities		1,626	605
Current liabilities			
Current interest-bearing liabilities	24	346	1,699
Current leasing liability	6	9	7
Accounts payable		20	7
Tax liabilities		0	0
Other current liabilities	24	122	136
Accrued expenses and deferred income	25	81	122
Total current liabilities		578	1,971
TOTAL EQUITY AND LIABILITIES		2,953	3,489

Comments to the consolidated statement of financial position

Equity and equity/assets ratio

Consolidated equity at the end of the period amounted to SEK 749 m (914) with an equity/assets ratio of 25.4% (26.2). In connection with the bond refinancing in February, Magnolia Bostad received an unconditional shareholder contribution of SEK 300 m.

Of consolidated equity, SEK 0 m (0) was attributable to non-controlling interests. During Q4 2024, a new share issue was carried out in Magnolia Holding 4 AB, whereby the minority share of equity was absorbed by equity attributable to ordinary shareholders.

Interest-bearing liabilities

During the year, all previous bonds were refinanced with a new bond of SEK 825 m. The total interest-bearing loan liability, including interest-bearing deposits received, amounted to SEK 1,808 m (2,164) as of 31 December 2025. The company's liabilities totalled a nominal SEK 1,851 m, of which the majority consisted of bonds of SEK 825 m (1,226), project-related liabilities of SEK 882 m (737) and promissory notes of SEK 145 m (205).

Project-related liabilities include financing for land acquisition and building credits, and are repayable in connection with Magnolia Bostad's handing over the projects. During

the year, the credit facility of SEK 700 m with Norion Bank was extended until the end of 2027, of which SEK 453 m has been utilized. At the same time, the building credit facility in Öresjö Ångar stage 4A was refinanced into a secured property loan. Together with the bond refinancing that was carried out at the beginning of the year, this resulted in the average capital commitment period being 2.0 years, compared to 0.8 years as of 31 December 2024.

Other liabilities

Other long-term and current liabilities consist primarily of liabilities for purchase prices not yet paid for acquired projects and provisions for sold projects and amounted to SEK 245 m (249).

Table of contents →

Directors' report →

Consolidated financial
reports

Parent company's financial
reports →

Additional information
and Notes →

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs →

Consolidated cash flow statement

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#)

[Parent company's financial reports](#) →

[Additional information and Notes](#) →

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

Amounts in SEK m	Note	2025 Jan-Dec	2024 Jan-Dec
Operating activities	1		
Profit/loss before tax		-465	-1,272
<i>Adjustments for items not included in cash flow, etc.</i>			
Less share of earnings from associated companies and joint ventures		24	70
Depreciation and impairment of assets		89	380
Change in value of investment properties		0	244
Earnings from the sale of development properties		34	162
Other profit/loss items that do not affect liquidity		56	20
Income tax paid		0	0
Cash flow from operating activities before changes in working capital		-261	-396
Changes in development and project properties		-409	-128
Changes in operating receivables		502	479
Changes in operating liabilities		-33	-175
Cash flow from operating activities		-202	-221
Investment activities			
Changes in intangible assets		0	0
Investments in investment properties		0	-381
Changes in machinery and equipment		-1	0
Investment in financial assets		-15	-3
Disposal/reduction of financial assets		68	13
Sale of subsidiary		206	433
Cash flow from investment activities		258	63
Financing activities			

Amounts in SEK m	Note	2025 Jan-Dec	2024 Jan-Dec
Shareholder contribution		300	100
Borrowing		322	296
Repayment of loan liabilities		-591	-422
Repayment of leasing liability		-13	-19
Cash flow from financing activities		18	-45
Cash flow for the year		75	-203
Cash and cash equivalents at start of the year		128	331
Cash and cash equivalents at the end of the year		202	128

Interest received amounted to SEK 7 m (20). Interest paid amounted to SEK -189 m (-281).

Comments on the consolidated cash flow statement

Consolidated cash flow from operating activities amounted to SEK -202 m (-221). The year's cash flow was affected by investments in the project portfolio. Cash flow from operating activities excluding investments and other changes in development and project properties amounted to SEK 207 m (-93).

In connection with handing over the property, Magnolia Bostad normally receives cost coverage for the investments made in the projects. Parts of the project's profit can also be received in cash upon handover. The remaining part of the project's profit is usually received in connection with project completion, which normally occurs after two

to three years. This leads to a delay between the time of reporting the sale in the income statement and the cash flows received.

Cash flow from investment activities amounted to SEK 258 m (63). During the year, the shares in the Yard JV were divested, which resulted in a positive cash flow of SEK 53 m. The projects Kista Äng, Bålsta Gästis and Bäverbäcken have been divested, which after repayment of related land financing of SEK 143 m for Kista Äng resulted in net liquidity of SEK 206 m.

Cash flow from financing activities amounted to SEK 18 m (-45), mainly affected by bond refinancing, which is reported net under repayment of loan liabilities, as well as repayments of land financing in connection with the handover of sold projects.

Consolidated statement of changes in equity

Amounts in SEK m	Share capital	Other capital contributions	Reserves	Total equity	Non-controlling interests	Total equity
Opening equity 1/1/2024	151	2,155	-	-264	-64	1,978
Profit/loss for the year	-	-	-	-1,184	-64	-1,247
Other comprehensive income	-	-	-	-	-	-
Transactions with owner						
New issue	-	-	-	-127	127	0
Shareholder contribution	-	183	-	-	-	183
Closing equity 31/12/2024	151	2,338	-	-1,576	0	914

Amounts in SEK m	Share capital	Other capital contributions	Reserves	Total equity	Non-controlling interests	Total equity
Opening equity 1/1/2025	151	2,338	-	-1,576	0	914
Profit/loss for the year	-	-	-	-465	0	-465
Other comprehensive income	-	-	-	0	0	0
Transactions with owner						
Shareholder contribution	-	300	-	-	-	300
Closing equity 31/12/2025	151	2,638	-	-2,040	0	749

For more information see **Note 23** – Share capital and other contributed capital.

[Table of contents →](#)

[Directors' report →](#)

[Consolidated financial reports](#)

[Parent company's financial reports →](#)

[Additional information and Notes →](#)

[Declaration by the Board →](#)

[Auditors' report →](#)

[Multi-year overview →](#)

[Alternative KPIs →](#)

[Table of contents →](#)[Directors' report →](#)[Consolidated financial
reports →](#)[Parent company's financial
reports](#)[Additional information
and Notes →](#)[Declaration by the Board →](#)[Auditors' report →](#)[Multi-year overview →](#)[Alternative KPIs →](#)

Parent company's income statement

Amounts in SEK m	Note	1/1/2025 31/12/2025	1/1/2024 31/12/2024
Net sales	4, 5	48	26
Total income		48	26
Central administration	6, 7, 8, 10	-48	-49
Operating profit/loss		0	-23
Financial income	11	103	194
Financial expenses	12	-703	-867
Profit/loss after financial items		-600	-696
Group contributions	29	-110	-49
Tax on profit/loss for the year	13	0	0
Profit/loss for the year		-710	-745

Parent company's statement of comprehensive income

Amounts in SEK m	Note	1/1/2025 31/12/2025	1/1/2024 31/12/2024
Profit/loss for the year		-710	-745
Other comprehensive income		0	0
COMPREHENSIVE INCOME FOR THE YEAR		-710	-745

Parent company's balance sheet

Amounts in SEK m	Note	31/12/2025	31/12/2024
ASSETS			
Fixed assets			
Shares in Group companies	28	136	206
Long-term receivables		0	0
Total fixed assets		136	207
Current assets			
<i>Current receivables</i>			
Receivables from Group companies	29	1,849	2,599
Other receivables	20	4	5
Prepaid expenses and accrued income	21	0	0
Total current receivables		1,853	2,604
Cash and bank	22	11	43
Total current assets		1,864	2,647
TOTAL ASSETS		2,000	2,853

Parent company's balance sheet (cont.)

Amounts in SEK m	Note	31/12/2025	31/12/2024
EQUITY AND LIABILITIES			
Equity			
<i>Restricted equity</i>			
Share capital	23	151	151
Total restricted equity		151	151
<i>Non-restricted equity</i>			
Share premium reserve		180	180
Retained earnings		1,570	2,015
Profit/loss for the year		-710	-745
Total non-restricted equity		1,040	1,450
Total equity		1,191	1,602
Liabilities			
<i>Long-term liabilities</i>			
Long-term interest-bearing liabilities	24	783	300
Total long-term liabilities		783	300
<i>Current liabilities</i>			
Interest-bearing liabilities	24	0	927
Accounts payable		0	0
Liabilities to Group companies	29	7	9
Other current liabilities		1	0
Accrued expenses and deferred income	25	18	15
Total current liabilities		26	951
Total liabilities		809	1,251
TOTAL EQUITY AND LIABILITIES		2,000	2,853

Parent company's cash flow statement

Amounts in SEK m	1/1/2025 31/12/2025	1/1/2024 31/12/2024
Operating activities		
Profit/loss after financial items	-600	-696
Adjustments for items not included in cash flow, etc.		
Other non-liquidity earnings items	-87	15
Depreciation and impairment of assets	570	692
Tax paid	0	0
Cash flow from operating activities before changes in working capital	-117	11
Cash flow from changes in working capital		
Changes in operating receivables	259	-35
Changes in operating liabilities	2	-14
Cash flow from operating activities	144	-37
Investment activities		
Sales/reduction of financial assets	0	0
Changes in long-term receivables	0	0
Cash flow from investment activities	0	0
Financing activities		
Shareholder contribution	300	100
Borrowings	0	0
Repayment of loan liabilities	-475	-258
Cash flow from financing activities	-175	-158
Cash flow for the year	-31	-196
Cash and cash equivalents at the start of the year	43	237
Cash and cash equivalents at the end of the year	11	43

Interest received amounted to SEK 1 m (2). Interest paid amounted to SEK -91 m (-158).

[Table of contents →](#)

[Directors' report →](#)

[Consolidated financial reports →](#)

[Parent company's financial reports](#)

[Additional information and Notes →](#)

[Declaration by the Board →](#)

[Auditors' report →](#)

[Multi-year overview →](#)

[Alternative KPIs →](#)

Parent company's statement of changes in equity

Amounts in SEK m	Share capital	Share premium reserve	Total equity	Total equity
Opening equity 1/1/2024	151	180	1,833	2,164
Profit/loss for the year	-	-	-745	-745
Other comprehensive income	-	-	0	0
Transactions with owner				
Shareholder contribution	-	-	183	183
Closing equity 31/12/2024	151	180	1,271	1,602

Amounts in SEK m	Share capital	Share premium reserve	Total equity	Total equity
Opening equity 1/1/2025	151	180	1,271	1,602
Profit/loss for the year	-	-	-710	-710
Other comprehensive income	-	-	0	0
Transactions with owner				
Shareholder contribution	-	-	300	300
Closing equity 31/12/2025	151	180	860	1,191

For more information, see Note 23.

[Table of contents →](#)

[Directors' report →](#)

[Consolidated financial reports →](#)

[Parent company's financial reports](#)

[Additional information and Notes →](#)

[Declaration by the Board →](#)

[Auditors' report →](#)

[Multi-year overview →](#)

[Alternative KPIs →](#)

Additional information and notes

- Table of contents →
- Directors' report →
- Consolidated financial reports →
- Parent company's financial reports →
- Additional information and Notes
- Declaration by the Board →
- Auditors' report →
- Multi-year overview →
- Alternative KPIs →

Note 1 Accounting principles

The company in general

Magnolia Bostad AB, co. reg. no. 556797-7078, with its registered office in Stockholm, is a subsidiary of HAM Nordic AB, co. reg. no. 559279-7376, based in Stockholm, Sweden. The annual report and consolidated accounts were approved by the Board of Directors on 9 April 2026 and will be submitted to the Annual General Meeting for approval on 27 May 2026.

The parent company, in the largest group to which Magnolia Bostad AB is a subsidiary and where consolidated accounts are prepared, is HAM Nordic AB co. reg. no. 559279-7376, based in Stockholm. Magnolia Bostad AB's head office is located at Döbelnsgatan 24 Box 5853, 113 52 Stockholm.

Applied regulations

The consolidated accounts were prepared in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and interpretations from the IFRS Interpretations Committee as adopted by the EU. Furthermore, the consolidated accounts were prepared in accordance with Swedish law and the Swedish Financial Reporting Board's recommendation RFR1, Supplementary Accounting Rules for Corporate Groups.

The parent company applies the same accounting principles as the Group with the exception of the cases set out below in the section entitled "Parent company accounting principles". Deviations that arise between the

parent company and the Group principles are the result of limitations to the possibilities for applying IFRS in the parent company due to the Annual Accounts Act and, in some cases, applicable tax regulations.

Conditions for the preparation of the financial statements for the parent company and the Group

The parent company's functional currency is SEK, which is also the reporting currency for the parent company and the Group. All amounts, unless stated otherwise, are rounded to the nearest m. The reports are prepared according to the assumption of survival.

The Group's accounting principles have been applied consistently to the accounts and consolidation of the parent company and subsidiaries.

Classification

Fixed assets and long-term liabilities in the parent company and Group consist only of amounts that are expected to be recoverable or paid later than twelve months from the balance sheet date while current assets and liabilities in the parent company and the Group consist only of amounts that are expected to be recoverable or paid Within twelve months from the balance sheet date

Input data for measurements at fair value

Level 1 Listed, unadjusted, prices on active markets for identical assets or liabilities

that the company has access to at the date of measurement.

Level 2 Other input data than the listed prices that are included in Level 1, which are directly or indirectly observable for assets and liabilities.

Level 3 Input data at Level 3 are non-observable input data for assets and liabilities.

Consolidated financial statements

The consolidated income statement and balance sheet encompass all companies in which the parent company directly or indirectly holds more than half of the shares' voting rights as well as companies in which the Group in any other way has a controlling influence.

The financial statements for the parent company and the subsidiaries that are included in the consolidated financial statements refer to the same period and are prepared in accordance with the accounting principles that apply to the Group. A subsidiary is included in the consolidated financial statements as of the date of acquisition, which is the date the Parent Company acquires a controlling influence, normally more than 50% of the votes, and is included in the consolidated financial statements until the date on which the controlling influence ceases. Intra-Group transactions and any associated profit/loss are eliminated.

Business combinations vs. asset acquisitions

The acquisition of companies can be classi-

fied as either a business combination or an asset acquisition. The assessment is made on a case-by-case basis per acquisition. Company acquisitions, the primary purpose of which is to acquire the company's property and where the company's management organization and administration is of subordinate importance for the acquisition, are classified as asset acquisitions. Other company acquisitions are classified as business combinations.

Goodwill is distributed among cash-generating units following an annual impairment test in accordance with IAS 36. When acquiring assets, the cost is distributed among the acquired net assets in the acquisition analysis.

The share of equity attributable to owners with non-controlling interests (also referred to as minority interests) is reported as a separate item within equity, separate from the parent company's owners' share of equity. Within the Group there are two companies, Magnolia Holding 4 AB, co. reg. no. 559114-8415, and Magnolia Hotellutveckling 2 AB, co. reg. no. 559125-7604, where minority ownership occurs. The minority interest is considered to be immaterial to the Group as a whole.

Reporting of tenant-owner associations
Magnolia Bostad consolidates tenant-owner associations during the construction period and up to the time when the final tenant-owners take over their apartments and the control is judged to pass to the final tenant-owners. Unoccupied tenant-owned

Table of contents →

Directors' report →

Consolidated financial
reports →Parent company's financial
reports →Additional information
and Notes

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs →

apartments are reported as work in progress. Within the asset item project and development properties.

Reporting of joint arrangements

Joint arrangements are companies over which the Group has joint control through agreements. Joint arrangements are classified as either joint operations or joint ventures. There are currently no companies that are considered to be joint operations in Magnolia Bostad. Joint ventures are arrangements where Magnolia Bostad has a right to the net assets and where the investment is accounted for using the equity method.

The equity method means that the holding is initially recognized at cost. The carrying amount is subsequently increased or decreased to take into account the Group's share of the profit and other comprehensive income from its joint ventures after the acquisition date. The Group's share of the profit or loss from holdings recognised using the equity method is included in the Group's profit or loss and the Group's share of other comprehensive income is included in the Group's other comprehensive income.

Segments

The identification of segments is based on the internal reporting to the highest executive decision-maker, which in Magnolia Bostad is the CEO. Since reporting to the CEO as a basis for decisions regarding the distribution of resources is made for the entire operations and not divided into geographic markets or the equivalent, Magnolia Bostad is considered to consist of only one segment.

Revenue recognition

Revenue recognition takes place when a performance commitment is fulfilled by transferring a promised product or service to a customer. An asset is transferred when control of the asset is transferred to the customer. When a performance commitment is met, or as a result of it being met, a company must recognize the amount of the transaction price allocated to the performance commitment.

In the case of sales, two different agreements are entered into with the customer, an agreement regarding the sale of the project (property) and an agreement regarding project management. These two agreements are seen as a single agreement according to IFRS 15. The Group has two separate performance obligations; project management which is recognized over time and the sale of the project (property) which is recognized at a point in time when control has been transferred to the customer. The transaction price is allocated between the two performance obligations based on the stand-alone sales price for project management.

Revenue recognition of project management agreements

Project management is reported as a performance obligation, and the revenue attributable to the project management is reported over time in accordance with the input method since control is passed over time. Under the input method, revenue is recognized on the basis of initiatives or input to meet a performance obligation in relation to the total expected input for the satisfaction of the performance obligation. Magnolia Bostad has chosen actual project costs in relation to total estimated costs for each

project management agreement. This method has been chosen because costs incurred are seen as best reflecting the transfer to the customer. Costs for the project management agreement consist mainly of personnel costs and costs for sub-consultants.

Revenue recognition of projects (property)

Magnolia Bostad considers that the time of revenue recognition of projects (property) is when control has been passed to the buyer. The buyer is usually a stable Swedish institution or a property company. The control is deemed to pass when (i) a binding agreement is entered into with a purchaser of the project (the property), (ii) local planning is in place, and (iii) a binding turnkey contract has been entered into with a contractor. The turnkey contract is signed by or transferred to the buyer. The Group makes the assessment that control over the asset is passed at the point in time when there is a legally binding agreement with the purchaser and the significant risks and benefits associated with the ownership of the asset are thus passed to the purchaser.

The transaction price contains elements of variable consideration. For rental apartment projects, hotels and residential care properties, the variable consideration is linked to the future property's rent/net operating income and area. Variable remuneration amounts are estimated at the expected value and included in the transaction price to the extent that a significant reversal at a later point in time is highly improbable. At the end of each reporting period, the estimated transaction price is updated to correctly reflect the circumstances at that point in time. The variable consideration for rents is dependent on warranties limited in time and scope linked to

future rent levels/net operating income and future vacancy levels for rental apartment projects. The vacancy guarantee is updated using the current rental status.

Variable consideration in the transaction price linked to the area consists of zonal planning risk and any risk in the turnkey contract. Planning risk is based on due diligence regarding the local zonal planning work and is reported as revenue when the building permit gains legal force, which is when the uncertainty surrounding planning risk ceases. The risk in the turnkey contract is considered to cease and is reported as revenue when the turnkey contract has been concluded. The Group makes an individual assessment of the expected value of any variable consideration in each individual project.

Following revaluation of the projects' expected final profit/loss, previously calculated profit in the projects concerned is adjusted and the projects are recognized as revenue or reported as a decrease in revenue in the period during which the transaction price is changed.

Sale of tenant-owned apartments

Via the tenant-owner association, an agreement is signed with the tenant-owner on the acquisition of a right of use in the tenant-owner association corresponding to a certain apartment. Magnolia Bostad assesses that controlling influence over tenant-owner associations ends at the time when the final tenant-owners access their apartments and the tenant-ownership is consolidated until this time. Revenues and costs for tenant-owned apartment projects are reported as the apartment buyers take over the tenant-owned apartments and consist of the actual

Table of contents →

Directors' report →

Consolidated financial
reports →

Parent company's financial
reports →

Additional information
and Notes

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs →

revenue for the apartment sold and the sold apartment's share of the project's total cost.

Remuneration to employees Remuneration to employees in the form of salaries, paid vacation, paid absence due to illness, etc., and pensions are reported as earned.

Defined-contribution pensions The Group only utilizes defined-contribution pension plans. In defined-contribution plans, the company pays fixed fees to an external public or private legal entity that manages the future pension commitments. The Group's profit is debited for costs as benefits are accrued. The Group has no additional payment commitments or other obligations once the fees are paid.

Financial income and expenses Financial income consists of interest-bearing income on bank balances, receivables and financial investments. Interest income is reported using the effective interest method. When the value of a receivable classified as a loan receivable and accounts receivable or a loan liability has been impaired, the Group lowers the carrying amount to the recoverable amount, which is determined by the forecast cash flow discounted by the original effective interest rate for the instrument and continues to dissolve the discounting effect as interest income. Interest income on impaired loan receivables and accounts receivable are reported at the original effective interest rate. Financial expenses consist of interest expenses and other costs for borrowing. Interest expenses are reported using the effective interest method. Financial expenses are reported in the period to which they relate.

Leasing – lessor

Lease agreements are classified as either finance or operating leases. Finance leases occur when the economic risks and rewards attributable to the leasing object in all material respects are transferred to the lessee. All other leases are considered to be operating leases. The Group does not have any material finance lease agreements and all lease agreements are therefore reported as operating lease agreements, which means that the lease fee is distributed on a straight line basis over the term of the lease.

Leasing - lessee

As the lessee, rights of use and leasing liabilities for the vast majority of leasing agreements are recognized in the balance sheet. Depreciation of rights of use and interest costs for leasing liabilities are reported in the income statement. In the cash flow analysis, payments attributable to the amortization of leasing liabilities are reported in financing operations and payments attributable to interest in operating activities.

The leasing liability is valued at the acquisition date at the present value of unpaid leasing fees at the commencement date. Subsequently, the lease liability increases with interest costs and decreases with paid lease fees. The right of use is initially reported at acquisition value, i.e. the original value of the lease liability. The right of use then depreciates over the period of use. Leasing fees are discounted with the implicit interest rate if it can be determined otherwise the marginal loan interest rate is used are discounted by the marginal loan interest rate. The Group applies the exceptions that the standard allows for short-term leases and leases for which the underlying asset is of low value.

These lease agreements are reported as other expenses. After the start date, the lease liability is revalued to reflect re-evaluations and changes to the lease agreement. The revaluation of the lease liability is adjusted against the right of use. Profits or losses attributable to changes in lease agreements are recognized in the income statement.

Tangible and intangible fixed assets

Tangible and intangible fixed assets are recognized as an asset in the balance sheet when, based on available information, it is probable that the future economic benefits associated with the holding will flow to the company and that the cost of the asset can be measured reliably. Tangible and intangible fixed assets are recognized at cost less depreciation and any impairment losses.

Depreciation and amortization principles for intangible and tangible fixed assets

Depreciation according to plan is based on the original cost less the estimated residual value. Depreciation/amortization occurs on a straight-line basis over the estimated useful life of the asset.

Licenses 5 years

Machinery and equipment 3–5 years

Development and project properties

Development and project properties are held for the purpose of developing and selling residential units, such as rental apartments and tenant-owned apartments. The properties are reported as current assets, even if some properties are under management and generate rental income pending their development. They are reported at the lowest of cost and net realizable value. Development and project properties are reported in their entirety when a binding agreement exists.

In certain agreements on asset acquisitions, there are additional payments that are payable if certain events occur in the future. These additional payments are recognized when the underlying event causing an additional payment occurs. Any tax discounts at acquisition reduce the property's cost.

Provisions and contingent liabilities

A provision is recognized in the balance sheet when the company has a present legal or constructive obligation as a result of a past event and it is probable that an outflow of economic resources will be required to settle the obligation and a reliable estimate of the amount can be made. Where the effect of the timing of payment is material, provisions are calculated by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where applicable, the risks specific to the liability. Provisions are reviewed at each balance sheet date.

Contingent liabilities are possible obligations that arise from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company. Contingent liabilities also include claims arising from past events, but which are not recognized as liabilities or provisions because it is not probable that an outflow of resources will be required to settle the claim and/or that the amount cannot be estimated with sufficient certainty.

Financial instruments

A financial asset or financial liability is recognised in the balance sheet when the company becomes a party to the contractual terms of the instrument. Financial assets are

Table of contents →

Directors' report →

Consolidated financial
reports →Parent company's financial
reports →Additional information
and Notes

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs →

derecognised when the rights in the contract are realised, expire or the company otherwise loses control over them. Financial liabilities are derecognised when the obligation in the contract is discharged or otherwise extinguished. Financial instruments recognised in the balance sheet include, on the assets side, cash and cash equivalents, trade receivables, other long-term receivables, other receivables and securities. Liabilities include trade payables, loan payables and other liabilities. Financial instruments are initially reported at cost corresponding to the instrument's fair value at the time of acquisition including transaction costs for all financial instruments except those that belong to the category Financial asset reported at fair value in the income statement, which are reported without transaction costs. Reporting thereafter depends on how they are classified in accordance with that stated below.

The financial assets category consists of three sub-groups: financial assets measured at fair value through the income statement, financial assets measured at accrued acquisition value and financial assets measured at fair value via other comprehensive income.

Classifications of liability and equity instruments are described below:
Liability instruments are the instruments that fulfil the definition of financial liabilities from the issuer's perspective, such as customer receivable and loan receivables.

The Group classifies its liability instruments in one of the following two evaluation categories:

Financial assets measured at accrued acquisition value

Assets held for the purpose of collecting contractual cash flows that only constitute payments of principal amounts and interest, and which are not identified as valued at fair value through profit or loss, are valued at accrued acquisition value. The reported value of these assets is adjusted with any reported expected credit losses. A default is defined as receivables where a significant part of the obligation is delayed by more than 90 days. Individual assessment and provision is made on the basis of rating-based impairment models. Due to short maturities and/or high creditworthiness, the provisions amount to insignificant amounts. Interest income from these financial assets is reported in net financial items using the effective interest method.

Accounts receivable are reported at the amount that is expected to be received after deductions for doubtful receivables that have been assessed individually. The expected maturity of rental receivables is short, which is why the value is reported at a nominal amount without discounting.

Receivables are reported at cost less any impairment losses. A receivable is tested individually for its estimated probability of default and recognized at the amount expected to be received. Write-downs are made for bad debts and are reported under operating expenses.

Financial assets measured at fair value through the profit/loss

Assets that do not meet the criteria for accrued acquisition value are measured at

fair value through the profit/loss. Profits or losses due to a debt instrument that after initial recognition are valued at fair value through profit or loss and are not included in a hedging relationship are recognized in net financial items when they arise. Interest income from these financial assets is reported in net financial items using the effective interest method.

Debt instruments are reclassified only when the Group's business model for managing these assets changes

Equity capital instruments are instruments that meet the definition of equity capital from the issuer's perspective, which means instruments without a contractual obligation to pay and which deposit a residual right in the issuer's net assets. Profits or losses due to equity instruments measured at fair value via the balance sheet are recognized in net financial items.

Financial liabilities measured accrued acquisition value

Relates to all other financial liabilities such as borrowings, accounts payable, accrued costs for services and goods that are settled in cash. Financial liabilities (interest-bearing loans and other financing), with the exception of current liabilities where the interest effect is immaterial, are initially measured at fair value and subsequently at accrued acquisition value using the effective interest method. Accounts payable and other liabilities with a short expected maturity are measured without discounting at a nominal amount. Liabilities are recognized when the counterparty has performed and a contractual obligation to pay exists, even if the

invoice has not yet been received. Accounts payable are recognized when the invoice has been received. A financial asset and a financial liability are offset and reported with a net amount in the balance sheet only when there is a legal right to offset the amounts and to settle the items with a net amount or to simultaneously realize the asset and settle the liability.

Cash Flow Statement

The indirect method is applied to the preparation of the cash flow statement. The reported cash flow only includes transactions that result in incoming or outgoing payments.

Parent company's accounting principles

The parent company prepared its annual accounts in accordance with the Swedish Annual Accounts Act (1995:1554) and the Swedish Financial Reporting Board's recommendation RFR 2, Accounting for Legal Entities. The Swedish Financial Reporting Board's statements for listed enterprises also apply. Under RFR 2, the parent company in the annual report for the legal entity shall apply all of the IFRS and statements approved by the EU to the extent possible Within the framework of the Swedish Annual Accounts Act and with consideration given to the link between accounting and taxation. The recommendation states which exceptions and additions may be made in relation to IFRS.

Shares in Group companies

Shares in Group companies are reported using the cost method. Costs related to acquisition of subsidiaries are included as part of the cost for shares in Group companies. The carrying amount for participations in

Table of contents →

Directors' report →

Consolidated financial
reports →

Parent company's financial
reports →

Additional information
and Notes

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs →

Group companies are tested for any impairment need when such indications arise.

Group contributions, dividends and shareholders' contributions

The company reports Group contributions according to the alternative rule, which entails that Group contributions received or paid are reported under appropriations. Anticipated dividends are reported as financial income by the recipient. Shareholders' contributions are reported directly under equity by the recipient and capitalized in shares and participations by the issuer to the extent a write-down is not required. Shareholder's contributions received are reported as an increase in unrestricted equity.

Financial instruments

Financial instruments are not reported in accordance with IFRS 9, Financial Instruments, but rather are reported as the lower of cost or net realizable value in accordance with the Annual Accounts Act. Receivables in the parent company largely consist of receivables from subsidiaries which are reported at acquisition value. Rating-based impairment models are applied.

Changed reporting principles

New or changed existing standards that came into force on 1 January 2025 have not had any significant impact on the Group's financial reports.

New and amended standards not yet applied by the Group

Magnolia Bostad started implementing IFRS 18 during the year to ensure full adaptation to the new accounting principles. Other new and amended standards and interpretations approved by the EU are currently not considered to have a material impact on Magnolia Bostad's results or financial position.

Note 2 Critical assessments and estimations

The preparation of the financial statements in accordance with IFRS requires that the Board of Directors and executive management make assessments, estimations and assumptions that affect the application of the accounting principles and the reported amounts of assets, liabilities, income and expenses. The estimations and assumptions are based on historical experiences and a number of other factors that given the current circumstances are deemed to be reasonable. The results of these estimations and assumptions are then used to assess the carrying amounts for assets and liabilities that otherwise are not clearly evident from other sources. The actual outcome may deviate from these estimations and assessments. The estimations and assumptions are reviewed regularly.

Revenue recognition of projects (property)

The project development of rental apartments is recognized as revenue as of the date that (i) a binding agreement has been signed with a rental project purchaser, (ii) there is a zoning plan, and (iii) a binding turnkey contract has been signed with a contractor. The turnkey contract is signed by or transferred to the buyer. The Group makes an individual assessment on the need for any provisions in each individual project. The Group establishes certain guarantees for the project in relation to vacancy and rental levels for which the Group makes provisions based on the specific circumstances of each respective project. Reassessment of the provision for rental guarantees takes place regularly based on the current rental situation. The Group makes provisions for planning risk on the basis of its knowledge of the local planning work. The provision for planning risk is dissolved when the building permit enters into legal force. The Group also

makes provisions for any risk in the turnkey contract. Variable remuneration amounts are estimated at the expected value and included in the transaction price to the extent that a significant reversal at a later point in time is highly improbable. Assessment and estimation of variable components to include in the transaction price is largely based on an assessment of future expected performance and all information (historical, current and forecast) that is reasonably available to us. Reassessments of the expected end result of the project mean adjustments of previously calculated profit in the projects concerned. These changes to forecasts are included in the recognized profit/loss for the period. Estimated losses are charged directly to the profit/loss in the period in which they are identified. Assessments and estimates affect the receivable property sales, which is stated in Note 17 - Other long-term receivables and Note 20 - Other receivables.

In certain projects, the buyer may receive government subsidies, including energy subsidies. As such subsidies may be subject to repayment requirements, for example if the final energy performance of the project deviates from the terms of the subsidy, this may indirectly affect the Group's remuneration within the framework of entered into agreements. The Group makes an ongoing assessment of how any repayment obligation on the part of the buyer may affect the Group's variable remuneration components and recognized revenue in the projects concerned.

Revenue recognition, right of use (tenant-owned apartments)

Magnolia Bostad assesses that controlling influence over tenant-owner associations ceases at the time when the final tenant-owners purchase their apartments and the

tenant-ownership is consolidated until this time. Revenues and costs for tenant-owned apartment projects are reported as the apartment buyers take over the tenant-owned apartments and consist of the actual revenue for the apartment sold and the sold apartment's share of the project's total cost. Revaluations of the projects' expected end result entail a correction of previously prepared results in the projects. This forecast change is included in the period's reported results. Assessed losses are charged in their entirety directly to the profit for the period in the period in which they are identified.

Revenue recognition project management

Revenue from project management contracts is recognized successively based on the degree of completion of the project. The degree of completion and the method of assessment differ depending on the type of contract. For fixed-price contracts, revenue is accrued linearly over the agreed project period, which reflects that the project management effort is considered to be distributed evenly over the course of the project. For contracts with recurring billing, revenue is recognized as the work is performed and invoiced based on the actual time spent, which directly reflects the degree of completion.

Valuation of development and project properties

Development and project properties are reported as inventory assets, which means that they are recorded at the lower of acquisition value and net realizable value. The net realizable value is normally assessed based on the project's calculation, which is updated quarterly with regards assessed areas, cost estimates and market conditions. This means that management needs to make assumptions and estimates of zoning plans, price

trends in the construction industry, rental levels and yield requirements, which may deviate from the outcome.

Deferred tax assets

Deferred tax assets and liabilities are reported for temporary differences and unutilized tax loss carry-forwards. The measurement of tax loss carry-forwards and the Group's ability to utilize loss carry-forwards, are based on company management's estimations of future taxable income. Since a large portion of the Group's income according to current tax rules is treated as non-taxable income, the company's management has made the assessment that no deferred tax asset for tax loss carry-forwards is reported

Demarcation between business combinations and asset acquisitions

When acquiring businesses, an assessment is made of how the acquisition should be accounted for based on the following criteria: presence of employees and the complexity of internal processes. Furthermore, the number of businesses and the presence of agreements with different degrees of complexity are taken into account. A high occurrence according to these criteria means that the acquisition is classified as a business combination and a low occurrence as an asset acquisition. Company management assesses for each individual acquisition which criteria are met. No acquisitions have been made during the year

Additional payments for asset acquisitions

In certain asset acquisitions, there are additional payments that are payable if certain events occur in the future. These additional payments are recognized when the underlying event causing an additional payment occurs.

Table of contents →

Directors' report →

Consolidated financial reports →

Parent company's financial reports →

Additional information and Notes

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs →

Note 3 Financial risks and finance policy

Through its operations, the Group is exposed to different types of financial risks. Financial risks refer to fluctuations in the company's profit/ loss and cash flow as a result of changes in, for example, interest rates. The company is primarily exposed to liquidity risk, financing risk, interest rate risk and credit risk. The Group's finance policy for management of financial risks has been drawn up and decided by the Board of Directors. The finance policy forms a framework of guidelines and rules in the form of risk mandates and limits for the financial operations.

The company's financial risk-taking and position can be derived from, among others, the equity/assets ratio. In credit agreements with banks and credit institutions, there are often

set limits known as loan covenants, for this key ratio. The company's own goals are in line with the banks' requirements. For a description of the company's risks and risk management, see the Risk Management section in the Board of Directors' Report.

Liquidity risk

Liquidity risk refers to the risk that there would not be sufficient liquidity to meet future payment obligations. Internal liquidity forecasts are prepared on a regular basis for the coming twelve months, where all items affecting the cash flow are analysed in aggregate. The aim of the liquidity forecast is to verify the need for capital. Tied up capital is evaluated individually for each project financing and synchronized with each

project maturity. The objective is to match cash flows from forward funding and final consideration from buyers with maturities on financing. Magnolia Bostad has a policy to hold cash of SEK 160 m, excluding overdraft facilities. In the short-term, the Group's cash position may be lower. If liquidity is estimated to be less than SEK 160 m investment decisions with a liquidity impact of more than SEK 25 m must be made by the Board. At the end of the years, cash and cash equivalents

totalled SEK 202 m (128). In addition to cash and cash equivalents, there were unutilized credit facilities of SEK 276 m (235).

Below is a maturity analysis for financial liabilities. The table contains undiscounted cash flows based on the date of contract and includes both the interest rate and the nominal amount.

Maturity analysis 31/12/2025	0-1 year	1-2 years	2-3 years	3-5 years	Over 5 years
Interest-bearing liabilities	498	675	840	0	136
Leasing liabilities	13	12	12	14	12
Accounts payable	20	-	-	-	-
Other liabilities	126	79	0	45	0
Total	656	765	852	60	148

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#)

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

Maturity analysis 31/12/2024	0–1 year	1–2 years	2–3 years	3–5 years	Over 5 years
Interest-bearing liabilities	1,786	355	3	3	163
Leasing liabilities	9	7	6	11	12
Accounts payable	7	–	–	–	–
Other liabilities	126	26	28	58	–
Total	1,928	388	37	73	175

Table of contents →

Directors' report →

Consolidated financial
reports →

Parent company's financial
reports →

Additional information
and Notes

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs →

Of the cash flows from interest-bearing liabilities within 0–1 year of SEK 498 m (1,786), SEK 429 m (1,734) occurs within 6 months and SEK 69 m (52) after 6 months but within 12 months.

The majority of bank financing is linked to various individual projects where repayment of debt will take place in connection with Magnolia Bostad's handover when the sale proceeds are received from the buyer of the project. Project financing and building credit are considered to be able to be refinanced upon maturity.

Financing risk

Financing risk refers to the risk that either no financing can be obtained or financing can only be obtained at much higher prices. In order to manage this risk, the Finance Policy contains rules regarding the spread of capital tie-up for the credit stock and the size of unutilized loan facilities and investments. The refinancing risk is reduced through a structured and early start to the refinancing process. For large loans, the process is begun 9 months prior to the maturity date. The Group has an equity/assets ratio target of at least 25%. A higher equity/assets ratio makes Magnolia Bostad a more attractive borrower.

Outstanding bonds have certain limitations in terms of the type of debt that may be raised. According to the terms for outstanding bonds, the Group's equity/assets ratio according to the latest published financial report at the time of the loan, must exceed 30%, tested pro forma and including relevant loans, in order for Magnolia Bostad to take up new bond liability or other debt that is ranked equally, or subordinated, existing bonds. There are no restrictions on the raising of project-related debt in the terms of outstanding bonds.

Credit risk

Credit risk refers to the risk that a counterparty or issuer will not be able to fulfill its obligations to the company. The maximum credit exposure corresponds to the carrying amount of the assets and amounted to SEK 585 m (976). The credit risk among receivables for property sales is considered to be limited as the risk that the counterparties will not be able to fulfill their obligations is considered to be low. The majority of receivables from property sales are concentrated on a few large, established property companies such as Heimstaden, PFA Bostad and Trenum.

The company is also exposed to credit risk to the extent that surplus liquidity is invested. A rating-based impairment model is applied. Funds in cash accounts and any investments may not exceed SEK 750 m in exposure to one and the same banking group.

Market risk

Interest rate risk

Interest rate risk can consist in part of a change in fair value as a result of changes in interest rates (price risk) and changes in cash flow (cash flow risk). Fixed interest periods are an important factor that influence the interest rate risk. Long fixed interest periods mean a higher price risk and short fixed interest period mean higher cash flow risk. The Group strives to have a short interest rate fixation period for project development and a longer interest rate fixation period for properties for self-management

The Group's exposure to interest rate risk in the form of rising market rates is illustrated by a sensitivity analysis. Interest rate expenses during the year amounted to SEK –220 m (–296) and the average interest rate at the end of the year amounted to 9.2% (9.3). An increase in STIBOR 3M by one percentage point would increase the Group's interest rate expense for the financial year by around SEK 15 m (19).

Capital risk management

The Group's objective regarding capital structure is to safeguard the Group's ability to continue as a going concern, so that it can continue to generate returns for shareholders and benefits for other stakeholders, and to maintain an optimal capital structure to keep

the cost of capital low. To maintain or adjust the capital structure, the Group may change the dividend paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Group assesses its capital on the basis of the equity/assets ratio. This key figure is calculated as equity, including holdings without a controlling influence, as a % of the balance sheet total.

In 2025, the Group's strategy was to maintain an equity/assets ratio of at least 25%. The equity/assets ratio as of 31 December 2025 was 25.4 % (26.2).

[Table of contents →](#)

[Directors' report →](#)

[Consolidated financial reports →](#)

[Parent company's financial reports →](#)

[Additional information and Notes](#)

[Declaration by the Board →](#)

[Auditors' report →](#)

[Multi-year overview →](#)

[Alternative KPIs →](#)

FINANCIAL INSTRUMENT PER CATEGORY

31/12/2025 The Group	Financial assets/ liabilities measured at fair value through the income statement	Accrued acquisition value	Financial liabilities valued at accrued acquisition value
Assets in the balance sheet			
Receivables from joint ventures	–	93	–
Other long-term receivables	–	55	–
Accounts receivable	–	6	–
Other receivables	–	225	–
Prepaid expenses and accrued income	–	4	–
Cash and cash equivalents	–	202	–
Total	–	585	–
Liabilities in the balance sheet			
Long-term interest-bearing liabilities	–	–	1,463
Liabilities to joint ventures	–	–	–
Other long-term liabilities	–	–	124
Leasing liabilities	–	–	49
Current interest-bearing liabilities	–	–	346
Accounts payable	–	–	20
Other current liabilities	–	–	122
Accrued expenses and deferred income	–	–	27
Total	–	–	2,151

The carrying amount of all financial assets and liabilities is not judged to deviate significantly from the fair value except for the bonds, where the fair value is estimated to amount to SEK 765 m (1,807) compared to the carrying amount of SEK 783 m (1,242).

Fair value for the bonds has been assessed according to Level 1, which means that the value is derived from listed prices on an active market. Accounts receivable, other receivables, cash and cash equivalents, accounts payable and some other liabilities

FINANCIAL INSTRUMENT PER CATEGORY

31/12/2024 The Group	Financial assets/ liabilities measured at fair value through the income statement	Accrued acquisition value	Financial liabilities valued at accrued acquisition value
Assets in the balance sheet			
Receivables from joint ventures	–	197	–
Other long-term receivables	–	155	–
Accounts receivable	–	11	–
Other receivables	–	483	–
Prepaid expenses and accrued income	–	2	–
Cash and cash equivalents	–	128	–
Total	–	976	–
Liabilities in the balance sheet			
Long-term interest-bearing liabilities	–	–	465
Liabilities to joint ventures	–	–	–
Other long-term liabilities	–	–	112
Leasing liabilities	–	–	34
Current interest-bearing liabilities	–	–	1,699
Accounts payable	–	–	7
Other current liabilities	–	–	1
Accrued expenses and deferred income	–	–	35
Total	–	–	2,353

have a remaining life of less than six months, which is why the carrying amount is considered to reflect the fair value. The majority of the interest-bearing bank loans have a variable interest rate, and the carrying amount thus is considered to reflect fair value.

Note 4 Net sales

The Group's net sales relate entirely to Sweden. Net sales are distributed across the following business areas:

	The Group		Parent company	
	2025	2024	2025	2024
Revenue from contracts with customers	404	1,615	48	26
Rental income	13	28	-	-
Total	416	1,643	48	26
	The Group		Parent company	
	2025	2024	2025	2024
Sales, development and project properties	371	1,568	-	-
Total income reported at a point in time	371	1,568	-	-
Project management revenue	27	30	-	-
Invoicing for projects	6	18	-	-
Other income	0	0	48	26
Total income reported over time	33	47	48	26
Total income from contracts with customers	404	1,615	48	26

Revenue from two (3) of Magnolia Bostad's customers individually exceeds 10% of Magnolia Bostad's total revenue.

Cash flow from project sales is partly received in connection with the transfer of the land via forward funding, as Magnolia Bostad receives payment for investments made up to the transfer. Magnolia Bostad often receives a portion of the project's profit in cash upon transfer. The remaining part of the cash flow from property sales is received in connection with project completion.

After selling and handing over the project, Magnolia Bostad has a project management agreement for the project, which is valid until the property is completed. The project management agreement is invoiced and recognized as revenue on an ongoing basis during the contract period.

For sales of building rights, the entire consideration is normally received in connection with the handover. Other income, such as rent, and invoicing for the projects, are reported and invoiced on an ongoing basis.

Note 5 Leasing - lessor

Rental contracts in the company from an accounting perspective can be viewed as operational leasing contracts. The contracts refer to rental of commercial premises and residential units. Below are the agreed future minimum lease fees within each interval.

	The Group		Parent company	
	2025	2024	2025	2024
Contractual rental income				
within one year	19	7	-	-
within two years	0	0	-	-
within three years	-	-	-	-
within four years	-	-	-	-
within five years	-	-	-	-
After five years	-	-	-	-
Total future leasing income	19	7	-	-

The total rental income included in the Group's income statement was SEK 13 m (28).

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#)

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

[Table of contents →](#)[Directors' report →](#)[Consolidated financial
reports →](#)[Parent company's financial
reports →](#)[Additional information
and Notes](#)[Declaration by the Board →](#)[Auditors' report →](#)[Multi-year overview →](#)[Alternative KPIs →](#)

Note 6 Leasing – lessee

The Group's leasing fees consist mainly of parking spaces rented in three projects and rent for the premises in which Magnolia

Bostad conducts its operations. Right-of-use assets are reported in the balance sheet as Right-of-use assets.

	The Group	
	2025	2024
Right-of-use assets		
Opening carrying amount	30	46
Additional right-of-use assets	30	1
Depreciation	-14	-18
Terminated contracts	-1	0
Closing carrying amount	44	30

Changes to leasing liabilities linked to right-of-use assets are listed below.

	The Group	
	2025	2024
Leasing liabilities		
Opening carrying amount	34	52
Additions	30	1
Interest expenses	4	3
Payments	-17	-22
Terminated contracts	-2	0
Closing carrying amount	49	34
Current leasing liabilities	9	7
Long-term leasing liabilities	40	27

The maturity structure for leasing liabilities is shown in Note 3 – Financial risks and finance policy.

	The Group	
	2025	2024
Reported in the income statement		
Depreciation of right-of-use assets	-14	-18
Interest expenses for leasing liabilities	-4	-3
Costs for short-term leasing	0	0
Costs for low-value leases	0	0
Costs for variable leasing fees	0	0
Income from sub-leasing right-of-use assets	4	4
Total amount reported in the income statement	-13	-17

Note 7 Disclosures regarding fees and cost reimbursement to the auditor

	The Group		Parent company	
	2025	2024	2025	2024
Ernst & Young				
auditing assignment	-2.0	-2.5	-2.0	-2.5
audit operations in addition to the audit assignment	0	0	0	0
tax advisory services	0	0	0	0
other assignments	-0.2	0	0	0
Total	-2.2	-2.5	-2.0	-2.5

The audit assignment refers to the examination of the annual accounts and accounting records as well as the administration of the Board of Directors and the CEO. It also includes other tasks that it is the responsi-

bility of the company's auditor to perform, as well as advice or other assistance that is prompted by observations during such an examination or the implementation of such other tasks.

Note 8 Remuneration to employees

SALARIES, OTHER REMUNERATION AND SOCIAL SECURITY EXPENSES

	The Group			
	2025		2024	
	Board and Management	Other employees	Board and Management	Other employees
Salaries and other remuneration	-23	-34	-16	-84
(of which bonuses etc.)	(-4)	(-5)	(-4)	(-23)
Social security expenses	-7	-16	-4	-25
Pension expenses including special employer's contribution	-3	-7	-3	-12
Total	-32	-56	-23	-121

Some of the company's personnel costs are capitalized in the projects. Therefore, the amount stated in the note exceeds the amount reported in the income statement.

	Parent company			
	2025		2024	
	Board and Management	Other employees	Board and Management	Other employees
Salaries and other remuneration	-5	0	-5	0
(of which bonuses etc.)	(-1)	(0)	(-2)	(0)
Social security expenses	-2	0	-2	0
Pension expenses including special employer's contribution	-1	0	-1	0
Total	-7	0	-9	0

REMUNERATION TO THE BOARD OF DIRECTORS AND EXECUTIVE MANAGEMENT

2025, SEK 000	Basic salary/ Board fee	Variable remuneration	Pension premiums
Erika Olsén, Chairman of the Board	-	-	-
Johan Bengtsson, Board member	-	-	-
Therese Rattik, Board member	-	-	-
Henrik Brinck Landelius, fmr. Deputy member	-	-	-
Anders Lif, Board member	-	-	-
Martin Belenius, Board member	-	-	-
Johan Tengelin, fmr. CEO	-3,458	-1,168	-936
Mats Brandt, CEO	-265	0	0
Other senior executives, 5 people	-15,678	-2,359	-1,804
Total	-19,401	-3,526	-2,740

REMUNERATION TO THE BOARD OF DIRECTORS AND EXECUTIVE MANAGEMENT

2024, SEK 000	Basic salary/ Board fee	Variable remuneration	Pension premiums
Erika Olsén, Chairman of the Board	-	-	-
Johan Bengtsson, Board member	-	-	-
Therese Rattik, Board member	-	-	-
Henrik Brinck Landelius, Deputy member	-	-	-
Anders Lif, Deputy member	-	-	-
Martin Belenius, Deputy member	-	-	-
Johan Tengelin, CEO	-3,296	-1,717	-905
Other senior executives, 3 people	-7,975	-2,743	-1,658
Total	-11,271	-4,460	-2,563

For more information, see Note 29 – Closely related parties.

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#)

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#)

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

AVERAGE NUMBER OF EMPLOYEES

	The Group		Parent company	
	2025	2024	2025	2024
Average number of employees	34	71	1	1
(of which male)	(22)	(43)	(1)	(1)

GENDER DISTRIBUTION OF THE BOARD OF DIRECTORS AND EXECUTIVE MANAGEMENT

	The Group		Parent company	
	2025	2024	2025	2024
The Board	5	3	5	3
(of which male)	(3)	(1)	(3)	(1)
CEO and Executive Management	6	4	6	4
(of which male)	(5)	(3)	(5)	(3)

Remuneration to the Board

At the 2025 AGM, it was decided that no remuneration shall be paid to the board members for the period up to and including the end of the 2025 AGM.

Executive management

The management team consisted of 6 (4) people as of 31 December 2025, CEO, CFO, COO, Chief Investment Officer, Head of Business Development and Head of Project Development.

Salary and other benefits for the CEO and senior executives are determined by Magnolia Bostad AB's Board.

Remuneration and benefits

The CEO and other members of Executive Management are paid fixed and variable salaries

Pensions

Members of Executive Management have a defined-contribution pension, with no other

obligations from the company than to pay an annual premium during the period of employment. This means that, when employment is terminated, employees are entitled to decide during what period the previously defined contribution payments and resulting yield are drawn as pensions.

Termination

The CEO's employment agreement has a mutual notice of termination of 12 months. There are non-competition terms and terms regarding remuneration after employment termination for the CEO. The competition ban applies for 12 months. The total monthly remuneration as a result of the non-competition term shall not exceed an amount corresponding to 60% of the average monthly income from fixed and variable salary during the most recent year of employment.

Other members of Group management have a mutual six-month notice of termination.

Note 9 Earnings from shares in associated companies and joint ventures

	The Group		Parent company	
	2025	2024	2025	2024
Earnings from shares in associated companies and joint ventures	-31	-70	-	-
Total	-31	-70	-	-

Of the earnings from shares in associated companies, SEK -31 m (-23) came from Upplands Bro Brogårds Etapp 2 AB, which the company owns with Heimstaden Bostad Invest AB, SEK -8 m (-2) from Bro Mälarstrand Bostad AB, which the company owns with KF

Fastigheter Bostad AB, SEK 7 m (32) from Magnolia projekt 625 AB, which the company owns with Niam VII Luxembourg S.A R.L. For more information, see Note 16 – Shares in associated companies and joint ventures.

Note 10 Costs for the business broken down by cost type

	The Group		Parent company	
	2025	2024	2025	2024
Operating costs	-15	-23	-	-
Production costs	-435	-1,805	-	-
Other external costs	-38	-57	-39	-41
Personnel costs	-47	-40	-9	-8
Depreciation/amortization and impairment	-89	-380	0	0
Total	-623	-2,305	-48	-49

As a result of the company no longer managing its own properties, certain company-wide costs are reported from 2025 under central administration instead of production and operating costs. If the same distribution had been applied in previous years, production and operating costs would have amounted to SEK -2,187 m and central administration to SEK -118 m. Of the year's production costs

of SEK -435 m, SEK -405 m (-1,761) relates to costs for sold development and project properties. Of the year's depreciation and impairment losses of SEK 89 m, SEK 86 m (-316) relates to impairment losses of development and project properties (see Note 18). Personnel costs are reported net after the capitalization of own work in projects of SEK 38 m (77).

[Table of contents →](#)[Directors' report →](#)[Consolidated financial
reports →](#)[Parent company's financial
reports →](#)[Additional information
and Notes](#)[Declaration by the Board →](#)[Auditors' report →](#)[Multi-year overview →](#)[Alternative KPIs →](#)

Note 11 Financial income

	The Group		Parent company	
	2025	2024	2025	2024
Interest income, other	2	4	1	2
Interest income, associate companies	5	10	–	–
Interest income, Group companies	–	–	102	192
Total financial income according to the effective interest method	7	14	103	194
Dividends from Group companies	–	–	–	–
Other	0	2	0	0
Total	7	16	103	194

Note 12 Financial expenses

	The Group		Parent company	
	2025	2024	2025	2024
Interest expenses, external	–181	–273	–93	–151
Interest expenses, shareholder loans,	0	–4	–	–
Interest expenses, Group companies	–	–	–	–6
Dissolution of setting-up fees	–39	–19	–30	–15
Total financial expenses according to the effective interest method	–220	–296	–123	–172
Other financial expenses	–14	–16	–10	–16
Impairment of financial fixed assets	–	–	–570	–680
Total	–234	–312	–703	–867

Interest expenses mainly relate to financial liabilities measured at amortized cost and are reported using the effective interest method.

Note 13 Tax on profit/loss for the year

	The Group		Parent company	
	2025	2024	2025	2024
Current tax	0	0	0	0
Deferred tax for temporary differences	0	59	0	0
Capitalized loss deductions	–	–35	–	–
Total	0	25	0	0

RECONCILIATION OF REPORTED TAX

	The Group		Parent company	
	2025	2024	2025	2024
Profit/loss before tax	–465	–1,272	–710	–745
Nominal tax according to current tax rate (20.6%)	96	262	146	153
Tax effect of non-deductible interest expenses	–43	–53	–6	1
Tax effect of other non-deductible expenses	–7	–57	–118	–140
Tax effect of other non-taxable income	–13	–54	0	–1
Tax effect of non-capitalized loss carry-forwards	–33	–73	–23	–15
Current tax attributable to previous years	0	0	0	0
Other	1	1	0	1
Reported effective tax (0%)	0	25	0	0

The tax expense deviates from 20.6% because certain reported income (mainly sales of companies and earnings from joint ventures) is not taxable and that deferred tax is not reported on loss carryforwards. Loss carry-forwards consist of previous years' tax losses. The losses, which are not time-limited, are rolled forward to subsequent years and utilized by offsetting against future taxable profits.

Total loss carry-forwards without corresponding capitalization of deferred tax assets amounted to SEK 1,932 m (1,783), which corresponds to a deferred tax asset of SEK 398 m (367) at a tax rate of 20.6% (20.6%). Deferred tax attributable to leasing agreements amounts to 0. The parent company's non-deductible expenses consist primarily of impairment of shares and shares in directly-owned subsidiaries.

Note 14 Other intangible assets

	The Group	
	31/12/2025	31/12/2024
Opening acquisition value	1	1
Acquisitions	0	0
Closing accumulated acquisition value	1	1
Opening depreciation according to plan	-1	-1
Depreciation for the year according to plan	0	0
Closing accumulated depreciation according to plan	-1	-1
Closing residual value according to plan	0	0

Note 15 Machinery and equipment

	The Group	
	31/12/2025	31/12/2024
Opening acquisition value	35	35
Acquisitions	1	0
Sales and disposals	-28	0
Closing accumulated acquisition value	8	35
Opening depreciation according to plan	-35	-33
Sales and disposals	28	0
Depreciation for the year according to plan	-1	-2
Closing accumulated depreciation according to plan	-7	-35
Closing residual value according to plan	1	0

Note 16 Shares in associated companies and joint ventures

	The Group		Parent company	
	31/12/2025	31/12/2024	31/12/2025	31/12/2024
Opening acquisition value	239	338	-	-
Acquisitions	-	-	-	-
Contributions	19	3	-	-
The year's share of associated companies and joint ventures' earnings	-38	-68	-	-
Dividends	-5	0	-	-
Disposals	-62	-34	-	-
Closing carrying amount	153	239	-	-

Shares in associated companies are reported in the Group in accordance with the equity method.

Group company name	Co. reg .no	Registered office	Share of capital	Carrying amount
Bryggkaffe Fastighetsutveckling AB	559159-7496	Stockholm	50%	15
Upplands Bro Brogårds Etapp 2 AB	559175-4915	Stockholm	50%	0
Bro Mälarstrand Bostad AB	559302-2402	Stockholm	50%	130
JV Edeh Bostad AB	559254-2251	Stockholm	50%	0
Magnolia Projekt 623 AB	559285-8640	Stockholm	50%	1
Magnolia Projekt 625 AB	559285-8665	Stockholm	50%	7
Total				153

Upplands Bro Etapp 2 holds investment properties that are valued at fair value. Other JVs report their properties as current assets. Internal valuations are made for all investment properties in the JV every quarter. These are also confirmed with external valuations at least once a year.

Normally, a cash flow model is used where the operating surplus minus the remaining investments are calculated at current value over a five- or ten-year calculation period

to determine fair value. The discount rate constitutes a nominal interest rate requirement on total capital before tax. The interest rate requirement is based on assessments of the market's interest rate requirements for similar properties. The discount rate for the investment properties amounts to 6.15% (previous years 6.04 - 6.81, median 6.50). The direct yield requirement in completed valuations amounts to 4.10% (previous years 4.03 - 4.80, median 4.50).

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#)

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

Table of contents →

Directors' report →

Consolidated financial
reports →

Parent company's financial
reports →

Additional information
and Notes

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs →

An individual assessment is made of the rental levels and the rental development. For leased premises, an estimated market rent is used in the cash flow calculations after the lease contract expires. Assessment is made of market rents, future normalized operating costs, investments, vacancies, etc. Operating and maintenance costs are based on historical outcomes as well as on budget figures and statistics on similar properties. Investment properties under construction are

valued based on the completed project with deductions for remaining investments. Depending on the phase the project is in, there is a risk premium.

A long-term inflation assumption of 2.0% has been used in the valuations. The discount rate is primarily affected by changes in the yield requirement. Changes in market rents, operating costs or vacancies affect the net operating income.

Sensitivity analysis property valuation	Effect on the value of property in JVs (SEK m)	Effect on value of the company's share of JV (SEK m)	Effect on the company's equity/ assets ratio, percentage points
Net operating income, +/- 10%	+71/-72	+28/-29	+0.71%/-0.73%
Required return, +/- 0.5 percentage points	-67/+87	-27/+35	-0.68%/+0.86%

Upplands Bro Brogårds Etapp 2 AB	2025	2024
Fixed assets	761	704
Cash and cash equivalents	54	46
Other current assets	52	124
Long-term financial liabilities	-346	-381
Current financial liabilities	-486	-406
Other liabilities	-35	-41
Net assets	0	47
Company's share of net assets	0	24
Net sales	22	14
Production and operating costs	-11	-12
Change in value of investment properties	-18	29
Interest expense	-63	-71
Income tax	-1	-5
Profit/loss for the year	-71	-47
Company's share of profit/loss for the year	-35	-23

Bro Mälärstrand Bostad AB	2025	2024
Buildings held for resale	145	142
Cash and cash equivalents	3	3
Other current assets	0	0
Current financial liabilities	-124	-113
Other liabilities	-2	-2
Net assets	22	30
Company's share of net assets	11	15
Net sales	1	0
Production and operating costs	-12	-3
Interest expenses	-3	-2
Changes in property values	-2	-
Income tax	-	-
Profit/loss for the year	-16	-4
Company's share of profit/loss for the year	-8	-2

The reported value of the holding differs from the share of net assets as a result of Magnolia acquiring its share at a higher price than equity at the time of acquisition.

Note 17 Other long-term receivables

	The Group	
	31/12/2025	31/12/2024
Receivables from property sales	42	122
Deposits received	12	12
Deposits	1	21
Other	0	0
Total	55	155

Receivables from property sales	The Group	
	2025	2024
Opening balance	122	429
Incoming from new property sales	31	29
Change in estimation of variable remuneration	-27	5
Outgoing to other receivables	-84	-341
Closing balance	42	122

Reported as other current receivables are additional receivables from property sales amounting to SEK 144 m (424). For information on current receivables from buyers, see Note 20 – Other receivables. Counterparties are primarily Swedish institutions or other

reputable partners. Receivables from buyers are usually due for payment when the property is completed and the project is handed over, which usually occurs 2.5–3 years after handing over the property.

Note 18 Development and project properties

	The Group	
	31/12/2025	31/12/2024
Opening value	2,232	1,426
Construction in progress	440	214
Reclassifications	-18	2,608
Impairment	-86	-316
Acquisitions	-	61
Sales	-405	-1,761
Total	2,163	2,232

Development and project properties are reported as inventory assets, which means that they are recorded at the lower of acquisition value and net realizable value. The net realizable value is normally assessed based on the project's calculation, which is updated quarterly with a view to assessed areas, cost estimates and market conditions.

Development and project properties amounted to SEK 2,163 m as of 31/12/2025, of which project properties in production amounted to SEK 235 m. These properties in production are pledged as collateral for building credits.

Development and project properties have been affected by continued impairment losses due to deteriorating market conditions for certain projects.

Development and project properties, SEK m	Number of residences	Carrying amount in Magnolia Bostad
<i>Project portfolio</i>		
Taken over - in production	122	235
Completed - not sold	246	485
In process - not invoiced	0	33
Project portfolio	368	753
<i>Building rights portfolio</i>		
Taken over - not production started	4,978	1,240
Not taken over	3,221	147
Projects at early stage	0	23
Building rights portfolio	8,199	1,410
Total development and project properties	8,567	2,163

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#)

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

Note 19 Accounts receivable

	The Group	
	31/12/2025	31/12/2024
Accounts receivable, gross	15	19
Provision for bad debt	-9	-9
Closing carrying amount	6	11
Provision for bad debt		
Provision at start of the year	-9	-1
Realized losses	0	0
Provisions for expected credit losses	0	-8
Provision at end of the year	-9	-9

	The Group	
	31/12/2025	31/12/2024
Age-distributed accounts receivable		
Accounts receivable not past due date	1	3
Past due date < 30 days	0	1
Past due date 31 – 90 days	-	2
Past due date > 90 days	13	14
Total non-written down accounts receivable	15	20
Past due date and written down accounts receivable	-9	-9
Total accounts receivable	6	11

The company has reported losses of SEK 0 m (-8) for write-downs of accounts receivable.

Note 20 Other receivables

	The Group		Parent company	
	31/12/2025	31/12/2024	31/12/2025	31/12/2024
Receivables from property sales	144	424	-	-
Deposits received	49	50	-	-
Deposits	1	0	-	-
Other items	31	9	4	5
Total	225	483	4	5

Of other receivables SEK 0 m (0) are past due date.

	The Group	
	31/12/2025	31/12/2024
Receivables from property sales		
Opening balance	424	298
Incoming from new property sale	131	113
Incoming from other long-term receivables	84	341
Change in estimate of variable remuneration	-11	203
Payments received	-501	-531
Payments made	18	-
Total	144	424

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#)

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

[Table of contents →](#)[Directors' report →](#)[Consolidated financial
reports →](#)[Parent company's financial
reports →](#)[Additional information
and Notes](#)[Declaration by the Board →](#)[Auditors' report →](#)[Multi-year overview →](#)[Alternative KPIs →](#)

Note 21 Prepaid expenses and accrued income

	The Group		Parent company	
	31/12/2025	31/12/2024	31/12/2025	31/12/2024
Prepaid expenses	5	7	0	0
Accrued income	1	1	0	0
Accrued interest income	1	1	0	0
Other items	0	0	0	0
Total	7	9	0	0

Note 22 Cash and cash equivalents

	The Group		Parent company	
	31/12/2025	31/12/2024	31/12/2025	31/12/2024
Cash and bank balances	171	128	11	43
Cash and bank blocked funds	31	-	-	-
Total	202	128	11	43

Of the Group's cash and cash equivalents of SEK 202 m, SEK 31 m is not freely available for use within the Group. The amount is held

in a separate account and is restricted by agreement.

Note 23 Share capital and other contributed capital

The share capital of the parent company Magnolia Bostad AB amounted to SEK 151 m (151) and is divided into 37,822,283 ordinary shares. The shares have a quotient value of SEK 4 per share. Each ordinary share corresponds to one vote. All shares registered as of the balance sheet date are fully paid.

(37,822,283) and the quotient value is SEK 4 per share.

Share premium reserve

Share premium reserve is part of unrestricted equity. The item arises when a new issue is subscribed for at a premium.

Retained earnings

Retained earnings correspond to accumulated profits and losses generated in the company with additions/deductions for allocations to the reserve fund, dividends and other contributions from shareholders.

Equity in the parent company

Share capital

The item share capital includes the registered share capital. The number of shares as of 31 December 2025 amounted to 37,822,283

SHARE CAPITAL DEVELOPMENT

	Number of shares	Quotient value per share, SEK	Share capital SEK
Ordinary shares			
Opening balance 01/01/2024	37,822,283	4	151,289,132
Closing balance 31/12/2024	37,822,283	4	151,289,132
Opening balance 01/01/2025	37,822,283	4	151,289,132
Closing balance 31/12/2025	37,822,283	4	151,289,132

Proposed appropriation of profits

The following is available to the Annual General Meeting, SEK:

Share premium reserve	180,323,859
Retained earnings	1,570,092,386
Profit/loss for the year	-710,409,480

Total 1,040,006,765

The Board proposes:
To be carried forward 1,040,006,765

Total 1,040,006,765

Equity in the Group

Share capital

The item share capital includes the registered share capital. The number of shares as of 31 December 2025 amounted to 37,822,283 (37,822,283) and the quotient value is SEK 4 per share.

Other capital contributions

The item includes capital contributed by the owners, such as share premium reserves for new issues, shareholder contributions received and hybrid loans.

Retained earnings including profit/loss for the year

Retained earnings correspond to accumulated profits and losses generated in the company with additions/deductions for allocations to the reserve fund and dividends

Note 24 Interest-bearing liabilities, other long-term liabilities and other current liabilities

	The Group		Parent company	
	31/12/2025	31/12/2024	31/12/2025	31/12/2024
Long-term interest-bearing liabilities				
Project-related liabilities	543	33	-	-
Bonds	783	299	783	299
Promissory notes	136	133	-	-
Current interest-bearing liabilities				
Seller promissory notes	9	72	-	-
Bonds	-	928	-	928
Project-related liabilities	338	698	-	-
Total	1,808	2,164	783	1,227
Liabilities that fall due for payment within one year after the balance sheet date	346	1,699	-	928
Liabilities that fall due for payment between one and five years after the balance sheet date	1,327	332	783	299
Liabilities that fall due for payment later than five years after the balance sheet date	136	133	-	-
Total	1,808	2,164	783	1,227

Project-related liabilities consist of land financing in the form of a credit facility with Norion Bank, building credits in productions in progress and secured property loans for completed properties. For the project-related liabilities, the Group has provided collateral amounting to SEK 947 m (985) in the form of collateral in the respective properties. Magnolia Bostad's bonds consist of one unsecured bond.

The bond is subject to covenants that require the Group's cash and cash equivalents to amount to at least SEK 50 m and that the equity/assets ratio in the long-term must not fall below 25%. Until the end of September 2026, the covenant requirement for the

bond has been temporarily reduced to 20% in accordance with the terms and conditions of the bond. The credit facility is subject to LTV covenants with a cap of 80%. Building credits and secured properties are subject to LTV and LTC covenants between 60% - 82% and conditions regarding levels of occupancy. One of the building credits is subject to a solvency covenant for the Group that has been renegotiated during the year to harmonize with the bond's solvency covenant. All covenant conditions were met as of 31/12/2025. The current project-related liabilities relate exclusively to building credit facilities that are deemed to be able to be refinanced with final placement upon maturity.

Other long-term liabilities	The Group	
	2025	2024
Acquisition liabilities	24	26
Purchase price returned to buyers	78	54
Project provisions	21	32
Total	124	112
Liabilities that fall due for payment between one and five years after the balance sheet date	124	112
Liabilities that fall due for payment later than five years after the balance sheet date	-	-
Total	124	112

Other current liabilities	The Group	
	2025	2024
Acquisition liabilities	68	68
Purchase price returned to buyers	36	57
Deposits	20	-
Other liabilities	-1	11
Total	122	136

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#)

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

Note 25 Accrued expenses and deferred income

	The Group		Parent company	
	31/12/2025	31/12/2024	31/12/2025	31/12/2024
Accrued personnel costs	21	20	2	1
Accrued interest expense	26	35	12	11
Deferred income	1	0	-	-
Accrued project-related costs and provisions	25	51	-	-
Other items	8	16	4	3
Total	81	122	18	15

Note 26 Pledged assets

	The Group		Parent company	
	31/12/2025	31/12/2024	31/12/2025	31/12/2024
Property mortgages	443	285	-	-
Pledged shares in subsidiaries	51	91	-	-
Pledged internal reversals	453	672	-	-
Total	947	1,048	-	-

Note 27 Contingent liabilities and other commitments

	The Group		Parent company	
	31/12/2025	31/12/2024	31/12/2025	31/12/2024
Guarantees to the benefit of associate companies	-	379	-	379
Guarantees to the benefit of Group companies	-	-	937	965
Guarantees to the benefit of liabilities in tenant-owner associations	849	854	-	-
Guarantees to the benefit of liabilities according to turnkey contracts	27	54	-	207
Total	877	1,287	937	1,551

In tenant-owned projects that have been transferred to a tenant-owner's association, the Group has a commitment to acquire housing that has not been leased with a tenant-owner's residence for a certain period of time after approved final inspection.

In certain asset acquisitions, there are additional purchase prices that will be paid if certain events occur in the future. These additional purchase prices are recognized when

the underlying event that causes an additional purchase price to be paid occurs.

In the course of its operations, Magnolia Bostad is involved in disputes and legal proceedings from time to time. These disputes and legal proceedings are not expected, either individually or in the aggregate, to have a material impact on Magnolia Bostad's financial results or position.

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#)

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

Note 28 Shares in Group companies

	Parent company	
	31/12/2025	31/12/2024
Opening acquisition value	206	123
Impairment	-570	-680
Shareholders' contribution	500	764
Closing carrying amount	136	206

Company name	Co.reg.no.	Registered office	Share of capital ¹⁾	Carrying amount
Magnolia Utveckling AB	556776-1464	Stockholm	100.0%	108
Magnolia Holding 5 AB	559314-7225	Stockholm	100.0%	28
Magnolia Hotellutveckling 2 AB	559125-7604	Stockholm	92.0%	0
				136

¹⁾ Share of capital agrees with ownership.

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#)

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

Note 29 Closely-related parties

The Group

The Group is subject to controlling influence from HAM Nordic AB, co. reg. no. 559279-7376, with its registered office in Stockholm.

Transactions with related parties have occurred between the parent company and its subsidiaries and associated companies and between the subsidiaries in the form of loans of cash and cash equivalents and invoicing of internal administrative services between the companies.

Transactions with associate companies and joint ventures	The Group	
	31/12/2025	31/12/2024
Sales to joint ventures		
JV Näsängen	-	1
Yard Holding 3	-	1
Upplands Bro Brogårds Etapp 2	1	2
Yard Holding	-	1
Bro Mälarstrand Bostad	1	1
Magnolia Linnefabriken 1-4	12	5
Total	14	11
Acquisitions from joint ventures	0	15
Total	0	15

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#)

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

Receivables from joint ventures	The Group	
	31/12/2025	31/12/2024
Yard Holding 2	0	22
Bryggkaffe Fastighetsutveckling	25	24
Upplands Bro Brogårds Etapp 2	0	0
Yard Holding	0	28
Magnolia Linnefabriken 1-4	9	59
Yard Holding 3	0	4
Bro Mälarstrand Bostad	58	57
JV Edeh Bostad	1	3
Total	93	197

During the year, Magnolia Bostad received a capital contribution in the form of an unconditional shareholder contribution from HAM Nordic AB of SEK 300 m.

Transactions occurred with F. Holmström Fastigheter AB and other companies over which Fredrik Holmström, the former Chairman of the Board of Magnolia Bostad AB, has a controlling influence. During the year, the Magnolia Bostad Group incurred costs of SEK 0 m (2) for Acquisition services from companies related to the former main owner Fredrik Holmström. Magnolia Bostad has rented office space from F. Holmström Fastigheter AB for SEK 0 m (1).

Fredrik Lidjan, former CEO of Magnolia Bostad, holds through Videbo Invest AB

320 shares in the group company Magnolia Holding 4 AB, Co.reg.no. 559114-8415 and 40 shares in the group company Magnolia Hotellutveckling 2 AB, Co.reg.no. 559125-7604. For information on remuneration to senior executives, see **Note 9 – Remuneration to employees.**

Parent company

In addition to the related party relationships stated for the Group, the parent company has related party relationships that include a controlling influence over its subsidiaries, see **Note 31 – Shares in Group companies.** The parent company has sold services to group companies for SEK 48 m (26) and purchased services for SEK 33 m (36).

Note 30 Events after the balance sheet date

- Signed agreement to acquire building rights for the development of around 200 homes in the Stockholm area.
- Sold and handed over two properties in Östersund.

Board of Directors' statement of assurance

The Board of Directors and the CEO ensure that the consolidated financial statements have been prepared in accordance with the IFRS international accounting standards as presentation of the Group's position and

performance. The annual accounts have been prepared in accordance with generally accepted accounting standards and are a true and fair presentation of the Parent Company's position and performance. The Directors'

Report for the Group and the Parent Company is a true and fair presentation of the development in the Group's and Parent Company's operations, position and performance, and describes significant risks and

uncertainties facing the Parent Company and the companies included in the Group.

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#) →

[Declaration by the Board](#)

[Auditors' report](#) →

[Multi-year overview](#) →

[Alternative KPIs](#) →

The Annual Report was adopted by the Board of Directors on 9 April 2026 and signed electronically on the date indicated by the respective electronic signature.

Therese Rattik
Board member

Erika Olsén
Chairman of the Board

Johan Bengtsson
Board member

Martin Belenius
Board member

Mats Brandt
CEO

Anders Lif
Board member

Our audit report was issued on the date indicated by the electronic signature.

Ernst & Young AB

Katrine Söderberg
Authorized Public Accountant

Auditor's report

To the general meeting of the shareholders of Magnolia Bostad AB, corporate identity number 556797-7078

Report on the annual accounts and consolidated accounts

Table of contents →

Directors' report →

Consolidated financial
reports →

Parent company's financial
reports →

Additional information
and Notes →

Declaration by the Board →

Auditors' report

Multi-year overview →

Alternative KPIs →

Opinions

We have audited the annual accounts and consolidated accounts of Magnolia Bostad AB (publ) for the year 2025. The annual accounts and consolidated accounts of the company are included on pages 27-66 in this document.

In our opinion, the annual accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the parent company as of 31 December 2025 and its financial performance and cash flow for the year then ended in accordance with the Annual Accounts Act. The consolidated accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the group as of 31 December 2025 and their financial performance and cash flow for the year then ended in accordance with IFRS Accounting Standards, as adopted by the EU, and the Annual Accounts Act. The statutory administration report is consistent with the other parts of the annual accounts and consolidated accounts.

We therefore recommend that the general meeting of shareholders adopts the income statement and balance sheet for the parent company and the group.

Our opinions in this report on the annual accounts and consolidated accounts are consistent with the content of the additional report that has been submitted to the parent company's audit committee in accordance with the Audit Regulation (537/2014) Article 11.

Basis for Opinions

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements. This includes that, based on the best of our knowledge and belief, no prohibited services referred to in the Audit Regulation (537/2014)

Article 5.1 have been provided to the audited company or, where applicable, its parent company or its controlled companies within the EU.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Key Audit Matters

Key audit matters of the audit are those matters that, in our professional judgment, were of most significance in our audit of the annual accounts and consolidated accounts of the current period. These matters were addressed in the context of our audit of, and in forming our opinion thereon, the annual accounts and consolidated accounts as a whole, but we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the financial statements section of our report, including in relation to these

matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.

VALUATION OF DEVELOPMENT AND PROJECT PROPERTIES**Description**

Consolidated carrying value of development and project properties amounted to SEK 2 163 msek in the statement of financial position at December 31, 2025.

The development and project properties are classified as inventories. Book value is at the lower of acquisition cost and net realizable value (estimated sales price after deduction of selling expenses and completion costs). The assessment of net realizable value is based on

a number of assumptions, such as planning and development costs, time aspect and estimated sales price, resulting in valuation of development and project properties being considered as a key audit matter in our audit, as a result of the uncertainties included in the assumptions. The accounting and valuation principles are stated in Note 1 (accounting principles) and Note 2 (critical assessments and estimations).

How our audit addressed this key audit matter

Our audit includes review of acquisition cost of development and project properties and the internal valuation prepared by the Group.

We have reviewed assumptions including expected yields, planning and development costs and estimated sales price. We have reviewed that booked value is at the lower of acquisition cost and net realizable value.

We have reviewed the information disclosed in the annual report.

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#) →

[Declaration by the Board](#) →

[Auditors' report](#)

[Multi-year overview](#) →

[Alternative KPIs](#) →

REVENUE RECOGNITION FROM SALES OF DEVELOPMENT AND PROJECT PROPERTIES INCLUDING ADDITIONAL PURCHASE PRICE**Description**

Consolidated net revenue from the sale of development and project properties amounted to 371 msek for 2025.

The group recognizes revenue from sales of development and project properties the day that (i) binding agreement has been entered into with a buyer of the project (the property), (ii) a zoning plan is in place, and (iii) a binding turnkey contract has been entered into with a contractor.

The transaction price includes variable components linked to the future property's area, rental level and vacancy rate. Variable components in the transaction price related to area consists of planning risk as well as any risk in the general contract. Planning risk is based on knowledge of the detailed planning work and

is recognized as revenue when the general contract is completed. The group makes an individual assessment of the expected value of variable components in each individual project at the end of each reporting period. Revaluations of the expected final results of projects lead to adjustments of previously reported results, which increase or decrease revenue in the period during which the transaction price changes.

Due to the fact that the assessments and assumptions made are complex in nature and involve several different positions and judgments by the company, this is a particularly significant area in our audit. The accounting and valuation principles are stated in Note 1 (accounting principles) and Note 2 (critical assessments and estimations).

How our audit addressed this key audit matter

In our audit, we have examined the group's principles for revenue recognition. We have evaluated and assessed selected controls in the group's revenue recognition process.

We have performed detailed reviews of significant contracts, calculations, and assessments regarding estimated transaction prices, including assessments of risks for various types of revenue reductions.

We have reviewed the group's assessments of the expected value of variable components in the transaction price and revaluations of the expected final results of projects for significant transactions, including evaluating the reliability of the assessments made regarding the final transaction price against previously made assessments.

We have reviewed the disclosures provided in the annual report.

Table of contents →

Directors' report →

Consolidated financial
reports →

Parent company's financial
reports →

Additional information
and Notes →

Declaration by the Board →

Auditors' report

Multi-year overview →

Alternative KPIs →

Other Information than the annual accounts and consolidated accounts

This document also contains other information than the annual accounts and consolidated accounts and is found on pages 1-26, 71-89 and 98-99. The Board of Directors and the Managing Director are responsible for this other information.

Our opinion on the annual accounts and consolidated accounts does not cover this other information and we do not express any form of assurance conclusion regarding this other information.

In connection with our audit of the annual accounts and consolidated accounts, our responsibility is to read the information identified above and consider whether the information is materially inconsistent with the annual accounts and consolidated accounts. In this procedure we also take into account our knowledge otherwise obtained in the audit and assess whether the information otherwise appears to be materially misstated.

If we, based on the work performed concerning this information, conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors and the Managing Director

The Board of Directors and the Managing Director are responsible for the preparation of the annual accounts and consolidated accounts and that they give a fair presentation in accordance with the Annual Accounts Act and, concerning the consolidated accounts, in accordance with IFRS Accounting Stand-

ards as adopted by the EU. The Board of Directors and the Managing Director are also responsible for such internal control as they determine is necessary to enable the preparation of annual accounts and consolidated accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts and consolidated accounts, The Board of Directors and the Managing Director are responsible for the assessment of the company's and the group's ability to continue as a going concern. They disclose, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern basis of accounting is however not applied if the Board of Directors and the Managing Director intends to liquidate the company, to cease operations, or has no realistic alternative but to do so.

Auditor's responsibility

Our objectives are to obtain reasonable assurance about whether the annual accounts and consolidated accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual accounts and consolidated accounts.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual accounts and consolidated accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the company's internal control relevant to our audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors and the Managing Director.
- Conclude on the appropriateness of the Board of Directors' and the Managing Director's use of the going concern basis of accounting in preparing the annual accounts and consolidated accounts. We also draw a conclusion, based on the audit evidence obtained, as to whether any material uncertainty exists related to events or conditions that may cast significant doubt on the company's and the group's ability to continue as a going concern. If

we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual accounts and consolidated accounts or, if such disclosures are inadequate, to modify our opinion about the annual accounts and consolidated accounts. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause a company and a group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the annual accounts and consolidated accounts, including the disclosures, and whether the annual accounts and consolidated accounts represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the consolidated accounts. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our opinions.

We must inform the Board of Directors of, among other matters, the planned scope and timing of the audit. We must also inform of significant audit findings during our audit, including any significant deficiencies in internal control that we identified.

We must also provide the Board of Directors with a statement that we have complied

Table of contents →

Directors' report →

Consolidated financial
reports →Parent company's financial
reports →Additional information
and Notes →

Declaration by the Board →

Auditors' report

Multi-year overview →

Alternative KPIs →

with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or related safeguards applied.

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the annual accounts and consolidated accounts, including the most important assessed risks for material misstatement, and are therefore the key audit matters. We describe these matters in the auditor's report unless law or regulation precludes disclosure about the matter.

Report on other legal and regulatory requirements

Opinions

In addition to our audit of the annual accounts and consolidated accounts, we have also audited the administration of the Board of Directors and the Managing Director of Magnolia Bostad AB for the year 2025 and the proposed appropriations of the company's profit or loss.

We recommend to the general meeting of shareholders that the profit be appropriated (loss be dealt with) in accordance with the proposal in the statutory administration report and that the members of the Board of Directors and the Managing Director be discharged from liability for the financial year.

Basis for opinions

We conducted the audit in accordance with generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Responsibilities of the Board of Directors and the Managing Director

The Board of Directors is responsible for the proposal for appropriations of the company's profit or loss. At the proposal of a dividend, this includes an assessment of whether the dividend is justifiable considering the requirements which the company's and the group's type of operations, size and risks place on the size of the parent company's and the group's equity, consolidation requirements, liquidity and position in general.

The Board of Directors is responsible for the company's organization and the administration of the company's affairs. This includes among other things continuous assessment of the company's and the group's financial situation and ensuring that the company's organization is designed so that the accounting, management of assets and the company's financial affairs otherwise are controlled in a reassuring manner. The Managing Director shall manage the ongoing adminis-

tration according to the Board of Directors' guidelines and instructions and among other matters take measures that are necessary to fulfill the company's accounting in accordance with law and handle the management of assets in a reassuring manner.

Auditor's responsibility

Our objective concerning the audit of the administration, and thereby our opinion about discharge from liability, is to obtain audit evidence to assess with a reasonable degree of assurance whether any member of the Board of Directors or the Managing Director in any material respect:

- has undertaken any action or been guilty of any omission which can give rise to liability to the company, or
- in any other way has acted in contravention of the Companies Act, the Annual Accounts Act or the Articles of Association.

Our objective concerning the audit of the proposed appropriations of the company's profit or loss, and thereby our opinion about this, is to assess with reasonable degree of assurance whether the proposal is in accordance with the Companies Act.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with generally accepted auditing standards in Sweden will always detect actions or omissions that can give rise to liability to the company, or that the proposed appropriations of the company's profit or loss are not in accordance with the Companies Act.

As part of an audit in accordance with generally accepted auditing standards in Sweden, we exercise professional judgment and maintain professional skepticism throughout the audit. The examination of the administration and the proposed appropriations of the company's profit or loss is based primarily on the audit of the accounts. Additional audit procedures performed are based on our professional judgment with starting point in risk and materiality. This means that we focus the examination on such actions, areas and relationships that are material for the operations and where deviations and violations would have particular importance for the company's situation. We examine and test decisions undertaken, support for decisions, actions taken and other circumstances that are relevant to our opinion concerning discharge from liability. As a basis for our opinion on the Board of Directors' proposed appropriations of the company's profit or loss we examined whether the proposal is in accordance with the Companies Act.

Ernst & Young AB, Box 7850 103 99 Stockholm, was appointed auditor of Magnolia Bostad AB by the general meeting of the shareholders on the 27 April 2025 and has been the company's auditor since the 7 May 2014. Magnolia Bostad AB (publ) became an entity of public interest in 2017.

Stockholm the day indicated by our electronic signature

Ernst & Young AB

Katrine Söderberg
Authorized Public Accountant

Multi-year overview

[Table of contents](#) →

[Directors' report](#) →

[Consolidated financial reports](#) →

[Parent company's financial reports](#) →

[Additional information and Notes](#) →

[Declaration by the Board](#) →

[Auditors' report](#) →

[Multi-year overview](#)

[Alternative KPIs](#) →

Income statement Amounts in SEK m	01/01/2025 -31/12/2025	01/01/2024 -31/12/2024	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022	01/01/2021 -31/12/2021
Net sales	416	1,643	305	569	1,268
Production and operating costs	-524	-2,223	-452	-795	-1,117
Gross profit/loss	-108	-580	-147	-226	151
Central administration	-99	-82	-76	-98	-107
Earnings from shares in joint ventures	-31	-70	-268	-193	88
Change in value of investment properties	-	-244	-104	-230	128
Operating profit/loss	-238	-976	-595	-747	260
Financial income	7	16	19	19	5
Financial expenses	-234	-312	-295	-201	-190
Profit/loss before tax	-465	-1,272	-871	-929	75
Income tax	0	25	3	67	-25
PROFIT/LOSS FOR THE YEAR	-465	-1,247	-868	-863	50
Profit/loss attributable to					
Parent company's shareholders	-464	-1,184	-807	-790	60
Non-controlling interests	0	-64	-61	-73	-10

Report on financial position

Amounts in SEK m	31/12/2025	31/12/2024	31/12/2023	31/12/2022	31/12/2021
ASSETS					
Goodwill	-	-	-	6	6
Other intangible assets	0	0	0	1	1
Total intangible assets	0	0	0	7	7
Investment properties	-	-	3,085	2,489	2,276
Right-of-use assets	44	30	47	49	55
Machinery and equipment	1	0	2	4	7
Total tangible assets	45	30	3,134	2,541	2,338
Shares in associate companies and joint ventures	153	239	338	515	607
Receivables from joint ventures	8	59	78	192	159
Other long-term securities held	-	-	-	-	31
Other long-term receivables	55	155	509	910	1,179
Total financial assets	216	453	925	1,618	1,976
Total assets	261	484	4,059	4,166	4,320
<i>Current assets</i>					
Development and project properties	2,163	2,232	1,426	1,348	810
Tenant-owned apartments	4	4	4	4	4
Accounts receivable	6	11	18	17	16
Receivables from joint ventures	85	138	135	149	217
Other receivables	225	483	355	439	608
Prepaid expenses and accrued income	7	9	21	13	11
Cash and cash equivalents	202	128	331	772	233
Total current assets	2,692	3,006	2,290	2,742	1,899
TOTAL ASSETS	2,953	3,489	6,350	6,908	6,219

- [Table of contents →](#)
- [Directors' report →](#)
- [Consolidated financial reports →](#)
- [Parent company's financial reports →](#)
- [Additional information and Notes →](#)
- [Declaration by the Board →](#)
- [Auditors' report →](#)
- [Multi-year overview](#)
- [Alternative KPIs →](#)

Report on financial position

Amounts in SEK m	31/12/2025	31/12/2024	31/12/2023	31/12/2022	31/12/2021
EQUITY AND LIABILITIES					
Equity attributable to parent company's shareholders	749	913	2,042	2,228	2,317
Non-controlling interests	0	0	-64	18	89
Total equity	749	914	1,978	2,245	2,406
Deferred tax liability	0	0	24	27	94
Long-term interest-bearing liabilities	1,463	465	2,339	2,515	2,025
Long-term liabilities to joint ventures	0	0	25	24	22
Long-term leasing liabilities	40	27	33	36	43
Other long-term liabilities	124	112	115	906	587
Total long-term liabilities	1,626	605	2,537	3,507	2,771
Current interest-bearing liabilities	346	1,699	860	506	130
Current leasing liabilities	9	7	19	18	16
Accounts payable	20	7	27	33	27
Liabilities to joint ventures	0	0	11	11	24
Tax liabilities	0	0	0	0	0
Other current liabilities	122	136	702	402	674
Accrued expenses and deferred income	81	122	216	185	171
Total current liabilities	578	1,971	1,835	1,155	1,042
TOTAL EQUITY AND LIABILITIES	2,953	3,489	6,350	6,908	6,219

Cash flow analysis Amounts in SEK m	01/01/2025 -31/12/2025	01/01/2024 -31/12/2024	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022	01/01/2021 -31/12/2021
Operating activities					
Profit/loss after financial items	-465	-1,272	-871	-929	75
Adjustments for non-cash flow items, etc.	204	876	560	576	-363
Income tax paid	0	0	0	0	0
Cash flow from operating activities before changes in working capital	-261	-396	-311	-353	-288
Cash flow from changes in working capital					
Decrease (+)/increase (-) in development and project properties	-409	-128	-447	-571	-432
Decrease (+)/increase (-) in operating receivables	502	479	449	641	292
Decrease (-)/increase (+) in operating liabilities	-33	-175	-118	-122	141
Cash flow from operating activities	-202	-221	-427	-404	-288
Investment activities					
Acquisition of intangible assets	0	0	-	-	-1
Acquisition of investment properties	-	-381	-702	-395	-394
Sale of subsidiary	206	433	-	-	142
Acquisition of machinery and equipment	-1	0	-1	-	-1
Investment support received	-	-	27	-	-
Investments in financial assets	-15	-3	-77	-105	-53
Divestment/decrease of financial assets	68	13	-	35	4
Cash flow from investment activities	258	63	-753	-465	-303

[Table of contents →](#)

[Directors' report →](#)

[Consolidated financial
reports →](#)

[Parent company's financial
reports →](#)

[Additional information
and Notes →](#)

[Declaration by the Board →](#)

[Auditors' report →](#)

[Multi-year overview](#)

[Alternative KPIs →](#)

Cash flow analysis Amounts in SEK m	01/01/2025 -31/12/2025	01/01/2024 -31/12/2024	01/01/2023 -31/12/2023	01/01/2022 -31/12/2022	01/01/2021 -31/12/2021
Financing activities					
Shareholder contribution	300	100	300	700	-
Amortization of leasing liabilities	-13	-19	-20	-19	-18
Hybrid loan received	-	-	-	-	640
Contribution from non-controlling interests	-	-	-	-	17
Borrowings	322	296	915	1,004	1,170
Buy-back of warrants	-	-	-	-	-4
Repayment of borrowings	-591	-422	-434	-277	-1,229
Dividend paid to non-controlling interests	-	-	-	-	-29
Acquisition of non-controlling interests	-	-	-24	-	0
Cash flow from financing activities	18	-45	737	1,408	547
Cash flow for the year	75	-203	-442	539	-44
Cash and cash equivalents at start of the year	128	331	772	233	277
Cash and cash equivalents at end of the year	202	128	331	772	233

Alternative KPIs

Guidelines for alternative key performance indicators (KPIs) have been issued by the European Securities and Markets Authority (ESMA). Guidelines for alternative (KPIs) aim to facilitate comprehension of these indicators and thus improve their usability. The alternative KPIs offer additional valuable information to assess the company's operations.

Non-IFRS financial indicators	Definition	Reason used
Net financial items	Net of financial income and financial expenses.	Net financial items are listed to give a picture of the profit/loss generated by the company's financing activities.
Profit/loss after financial items	Operating profit/loss plus financial income minus financial expenses.	Profit/loss after financial items presents the company's profit/loss after tax.
Interest-bearing net liabilities	Interest-bearing liabilities minus cash and cash equivalents.	Interest-bearing net liabilities are presented as they can be used to show the financial position.
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 and profit/loss from participations in associated companies	Operating profit/loss and operating margin is presented to give a picture of the profit/loss generated in operating activities
Equity/assets ratio, %	Equity, including holdings without a controlling influence, as a percentage of the balance sheet total The equity/assets ratio is used to measure the company's financial position. The equity/assets ratio shows how much of the company's assets is financed with its own funds	
Profit margin, %	Profit/loss for the year as a percentage of net sales.	Profit margin is presented to give a picture of the profit generated in operating activities and their financing

For reconciliation of alternative KPIs, refer to Magnolia Bostad AB's website, www.magnoliabostad.se.

Table of contents →

Directors' report →

Consolidated financial reports →

Parent company's financial reports →

Additional information and Notes →

Declaration by the Board →

Auditors' report →

Multi-year overview →

Alternative KPIs

Sustainability reporting

[Sustainability Report 2025 →](#)

[GRI index →](#)

[Climate KPIs 2025 →](#)

[The UN's global goals →](#)

[Auditors' report →](#)

Sustainability Report 2025

Sustainability Report 2025

GRI index →

Climate KPIs 2025 →

The UN's global goals →

Auditors' report →

Magnolia Bostad's sustainability report for 2025 is reported according to the Global Reporting Initiative (GRI) index.

The aim of the report is to give our stakeholders a clear, transparent and easily understandable picture of our sustainability work and the results we have achieved during the reporting year.

Structured and transparent sustainability reporting according to GRI

Magnolia Bostad reports according to the Global Reporting Initiative (GRI), an internationally established standard for how companies report their economic, environmental and social impact. GRI provides us and our stakeholders with a clear and comparable framework for monitoring areas such as climate impact, work environment, skills development and business ethics.

The GRI section concludes with the global goals within Agenda2030 that Magnolia Bostad has assessed to be most relevant to the business, as well as Climate KPIs for 2025.

Ownership that provides power and direction towards the global goals

Magnolia Bostad is owned by Areim, a Nordic property investor with a focus on long-term value creation and sustainable development. As a wholly-owned company, Magnolia works in close collaboration with Areim to develop housing and neighbourhoods that combine quality, sustainability and strong project finances. Read more at <https://www.areim.se/sustainability/>.



THE GLOBAL GOALS
For Sustainable Development



GRI index

This section is reported in accordance with the Global Reporting Initiative (GRI) Standards and refers to the reporting year 2025. Magnolia Bostad strives to gradually improve the quality and scope of sustainability reporting. Following the GRI index, the UN's 17 Global Goals that Magnolia Bostad assesses that the operations affect or are affected by, as well as general Climate KPIs for the reporting year, are summarized. Previous year's value in brackets ().

Series	Standard	Category/Topic	Code	Information	2025	Comments	SDG ¹⁾
Universal	GRI 2	Organization and reporting practices	2-1	Information about the organization	The parent company Magnolia Bostad AB (publ) is headquartered in Stockholm. The company's main focus is to create stable, long-term and continuous value growth by developing attractive, sustainable residential environments in Sweden's metropolitan areas. The Group has 34 employees with offices in Stockholm and Göteborg.		5, 8, 10, 11, 13, 16
			2-2	Units included in the sustainability report	The sustainability reporting for Magnolia Bostad 2025 covers the entire Group. All relevant business units and projects are included in the reporting, ensuring that the sustainability data reflects the company's total impact and efforts. The reporting follows GRI Standards and includes both economic, environmental and social aspects.		
			2-3	Reporting period, frequency and contact person	Publication April 2026. Contact person: IR and Finance Manager, erik.tobisson@magnoliabostad.se.		
			2-4	Recalculation of information	No recalculation of previously submitted information		
			2-5	External validation	No		
Universal	GRI 2	Business and employees	2-6	Activities, value chain and other business relations	Magnolia Bostad's value chain extends from the time we acquire the land, develop residential environments and until the homes are built and the buildings are handed over for long-term management. We have a significant opportunity to influence the world and people. We group our activities within three main areas; Climate and Environment (The Product), Social Impact (People) and Responsible Business (The Company). By using the Company's resources in a sustainable, effective and risk-minimized way, value is created for the company's stakeholders.		
			2-7	Total employees	34 (50)		
			2-8	Employees not employed	10 (none)		
Universal	GRI 2	Governance	2-9	Governance structure and composition	Magnolia Bostad's Board of Directors has overall responsibility for the company's strategy, risk management and sustainability work. Sustainability issues are integrated into the management's work. The CEO is responsible for operational management and reports to the Board.		
			2-10	Nominating and election of the highest governing body	Magnolia Bostad's Board of Directors is appointed in accordance with the Articles of Association and Swedish company law and consists of representatives of the company's owners. The Board of Directors is elected at the Annual General Meeting.		
			2-11	The Chairman's role in the highest governing body	The Chairman of the Board shall organize and lead the work of the Board. The Chairman shall also, in consultation with the company's CEO, ensure that the Board continuously receives the information needed to monitor the company's operations, financial planning and development and ensure that the Board receives satisfactory decision-making information. The Chairman shall monitor that the Board's decisions are implemented, be responsible for evaluating the Board's work and ensure that the Board meets with the company's auditor at least once a year to reconcile the auditor's observations in connection with the audit work.		
			2-12	The highest governing body's role in the work with management of impact	The Board is responsible for the company's organization and management of the company's affairs in accordance with the provisions of the Companies Act, the Annual Accounts Act, the company's Articles of Association, instructions from the AGM, etc. The Board shall continuously assesses the company's and Group's financial situation, ensures that the company's organization is designed so that the accounting, asset management and the company's financial conditions in general are controlled in a satisfactory manner, and continuously evaluate the Board's work with the aim of developing the Board's working methods and efficiency.		
			2-13	Delegation of decision-making to manage impact	The Board delegates operational responsibility for managing sustainability impacts to the CEO.		

¹⁾ SDG: Sustainable Development Goals. The UN's global goals for sustainable development, see pages 87-89

Series	Standard	Category/Topic	Code	Information	2025	Comments	SDG ¹⁾
			2-14	Role in sustainability reporting	The Board shall ensure that the company has guidelines on how the company should work with the sustainability goals set by the company and that the company actively works with sustainability, climate and environmental issues, which include work on climate adaptation, climate mitigation and work with biodiversity and ecosystem services in projects.		
			2-15	Conflict of interest	Magnolia Bostad manages conflicts of interest through clear guidelines. The company has a conflict of interest policy for guidance and to ensure independence in decision-making.		
			2-16	Communication of critical issues	Magnolia Bostad manages communication of critical issues through a clear governance structure where the Board and management are regularly informed about significant sustainability-related risks and opportunities. Critical issues are raised in Board meetings and integrated into the business strategy.		
			2-17	Collective knowledge about sustainability in the highest governing body	Magnolia Bostad's Board of Directors has combined expertise in sustainability issues, which ensures that strategic decisions are made with consideration for economic, environmental and social aspects.		
			2-18	Evaluation of the work of the highest governing body	Magnolia Bostad's Board of Directors regularly evaluates its own performance to ensure effective governance and strategic management.		
			2-19	Remuneration policy	There is no remuneration paid to the Board members. Magnolia Bostad's Board of Directors establishes remuneration principles for senior executives based on responsibility, market conditions and performance. It includes fixed salary and in some cases variable remuneration, but no direct link to sustainability goals. The company reports remuneration levels openly in the Annual Report in accordance with good practice.		
			2-20	Process for determining remuneration	The process for determining remuneration for senior executives in Magnolia Bostad is decided by the Board and is set out in the Board's rules of procedure. Remuneration levels are reported transparently in the Annual Report.		
			2-21	Annual total compensation rate	None		
Universal	GRI 2	Strategy, policies and practices	2-22	Statement on strategy for sustainable development	Magnolia Bostad has a clear strategy for sustainable development that is integrated into the business model. The focus is on long-term responsibility with support from external initiatives. Read more in the CEO's letter on page 5.		
			2-23	Policy commitment	Magnolia Bostad has adopted several policies that govern its sustainability efforts, including a work environment policy, code of conduct, conflict of interest policy and personnel handbook. The policies are anchored in the company strategy and are conveyed internally to employees. The code of conduct is conveyed externally to suppliers and partners. The policy framework supports the company's goals of reduced climate impact, social responsibility and ethical business behaviour.		
			2-24	Anchoring of policy commitment	Magnolia Bostad's policies are integrated into operational activities, work processes and control documents. Compliance is ensured through internal communication, training and follow-up. The company works to ensure compliance throughout the value chain in collaboration with suppliers and partners.		
			2-25	Process to address negative impact	Magnolia Bostad has established processes to identify, manage and remedy negative environmental and social impact. The company actively works on improvement measures and collaborates with external stakeholders to ensure that impacts are minimized and managed responsibly.		
			2-26	Mechanisms for advice and whistleblowing	Magnolia Bostad has established mechanisms for advice and whistleblowing. Employees and other stakeholders can report suspected irregularities anonymously via a whistleblower service. Reports are handled confidentially and in accordance with applicable legislation. The company also offers internal channels for advice on ethical issues through the company's Ethics Council and encourages open dialogue.		
			2-27	Compliance with laws and regulations	Magnolia Bostad complies with applicable laws, rules and regulations in all areas of operation. The company has internal procedures to ensure compliance and works proactively to avoid violations. No significant violations or sanctions were reported during the reporting year.		
			2-28	Membership in organizations and trade associations	Magnolia Bostad is a member of several industry organizations and initiatives that promote sustainable development, including Sweden Green Building Council (SGBC), Local Roadmap Malmö 2030 (LFM30) and Sustainable Stockholm 2030 (HS30) and Science Based Targets Initiative (SBTi). Through these memberships, the company actively contributes to the industry's transition towards reduced climate impact and more sustainable construction.		
Universal	GRI 2	Stakeholder dialogue	2-29	Stakeholder engagement method	Magnolia Bostad identifies and communicates with its stakeholders on a continual basis. Stakeholders include municipalities and community stakeholders, investors, partners and suppliers, housing tenants, employees, owners and credit institutions. Early collaboration with municipalities, buyers and contractors creates the conditions for identifying sustainable and cost-effective solutions for our projects. The company's goal is to contribute to urban development by offering attractive and functional housing, to promote a good working environment for our employees and suppliers and to deliver long-term returns to our owners.		
			2-30	Collective bargaining agreements	None		

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Series	Standard	Category/Topic	Code	Information	2025	Comments	SDG ¹⁾
Universal	GRI 3	Material topics	3-1		Magnolia Bostad's identified material substances were mainly developed in 2024. In the 2025 sustainability report, they are reported under code 3-3 under category/topic "Material substances" and the respective disclosure.		
Universal	GRI 3	Material topics	201-1	Economy Material topic: Responsible disclosure	<p>Magnolia Bostad works with structured governance and risk management, clear financial goals and continuous monitoring. We ensure that correct and reliable information is conveyed to all stakeholders. Through established routines for information provision, transparent reporting and clear communication channels, the conditions for well-founded decisions and trusting relationships are created. The company follows applicable regulations and industry standards for information management, and monitoring is carried out through internal control, external review and recurring evaluation of communication efforts.</p> <p>Management of material topic: Responsible Disclosure – Accurate and reliable information to all our stakeholders enables well-informed decisions.</p> <p>Our stakeholders are mainly: – owners, employees and JV partners – consultants such as architects and technical and business law consultants – institutional buyers – credit institutions – general contractors with subcontractors, consultants and suppliers – tenants – managers – municipalities and society.</p>	<p>Magnolia Bostad</p> <ul style="list-style-type: none"> – works to achieve sustainable profitable growth – works for a cooperative climate without corruption – has routines for how we work with business ethics. <p>An Ethics Council exists to ensure the handling of reported whistleblowing cases.</p>	5, 8, 10, 11, 13, 16
Topic	GRI 201	Economic performance	201-1	Economic value created and distributed	Magnolia Bostad created economic value primarily through property and project sales, project management revenue and rental income in 2025. The economic value was distributed according to the table below.		
			201-1.1	1.1 Property sales (SEK m)	371 (1568)		
			201-1.2	1.2 Project management revenue (SEK m)	27 (34)		
			201-1.3	Rental income (SEK m)	13 (31)		
			201-1.4	Financial income (SEK m)	12 (16)		
			201-1.5	Other income (SEK m)	-30 (10)		
				Total created value (SEK m)	393		
			201-1.6	Operating expenses (SEK m)	-507 (-555)		
			201-1.7	Salaries and employee benefits (SEK m)	-99 (-53)		
			201-1.8	Payments to financiers (SEK m)	-234 (-312)		
			201-1.9	(Of which dividends to owners) (SEK m)	0 (0)		
			201-1.10	Payments to the public sector (SEK m)	-3 (-37)		
			201-1.11	Investments in society (SEK m)	0 (0)		
			201-1.12	Unrealized changes in value (SEK m)	- (-289)		
				Total distributed value (SEK m)	-843		
			201-1.13	Remaining in Magnolia Bostad (SEK m)	-450 (-1247)		
				Depreciation/impairment (SEK m)	-15		
Topic	GRI 201-205	According to GRI index	201-2 - 205-2	According to GRI index	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting.		

¹⁾ SDG: Sustainable Development Goals. The UN's global goals for sustainable development, see pages 87-89

Series	Standard	Category/Topic	Code	Information	2025	Comments	SDG ¹⁾
Universal	GRI 3	Material topics	3-3	Anticorruption (Material topic: Corruption and bribes)	<p>Property projects often involve large financial transactions, which carries risks of corruption. Magnolia Bostad works actively to counter these risks by training employees in issues related to ethics, bribery and corruption. The company's Code of Conduct is a central governing document and is included as a binding part of signed construction contracts, which means that requirements for integrity and responsibility are set throughout the value chain.</p> <p>Management of material topic: Corruption and bribes Monitoring is done through the company's internal controls and the possibility of reporting via the whistleblower function. The issue is integrated into the company's internal control and followed up via indicators such as GRI 205-3, with reporting to the Board as part of the company's overall governance.</p>		8,16
Topic	GRI 205	Anticorruption	205-3	Confirmed cases of corruption and measures taken	No confirmed cases of corruption were reported in 2025.		
			205-3	Code of Conduct violations (number)	0 (0)		
Topic	GRI 206-304	According to GRI index	206-1 - 304-4	According to GRI index	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting.		
Universal	GRI 3	Material topics	3-3	Climate, reduced climate impact (Material topics: Adaptation to climate change, energy, circular construction and water consumption)	<p>Magnolia Bostad carries out climate calculations in its projects to ensure that both external and internal environmental goals are met. The climate impact from material production, construction and energy use during operation constitute significant parts of a project's total environmental profile. To reduce this impact, Magnolia Bostad works systematically with environmental certifications, energy efficiency requirements and individual metering and billing (IMD) of heat at the apartment and premises level. Renewable energy sources, such as geothermal energy and solar energy, are obvious elements in the company's projects.</p> <p>Management of material topic: Adaptation to climate change Magnolia Bostad adapts urban and residential development to a changing climate by carefully adapting construction to the conditions of the site. The company complies with municipal requirements and conducts its own climate risk analyses. The company takes measures in accordance with the analyses to reduce the vulnerability of buildings to climate change.</p> <p>Climate change mitigation Climate emissions from a building are significant during material production, construction and energy use during operation. The company is working to reduce these emissions through energy efficiency measures, environmental certifications and the integration of renewable energy.</p> <p>Energy Magnolia Bostad impacts energy use, and thus climate emissions, through high energy performance, environmental certifications, the introduction of IMD for heating and the use of renewable energy such as geothermal energy and solar power.</p> <p>Circular construction Reusing building materials reduces both demolition waste at the end of a building's life and climate emissions linked to the production of new materials. Magnolia Bostad sees great potential in recycling and is participating in a research project that focuses on the reuse of energy-intensive building materials such as bricks and concrete.</p> <p>Water consumption Magnolia Bostad strives to reduce water use both during the construction phase and in management. The choice of building materials is made with water consumption in mind, as some materials require more water during manufacturing. During the operation, we work for efficient water use, including through the introduction of individual metering and billing (IMD) which creates incentives for reduced consumption among tenants.</p> <p>Climate calculations Climate impact is an integral part of Magnolia Bostad's risk management, governance and sustainability work. Magnolia Bostad reports climate impact in accordance with the Greenhouse Gas (GHG) Protocol, which is the most widely accepted global standard for calculating greenhouse gas emissions from operations.</p> <p>The calculations and analyses have been carried out by 2050 Consulting and follow the three current standards within the GHG protocol: The Corporate Standard, The Corporate Value Chain (Scope 3) Standard and Technical Guidance for Calculating Scope 3 Emissions. According to the protocol, a control approach must be established, either the Equity Share Approach or the Control Approach, where the latter is divided into the Financial Control Approach and the Operational Control Approach. The choice of control approach determines how emissions from owned companies are consolidated. Magnolia Bostad applies the Operational Control Approach, which means that greenhouse gas emissions are classified as direct when the operations themselves give rise to them, for example through leasing vehicles or through the operation of rented premises.</p>	<p>According to Magnolia Bostad's sustainability policy,</p> <ul style="list-style-type: none"> - all projects must be developed according to at least the Swedish Green Building Council's silver certification, the Nordic Swan Ecolabel or equivalent - energy consumption in the buildings we develop must be below 80% of BBR's energy requirements - climate impact A1-A5 must not exceed 290 kg CO₂e/m² per GFA - the building's climate impact throughout its life cycle (A1-7.1- SC 1) must be calculated - a climate risk and vulnerability analysis, in accordance with the EU taxonomy, must be prepared for each project - biodiversity must be taken into account in all projects during the planning stage and if a finished plan is purchased, work is carried out to optimize the plan - green space factor must be calculated for all projects - if the site is undeveloped or has green spaces with high ecological values, the focus should be on preserving and developing the green qualities that provide the site with ecosystem services and if the site has previously been developed, the focus should be on creating ecosystem services - at least one identified product intended for flexibility, demountability or adaptability is present in every construction - at least 70% by weight of the non-hazardous construction waste from the construction site shall be sorted for reuse, recycling or material recovery in accordance with the waste hierarchy - the amount of construction waste shall not exceed 40 kg/ m² GFA. 	6,7, 9, 11,12,13, 15

¹⁾ SDG: Sustainable Development Goals. The UN's global goals for sustainable development, see pages 87-89

Series	Standard	Category/Topic	Code	Information	2025	Comments	SDG ¹⁾
					Reporting is continuously improved as data collection develops, with the aim of ensuring accurate and transparent data in the long-term.		
					Magnolia Bostad's 2025 climate accounts have been prepared in accordance with the GHG protocol and cover scopes 1, 2 and 3.		
					– Scope 1 covers direct greenhouse gas emissions and, for Magnolia Bostad, consists of emissions from company cars that are not powered by electricity.		
					– Scope 2 covers indirect emissions from purchased energy where the climate impact occurs at the producing company. Magnolia Bostad calculates scope 2 according to a market-based methodology and includes energy use from the business's offices and managed properties. This also includes emissions from company cars that are powered by electricity.		
					– Scope 3 covers other indirect emissions from the value chain and is divided into 15 categories. For Magnolia Bostad, this includes emissions from construction, employee commuting, business travel, and use of sold products.		
					Total greenhouse gas emissions for 2025 amount to 50,882 (104,772) tonnes CO ₂ e, distributed as follows:		
					– Scope 1: 0.3 (5) tonnes CO ₂ e - <0.1%		
					– Scope 2: 1.9 (378) tonnes CO ₂ e - <0.1%		
					– Scope 3: 50,880 (104,389) tonnes CO ₂ e – 99.99%		
					The two categories that dominate emissions are found in scope 3 and concern new construction (the construction phase) and the use of sold products (future energy use).		
Topic	GRI 305	Emissions	305-1	Direct (Scope 1) greenhouse gas emissions (tCO ₂ e)	0.25 (5)		
			305-1.1	Company cars	0.25 (5)	Company cars not powered by electricity.	
			305-2	Indirect (Scope 2) greenhouse gas emissions (tCO ₂ e)	1.87 (378)	Market-based method.	
			305-2.1	Company cars, electric (tCO ₂ e)	0.0003 (2)		
			305-2.2	Electricity, office (tCO ₂ e)	0.04 (4)	Refers to the offices in Stockholm and Göteborg.	
			305-2.3	Central heating, offices (tCO ₂ e)	1.01 (9)	Refers to the offices in Stockholm and Göteborg.	
			305-2.4	District cooling, offices (tCO ₂ e)	0 (0)	Refers to the offices in Stockholm and Göteborg.	
			305-2.5	Electricity, property portfolio (tCO ₂ e)	0.09 (289)		
			305-2.6	Heating, property portfolio (tCO ₂ e)	0.72 (28)		
			305-2.7	Cooling, property portfolio	0 (0)		
			305-3	Other indirect (Scope 3) greenhouse gas emissions (tCO ₂ e)	50,880 (104,389)		
			305-3.1	Purchased goods and services (tCO ₂ e)	0 (178)		
			305-3.2	Capital goods (tCO ₂ e)	47,658.62 (87,592)	Emissions from the construction of completed projects in 2025 calculated on GFA and use of templates and own reference projects. Read more on pages x-x.	
			305-3.3	Energy and fuel-related emissions (tCO ₂ e)	3.80 (35)	Energy-related emissions not included in scope 1 or 2	
			305-3.4	Upstream transport (tCO ₂ e)	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		
			305-3.5	Waste (tCO ₂ e)	153.55 (115)	Waste reports	
			305-3.6	Business trips (tCO ₂ e)	5.2 (11)	Estimated based on a template derived from 2024's results for business travel emissions based on FTE. Scaled up for 40.37 FTE in 2025.	
			305-3.7	Commuting (tCO ₂ e)	15.84 (33)	Estimated based on a template derived from 2024's results for business travel emissions based on FTE. Scaled up for 40.37 FTE in 2025.	
			305-3.8	Leased assets (tCO ₂ e)	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		

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Series	Standard	Category/Topic	Code	Information	2025	Comments	SDG ¹⁾
			305-3.9	Downstream transport (tCO ₂ e)	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		
			305-3.10	Processing sold product (tCO ₂ e)	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		
			305-3.11	Use of sold product (tCO ₂ e)	3,042.96 (12,324)	Properties developed by Magnolia and sold in 2025 are included here. Energy consumption is calculated over the expected lifespan of the properties of 50 years.	
			305-3.12	End-of life of sold product (tCO ₂ e)	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		
			305-3.13	Leased assets (tCO ₂ e)	0 (22)	It has not been possible to distinguish between operating electricity and property electricity for the 2025 reporting year. Energy use in the leased properties has been reported within Magnolia Bostad's Scope 2.	
			305-3.14	Franchise (tCO ₂ e)	not relevant		
			305-3.15	Investments (tCO ₂ e)	none (4,064)	A change in methodology has been implemented for how emissions from joint ventures (JVs) are reported. Previously, emissions from JVs were reported based on ownership share and the total outcome was reported in category 3.15 Investments. From reporting year 2025, JVs will continue to be reported based on ownership share, but if Magnolia Bostad's ownership share is 50% or higher, the emissions are included in Scope 1 and Scope 2. Since there were no JVs with an ownership share below 50% during 2025, there are no emissions left to report in category 3.15	
			305-3	According to GRI index	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		
			305-4	Emission intensity scope 1 and 2 [tCO₂e/m²]	0.00004 (0)	Emission intensity in scope 1 and 2 based on total managed area, including leased offices.	
				Emission intensity scope 3 [tCO₂e/m²]	0.352 (0)	Emission intensity in scope 3 based on total projected area (completed and sold properties).	
Topic	GRI 305-306	According to GRI index	305-5 - 306-5	According to GRI index	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		
Topic	GRI 401	Employment	401-1	New employees (number)	1 (1)		
				New employees, proportion women (%)	0 (100)		
				New employees, proportion men (%)	100 (0)		
				Terminated employment (number)	21 (40)		
				Terminated employment, proportion women (%)	62 (50)		
				Terminated employment, proportion men (%)	38 (50)		
Topic	GRI 401-402	According to GRI index	401-2 - 402-1	According to GRI index	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		
Universal	GRI 3	Material topics	3-3	Health and safety (Material topic: Magnolia Bostad offers a safe, healthy and sustainable working environment)	Health and safety is a priority indicator in Magnolia Bostad's operations and encompasses both employees and living environments. The company works to create safe working conditions, prevent risks and promote well-being. At the same time, housing is developed with a focus on healthy indoor environments and environmental certification, which contributes to long-term sustainability and quality of life for residents. Management of material topic: Magnolia Bostad offers a safe, healthy and sustainable working environment Magnolia Bostad prioritizes the well-being and safety of its employees through clear governance, preventive measures and continuous monitoring. The work aims to minimize work-related risks, promote health and create good conditions for long-term employee health and safety.		3, 8, 12, 16

¹⁾ SDG: Sustainable Development Goals. The UN's global goals for sustainable development, see pages 87-89

Series	Standard	Category/Topic	Code	Information	2025	Comments	SDG ¹⁾
Topic	GRI 403	Work environment and safety	403-1	OH&S management system	Magnolia Bostad has a structured process for systematic environment work (SAM). The CEO, COO and General Counsel and HR participate in the company's SAM work. The work with SAM is conducted according to the company's annual cycle and ensures that health and safety (OH&S) issues are handled in a structured manner and in dialogue between employer and employee. In 2025, all employees were covered by Magnolia Bostad's systematic environment work.		
				Representation in the work environment committee (%)	100 (100)	Ongoing systematic environment work in consultation with the company's management and HR.	
			403-2 - 403-8	According to GRI index	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		
			403-9	Number of workplace accidents	0 (0)		
			403-9	Sick leave (%)	0.1 (0.7)		
			403-9	Of which short sick leave (%)	100 (39)		
			403-9	Of which long sick leave (%)	0 (61)		
			403-9	Work injuries (number)	0 (3)		
			403-9	Deaths (number)	0 (0)		
Topic	GRI 403	According to GRI index	403-10	According to GRI index	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		
Universal	GRI 3	Material topics	3-3	Training and skills development (Material topic: Magnolia Bostad works actively with skills transfer)	<p>Training and skills development are a central part of Magnolia Bostad's sustainability work and contribute to ensuring long-term expertise and quality in the business. Through structured induction programmes, continuous skills transfer and internal training initiatives, conditions are created for employee development and for the company to be able to meet future demands and challenges.</p> <p>Management of material topic: Magnolia Bostad works actively with skills transfer</p> <p>Introductory training for new employees includes the company's Code of Conduct, which reflects values and expectations for employees and business partners. If necessary, external advisors are hired to supplement internal expertise. The internal training programme Magnolia Bostad Labs offers monthly in-depth courses and training opportunities in current and relevant topics for the entire company.</p>		3, 4, 5, 8, 10, 11, 12, 16
Topic	GRI 404	Training	404-1	Average training hours, management, women (number hrs)	17 (5)		
				Average training hours, management, men (number hrs)	5 (4)		
				Average training hours, managers, women (number hrs)	21 (6)		
				Average training hours, managers, men (number hrs)	19 (15)		
				Average training hours, employees, women (number hrs)	14 (8)		
				Average training hours, employees, men (number hrs)	15 (6)		
				Average training hours total women (number hrs)	14 (8)		
				Average training hours total men (number hrs)	9 (8)		
			404-2	According to GRI index	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		
			404-3	Percentage of employees with regular performance reviews (percentage)	100 (100)		

¹⁾ SDG: Sustainable Development Goals. The UN's global goals for sustainable development, see pages 87-89

Series	Standard	Category/Topic	Code	Information	2025	Comments	SDG ¹⁾
Universal	GRI 3	Material topics	3-3	Diversity and equality (Material topic: Our own workforce/Corporate culture)	Magnolia Bostad strives to offer a fair, equal and pleasant work environment with a balance between work and leisure. A good corporate culture is a prerequisite for this and contributes to commitment and long-term sustainability.		5, 8, 10, 11, 16
					Management of material topic: Our own workforce/Corporate culture Magnolia Bostad wants to offer a fair, equal and pleasant workplace with a balance between work and leisure. The corporate culture, which is based on the company's values, is central to promoting diversity and equality. The company works for an inclusive work environment free from discrimination and has zero tolerance for harassment. The company has an Ethics Council, a structured SAM (systematic work environment) and a whistleblower function. Equality is promoted through the code of conduct that is signed by all employees and included in external agreements. Magnolia Bostad strives for an even gender distribution and women's participation in leadership, in line with The UN's global goals.		
Topic	GRI 405	Diversity and equal opportunities	405-1	The Board, women (%)	40 (67)		
				The Board, men (%)	60 (33)		
				Management, women (%)	17 (25)		
				Management, men (%)	83 (75)		
				Employees, women (%)	33 (39)		
				Employees, men (%)	66 (61)		
				The Board <30 years (%)	0 (0)		
				Management <30 years (%)	0 (0)		
				Employees <30 years (%)	0 (2)		
				The Board 30-50 years (%)	60 (100)		
				Management 30-50 years (%)	33 (25)		
				Employees 30-50 years (%)	66 (63)		
				The Board >50 years (%)	40 (0)		
				Management >50 years (%)	66 (75)		
				Employees >50 years (%)	33 (35)		
				Total, women (%)	33 (40)		
				Total, men (%)	66 (60)		
				Total <30 years (%)	2 (2)		
				Total 30-50 years (%)	60 (62)		
				Total >50 years (%)	40 (36)		
			405-2	According to GRI index	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		
Topic	GRI 406	Non-discrimination	406-1	Confirmed cases of discrimination and measures taken (number)	0 (0)		
Topic	GRI 406	Non-discrimination	406-1.1	Discrimination (number)	0 (0)		
			406-1.2	Harassments (number)	0 (0)		
Topic	GRI 407-412	According to GRI index	407-1 - 412-1	According to GRI index	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		

¹⁾ SDG: Sustainable Development Goals. The UN's global goals for sustainable development, see pages 87-89

Series	Standard	Category/Topic	Code	Information	2025	Comments	SDG ¹⁾
Universal	GRI 3	Material topics	3-3	Sustainable purchasing and supplier evaluation (Material topic: Workforce in the value chain)	Magnolia Bostad works for sustainable purchasing and fair working conditions throughout the value chain. The company has clear governance principles, policies and a Code of Conduct that all suppliers must follow. When purchasing, requirements are set for working conditions and social responsibility. The Code of Conduct is an integrated part of the construction contracts. The goal is to increase the proportion of suppliers that meet the company's sustainability requirements and ensure that all strategic suppliers have signed the Code.		7, 8, 9, 10, 11, 12, 16
					Management of material topic: Workforce in the value chain Protecting the workforce in the construction value chain is crucial to ensuring fair working conditions and promoting human rights. The company can influence contractor procurement by setting requirements and by making the supplier Code of Conduct part of the contract. The company follows the terms of the banking initiative to combat workplace crime and contribute to fair conditions for companies and workers.		
Topic	GRI 412	Human rights - assessments	412-2	Percentage of employees trained in human rights (%)	100 (100)		
Topic	GRI 412-413	According to GRI index	412-3 - 413-2	According to GRI index	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		
Topic	GRI 414	Social issues in the supply chain	414-1	Number of suppliers audited for compliance with agreements and Code of Conduct	0 (0)		
Topic	GRI 414-419	According to GRI index	414-2 - 419-1	According to GRI index	Data for the indicator(s) is missing. Collection and evaluation processes are being developed for future reporting		
Universal	GRI 3	Material topics	3-3	Environment, reduced climate impact (Material topics: Land use/Biodiversity and ecosystems and Pollution)	Magnolia Bostad is aware that the location and design of our construction projects affect both communities and people's living environment. The company strives to identify and preserve existing natural values and ecosystems during planning, to protect natural resources and to plan new green environments with consideration for biodiversity. We work strategically when designing the homes' courtyards together with our contractors, such that these are designed to enable, among other things, local storm-water management.		6, 7, 8, 9, 10, 11, 12, 13, 15
					Magnolia Bostad strives to ensure that all of its development projects are carried out in a healthy, sustainable environment. When developing new residential areas, we follow current guidelines for remediation to avoid environmental risks.		
					Management of material topic: Land use/Biodiversity and ecosystems When planning construction projects, it is important to identify and preserve existing natural values and ecosystems. Where and how we build affects communities and people. The company has a design programme that states that/and how we should protect existing nature and that planning of new natural values is done by planting trees and plants with consideration for biodiversity. We plan our courtyards so that stormwater can be handled locally		
					Management of material topic: Pollution Land where the company develops new housing may need to be remediated before construction to meet the Swedish National Environmental Protection Agency's guidelines. By choosing approved materials according to established building material databases such as Byggarubedömningen (BVB), the risk of harmful substances being built into the properties is minimized, contributing to a safer living environment.		
CRE-8	CRE-8	GRI Construction-Property Specific	CRE-8	Type and number of sustainability certifications, rankings and labels for new construction (number of properties/completed stages with certifications)	11 (18) sold and completed projects have been environmentally certified or are in the process of being environmentally certified according to the Swedish Green Building Council.		
Universal	GRI 3	Material topics	3-3	Safety (Material topic: Human health and safety/Social inclusion)	Safety is a central focus area for Magnolia Bostad and encompasses both how we plan and develop the physical and social environment in residential areas. By creating open and accessible common spaces, community and a sense of security are promoted. The company applies guidelines from BoTryggt2030 to ensure that safety aspects are integrated into the planning and design of residential areas and community environments.	According to Magnolia Bostad's sustainability policy, – we build security into the areas we develop, inspired by BoTryggt2030's guidelines – have Codes of Conduct for employees, contractors and sponsor partners – we protect our employees by offering development opportunities and a safe working environment.	3, 4, 5, 10, 11, 16
					Management of material topic: Human health and safety/Social inclusion Magnolia Bostad develops housing with the goal of achieving environmental certification and thereby ensuring a healthy indoor climate. Safe housing is about creating a physical and social environment where residents feel safe and included. This is achieved, among other things, through open and accessible common areas that invite meetings and community in accordance with guidelines from BoTryggt2030.		

¹⁾ SDG: Sustainable Development Goals. The UN's global goals for sustainable development, see pages 87-89

Climate KPIs 2025

Climate KPIs are summarized below. For further information, please refer to the GRI Index.

KPIs	2025	2024	Comments
Construction completed properties (kgCO ₂ e/m ² GFA)	329.95	328	Building emissions for all completed and sold properties in 2025 divided by the corresponding buildings' GFA.
Company cars (MWh Purchased energy for company cars)	14.89	61	Purchased electricity
Office energy (MWh)	88.65	396	Electricity, heating and cooling.
Property portfolio (Property electricity, heating and tenant electricity per managed sq m) (kWh/m ²)	3.13	68	Total property energy for investment properties divided by the properties' total GFA.
Percentage of fossil-free electricity, offices (%)	100	100	
Total Scope 1 (tCO₂e)	0.25	5	
Total Scope 2 market-based (tCO₂e)	1.87	332	
Total Scope 3 (tCO₂e)	50,879.97	104,375	
Total Scope 1, 2 and 3 (tCO₂e)	50,882.09	104,713	

[Sustainability Report 2025](#) →

[GRI index](#) →

[Climate KPIs 2025](#)

[The UN's global goals](#) →







[Auditors' report](#) →

Reported emissions from completed and sold projects 2025

Project	Building emissions		Comments
	GFA[m ²]	[tCO ₂ e]	
Göteborg JV Fix kv3 BR	5,350	1,835	343 kg templateCO ₂ e/m ² based on the Ångloket project, calculated according to HS30 construction part 2-8
Göteborg JV Fix Kv3 HR	2,649	908	343 kg templateCO ₂ e/m ² based on the Ångloket project, calculated according to HS30 construction part 2-8
Göteborg JV Fix Kv6 BR	5,054	1,733	343 kg templateCO ₂ e/m ² based on the Ångloket project, calculated according to HS30 construction part 2-8
Göteborg JV Fix Kv6 HR	2,504	859	343 kg templateCO ₂ e/m ² based on the Ångloket project, calculated according to HS30 construction part 2-8
Haninge Söderbymalm	29,010	9,950	343 kg templateCO ₂ e/m ² based on the Ångloket project, calculated according to HS30 construction part 2-8
Hasseludden	4,408	1,512	343 kg templateCO ₂ e/m ² based on the Ångloket project, calculated according to HS30 construction part 2-8
Lindens Park- Aranäs 3	24,297	8,334	343 kg templateCO ₂ e/m ² based on the Ångloket project, calculated according to HS30 construction part 2-8
Nya Hovås	14,840	5,090	343 kg templateCO ₂ e/m ² based on the Ångloket project, calculated according to HS30 construction part 2-8
Tullholmsviken kv 3	35,783	12,274	343 kg templateCO ₂ e/m ² based on the Ångloket project, calculated according to HS30 construction part 2-8
Ursvik 3 Tornet	13,983	3,789	Climate declaration for building parts 2-6. Template based on Ångloket project for building parts 7-8 (+57kg) to equate with HS30, template value 328 kgCO ₂ e/m ² .
Östersund Norrsken	6,563	1,374	Climate declaration for building parts 2-6. Template based on Ångloket project for building parts 7-8 (+57kg) to equate with HS30, template value 268 kgCO ₂ e/m ² .
Total	144,440	47,659	

The UN's global goals for sustainable development

Magnolia Bostad assesses that primarily 12 of the UN's 17 global goals for sustainable development are relevant to our operations, or that our operations have an impact on the goal. For the goals that we have identified as relevant, we report the assessed sub-goals concerned.

Goal	Description
GOAL 1  No poverty	This goal is not included in Magnolia Bostad's reporting for 2025 because we have assessed that the operations have limited or no direct impact on the goal.
GOAL 2  Zero hunger	This goal is not included in Magnolia Bostad's reporting for 2025 because we have assessed that the operations have limited or no direct impact on the goal.
GOAL 3  Good health and wellbeing	<p>Magnolia Bostad contributes to good health and wellbeing by developing housing and urban areas that promote safety, physical activity, social cohesion and a good indoor environment. By integrating health aspects into the built environment, the company contributes to sustainable urban development.</p> <p>Sub-goal 3.4: Promote mental health and well-being. The company contributes to mental health by developing residential areas that promote safety, social cohesion and access to green spaces. Through good planning, environments are created that support people's wellbeing in everyday life.</p> <p>Sub-goal 3.9: Reduce diseases from hazardous chemicals and air pollution. Through conscious material choices, energy-efficient solutions and good ventilation in buildings, the company works to minimize exposure to harmful substances and to contribute to a healthy indoor environment.</p>
GOAL 4  Quality education	<p>Magnolia Bostad impacts the goal by collaborating with municipalities and local stakeholders to make it easy for our customers' tenants to choose sustainable alternatives in everyday life, for example to increase the proportion of local transport users and to create residential areas close to schools and nursery schools. The company trains employees about issues and topics that affect the business and issues that strengthen the individual employee in their role.</p> <p>Sub-goal 4.4: We offer skills development in, among other things, sustainability issues for our employees.</p>
GOAL 5  Gender equality	<p>Magnolia Bostad works actively to promote gender equality within the organization. This includes equal opportunities regardless of gender, as well as combating discrimination in the work environments in our projects and in the communities we are involved in developing. In 2025, the company took preparatory steps for the EU's Pay Transparency Directive, which will be implemented in 2026.</p> <p>Sub-goal 5.1: Eliminate discrimination against women and girls. We work to ensure that no discrimination occurs in our operations, whether in recruitment or working conditions. We require our suppliers to follow our Code of Conduct.</p> <p>Sub-goal 5.5: Ensure women's full participation and leadership. We work to increase the proportion of under-represented genders in management positions and in decision-making roles within the company.</p> <p>Sub-goal 5.c: Adopt and strengthen policies for gender equality. The company has internal guidelines and policies that promote gender equality and follows these up regularly to ensure that they are complied with.</p>
GOAL 6  Clean water and sanitation	<p>Magnolia Bostad strives for efficient water use and good sanitation in our projects.</p> <p>Sub-goal 6.3: Improve water quality and increase reuse. The company contributes to this goal by working with sustainable stormwater management, eco-friendly sewage solutions and choosing materials that minimize chemical emissions in its housing projects.</p> <p>Sub-goal 6.4: Increase water efficiency and ensure sustainable water use. The company strives to reduce water consumption in both new productions and management by installing low-flush fixtures and water metering systems at the apartment level.</p>

[Sustainability Report 2025](#) →

[GRI index](#) →

[Climate KPIs 2025](#) →

[The UN's global goals](#)

[Auditors' report](#) →






Sustainability Report 2025 →

GRI index →

Climate KPIs 2025 →

The UN's global goals

Auditors' report →

GOAL 7		Affordable and clean energy	<p>Magnolia Bostad contributes to this Goal by developing and managing energy-efficient buildings, as well as by promoting the use of renewable energy through our projects. We continually work to reduce energy use and increase the share of sustainable energy solutions in line with Agenda 2030.</p> <p>Sub-goal 7.2: Increase the share of renewable energy. The property industry has a great opportunity to contribute by integrating solar power, district heating from renewable sources and other sustainable energy solutions in buildings.</p> <p>Sub-goal 7.3: Improve energy efficiency. Energy-efficient buildings, smart energy systems and sustainable material choices are central to our project development. The company can contribute by reducing energy use in new productions and choosing solutions that reduce energy use in the management phase for our customers.</p> <p>Sub-goal 7.a: Promote research and investments in clean energy. By collaborating with players in innovation and technology, property companies can support the development of new solutions for sustainable energy use.</p>
GOAL 8		Decent work and economic growth	<p>Magnolia Bostad offers safe, fair working conditions within our organization. Through our construction and development projects, we promote employment and economic growth, while striving to ensure that the working environment in our development projects is safe, inclusive and sustainable.</p> <p>Sub-goal 8.1: Magnolia Bostad strives for economic growth that also takes into account environmental and social aspects.</p> <p>Sub-goal 8.5: Achieve full and productive employment and decent work for all men and women by 2030. We work for fair and safe working conditions within the organization and at our suppliers, with a focus on inclusion and gender equality.</p> <p>Sub-goal 8.8: Protect workers' rights and promote a safe and secure working environment. We set requirements for working environment and safety in our development projects and require our partners to follow labour law principles.</p>
GOAL 9		Industry, innovation and infrastructure	<p>Magnolia Bostad contributes to sustainable industry, innovation and infrastructure by being involved in developing solutions for sustainable construction and energy efficiency. By promoting digitization, circular construction processes and cooperation with suppliers for sustainable materials, the company strengthens the development towards a more resource-efficient and climate-smart construction and property sector.</p> <p>Sub-goal 9.4: Upgrade infrastructure and industry for sustainability. The company works to reduce the climate impact in the construction process through energy-efficient solutions, sustainable material choices and climate calculations in project development.</p> <p>Sub-goal 9.5: Strengthen research, innovation and technological development. The company promotes innovation by contributing to and demanding the development of new methods for circular construction, digital tools and solutions that contribute to reduced emissions and increased resource efficiency.</p>
GOAL 10		Reduced inequalities	<p>Magnolia Bostad contributes to reducing inequality by developing inclusive housing environments, promoting social integration and ensuring equal opportunities within both the organization and society.</p> <p>Sub-goal 10.2: Promote social, economic and political inclusion. The company works to create inclusive housing environments where people with different backgrounds and socio-economic conditions are given the opportunity for safe housing and which promote social integration.</p> <p>Sub-goal 10.3: Ensure equal opportunities and reduce discrimination. The company actively works to combat discrimination in recruitment, in the work environment and in business relations. By promoting diversity and inclusion within the organization, the company contributes to a fairer society. We conduct employee surveys annually and work actively with the outcome through internal discussions and evaluation.</p>
GOAL 11		Sustainable cities and communities	<p>Magnolia Bostad contributes to creating sustainable and inclusive cities by developing housing and neighbourhoods that promote social cohesion, environmental sustainability and good quality of life. By planning residential areas near to public transport, green spaces and energy-efficient buildings, the company supports long-term and sustainable urban development.</p> <p>Sub-goal 11.1: Ensure access to safe, affordable and inclusive housing for all.</p> <p>Sub-goal 11.3: Inclusive and sustainable urban planning. The company works with urban development projects that take into account social, ecological and economic aspects, and collaborates with municipalities and other players to create vibrant and sustainable areas and neighbourhoods.</p> <p>Sub-goal 11.7: Access to green and public spaces. Ensure everyone's access to safe, inclusive and accessible green spaces and public spaces. By integrating green spaces, playgrounds and common meeting places in residential areas, the company promotes both health and social cohesion. Ensure everyone's access to safe, inclusive and accessible green spaces and public places. By integrating green spaces, playgrounds and community areas in residential areas, the company promotes both health and social cohesion.</p>







[Sustainability Report 2025](#) →

[GRI index](#) →

[Climate KPIs 2025](#) →

[The UN's global goals](#)

[Auditors' report](#) →

GOAL 12		Responsible consumption and production	Magnolia Bostad contributes to more sustainable consumption and production patterns by streamlining resource use, promoting circular solutions and reducing climate impact in the construction process. By setting requirements for sustainable material choices, energy-efficient buildings and responsible suppliers, the company contributes to a more sustainable construction and real estate sector. Sub-goal 12.2: Sustainable use of natural resources. The company works to reduce resource consumption through smart planning, energy-efficient solutions and long-term sustainable material choices in our construction projects. Sub-goal 12.5: Reduce waste through prevention, reduction, recycling and reuse. The company promotes circular construction processes and reuse of construction materials and minimization of construction waste in construction projects and other projects.
GOAL 13		Climate action	Magnolia Bostad contributes to combating climate change by reducing the climate impact in the construction process, developing energy-efficient housing and promoting climate-adapted solutions. By setting requirements for sustainable materials, energy efficiency and climate calculations in projects, the company works to reduce emissions and contribute to a more climate-neutral society. Sub-goal 13.1: Strengthen resilience and adaptability to climate-related risks. The company integrates climate adaptation into planning and design, for example by taking into account flood risks, heat waves and biodiversity in exploitation and production. Sub-goal 13.2: Integrate climate measures into policy and planning. The company works with climate calculations and climate goal in our project development and follows national and international guidelines to contribute to Sweden's climate goal and Agenda 2030.
GOAL 14		Life below water	This goal is not included in Magnolia Bostad's reporting for 2025 because we have assessed that the operations have limited or no direct impact on the goal.
GOAL 15		Life on land	Magnolia Bostad contributes to preserving and restoring ecosystems and biodiversity by integrating natural values into the planning and development of residential areas. By taking into account green spaces, ecosystem services and biodiversity in projects, Magnolia Bostad works to reduce negative impacts on nature and promote sustainable living environments. Sub-goal 15.1: Preserve, restore and sustainably use ecosystems. The company plans residential areas with elements of green spaces, trees and natural environments to support ecosystem services and create sustainable urban environments. Sub-goal 15.5: Stop the loss of biodiversity. The company works to minimize the impact on biodiversity by preserving existing natural values, planting new green spaces and promoting biodiversity in landscape design.
GOAL 16		Peace, justice and strong institutions	Magnolia Bostad contributes to peaceful and inclusive societies by promoting transparency, ethics and justice in its operations. By working against corruption, ensuring responsible governance and by creating safe housing environments, the company contributes to a society where people can live in safety and with equal opportunities. Sub-goal 16.5: Reduce corruption and bribery in all forms. The company has clear guidelines for anticorruption and works actively with monitoring and training to ensure that all business relationships are conducted in an ethical and transparent manner. Sub-goal 16.6: Develop effective, responsible and transparent institutions. Through transparent sustainability reporting, open communication and compliance with laws and regulations, the company strengthens trust in the company and contributes to a better construction and property sector.
GOAL 17		Partnerships for the goals	This goal is not included in Magnolia Bostad's reporting for 2025 because we have assessed that the operations have limited or no direct impact on the goal.

THIS IS A TRANSLATION FROM THE SWEDISH ORIGINAL

Auditor's report on the statutory sustainability statement

To the Annual General Meeting of Magnolia Bostad AB (publ), co. reg. no. 556797-7078

Assignment and responsibility

It is the Board of Directors that is responsible for the sustainability report for the year 2025 on pages 75-89 and that it has been prepared in accordance with the Annual Accounts Act in accordance with the older wording that applied before 1 July 2024.

Focus and scope of the audit

Our review has been conducted in accordance with FAR's recommendation RevR 12 "Auditor's opinion on the statutory sustainability report". This means that our review of the sustainability report has a different focus and a significantly smaller scope compared to the focus and scope of an audit in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that this review provides us with a sufficient basis for our opinion.

Statement

A sustainability report has been prepared.

Stockholm on the day following our electronic signature

Ernst & Young AB

Katrine Söderberg
Authorized Public Accountant

[Sustainability Report 2025 →](#)

[GRI index →](#)

[Climate KPIs 2025 →](#)

[The UN's global goals →](#)

[Auditors' report](#)

Corporate governance report

[Corporate governance
report](#) →

[Board of Directors](#) →

[Executive management](#) →

[Auditors' report on the
corporate governance report](#) →

[Other information](#)

[Definitions](#) →

[Financial calendar
and contacts](#) →

Corporate governance report

Corporate governance report

Board of Directors →

Executive management →

Auditors' report on the
corporate governance report →

Other information

Definitions →

Financial calendar
and contacts →

Magnolia Bostad AB (publ), co.reg.no. 556797-7078, is a public Swedish limited liability company with its registered office in Stockholm, owned by HAM Nordic AB. Magnolia Bostad's bonds are listed on Nasdaq Stockholm.

The corporate governance report for 2025 has been prepared as part of the company's application of the Swedish Companies Act and the Annual Accounts Act. The company has previously and until September 2021 applied the Swedish Code of Corporate Governance (the "Code") due to the company being listed on the stock exchange.

The company complies, where applicable, with the provisions of the Swedish Code of Corporate Governance and Nasdaq's Nordic Main Market Rulebook for Issuers of Fixed Income Instruments, as well as other applicable Swedish and foreign laws and regulations.

The Corporate Governance Report has been approved by the company's Board of Directors and has been reviewed by the company's auditors. To ensure that Magnolia Bostad is managed efficiently, the division of responsibilities between the company's decision-making bodies is clear.

Articles of Association

The Articles of Association together with applicable laws and the existing shareholders' agreement regulate the operations and governance. The company shall directly or indirectly through subsidiaries acquire, own, manage, develop and sell properties, conduct project activities regarding properties and own and

manage securities and other related activities. The financial year covers the calendar year. The Articles of Association can be found on the company's website under the Corporate Governance section.

Election of the Board of Directors and Amendment of the Articles of Association

The company's Articles of Association do not contain any special provisions regarding the appointment and dismissal of members of the Board of Directors or regarding amendments to the Articles of Association

Shares and shareholding

The share capital amounted to SEK 151,289,132 on 31 December 2025, divided into 37,822,283 shares 100% owned by HAM Nordic AB.

Shareholders' voting rights

The Annual General Meeting is the highest decision-making body and the forum in which shareholders formally exercise their influence.

Annual General Meeting

The Annual General Meeting was held on 27 May 2025. HAM Nordic AB was represented by Erika Olsén. The Annual General Meeting was held through a per cap-sulam procedure, which is why a Chairman was not appointed.

Board of Directors

The Board of Directors is appointed by the Annual General Meeting and consisted of five members as of 31 December 2025, Erika Olsén, Therese Rattik, Johan Bengtsson, Martin Belenius and Anders Lif. For the

Board of Directors, see page 91. No Board of Directors fees are paid.

The Board's task is to be responsible for the company's organization and administration, to continuously assess the company's financial position and to ensure that there are effective systems for monitoring and controlling the company's operations and compliance with laws and other rules

The Board of Directors' tasks are carried out through organized interaction with the company's Executive management. The Board complies with the assessment obligations that follow from law through submitted reports. In addition, the work of the Board is governed by guidelines from the AGM and by the Board's rules of procedure. In 2025, 26 recorded Board meetings were held, of which 9 were recorded per capsulam. The company's Board has no committees, which means that the tasks are fulfilled by the entire Board of Directors.

The Board's work during the year focused on the company's focus areas in 2025 with strategic discussions, and major investments as well as monitoring of risks and projects. During the year, the Board appointed a new CEO who took office on 1 December 2025.

The Board continuously evaluates the Board's work with the aim of developing the Board's working methods and efficiency.

Chairman of the Board

The Chairman of the Board shall, in close collabora-

tion with the CEO, monitor the company's results and act as Chairman of Board meetings. The Chairman is responsible for ensuring that other members of the Board receive sufficient information to carry out their work effectively.

CEO and Executive management

The CEO is responsible for operational management, for managing the day-to-day administration and for managing the business in accordance with the Board of Directors' guidelines, instructions and decisions. The company's Executive management consisted of CEO Mats Brandt and Svenjo Behrens, Hanna Jessing, Niklas Ohldin, Magnus Ericsson and Henrik Meeths on 31 December 2025. For Executive management, see pages 92 and 93.

Investment Committee

Magnolia Bostad has an investment committee whose main task is to act as an advisor to the Board and prepare all investment decisions in connection with acquisitions, sales and property investments.

A job description adopted by the Board applies for the investment committee, with a delegation procedure and decision matrix.

Auditors

The company's external auditors are appointed by the AGM. The auditors are tasked with reviewing the Board of Directors' and CEO's management of the company on behalf of the shareholders and ensuring that the Annual Report is prepared in accordance with applicable laws and regulations. The 2025 AGM

resolved to appoint the auditing firm Ernst & Young AB, with Katrine Söderberg as auditor-in-charge, for the period until the end of the 2026 AGM. In addition to auditing, Ernst & Young has also provided advice during the year, primarily on tax matters. In 2025, total remuneration paid to auditors was SEK 2.2 m (2.5). See also Note 8 – Disclosure of auditor's fees and expense reimbursement.

Internal controls

According to the Swedish Companies Act, the Board is responsible for internal controls. The purpose of internal control is, with a reasonable degree of certainty, to achieve effective and efficient operations, reliable financial reporting and information about the operations, as well as compliance with applicable laws, rules, policies and guidelines.

The Corporate Governance Report on the company's internal controls refers to the company's financial reporting. The Company has established control structures and regularly monitors that these are implemented, updated and complied with. Regional managers and department heads are responsible for ensuring that internal controls are established within their areas of responsibility and that these controls achieve the intended effect. The company follows the Committee of Sponsoring Organizations of the Treadway Commission's (COSO) framework to evaluate a company's internal control over financial reporting, "Internal Control -Integrated Framework". The framework consists of the following five components: control environment, risk assessment, control activities, information, and communication and follow-up.

The internal control process has been designed to ensure reliable overall financial reporting and external financial reporting in accordance with IFRS, applicable laws and regulations and other requirements that may be imposed on companies with bonds listed on Nasdaq Stockholm. Risk assessment regarding financial reporting takes place annually and involves the Board, senior executives and other employees.

To ensure that the company's Code of Conduct is complied with, the company has a whistleblower function. Through this whistleblower function, appropriate channels are offered for reporting serious irregularities committed by persons in key positions or in leading positions at the Company. Registration can be done in a way that is safe for the person reporting, while administration and monitoring of the whistleblower function is handled by an external party. The Company has also established an Ethics Council, whose task is to ensure that reported whistleblower cases are handled correctly. If necessary, the Ethics Council also handles any matters concerning violations of the company's Code of Conduct, etc, and which are not handled within the framework of the whistleblower function.

Control environment

The basis for internal controls on financial reporting is Magnolia Bostad's organization, decision-making procedures, responsibility and authorizations that are communicated in the governing documents. These documents include the Articles of Association, the Board of Directors' rules of procedure, the CEO's instructions, the Code of Conduct, the company's busi-

Corporate governance report

Board of Directors →

Executive management →

Auditors' report on the corporate governance report →

Other information

Definitions →

Financial calendar and contacts →

Corporate governance
report

Board of Directors →

Executive management →

Auditors' report on the
corporate governance report →

Other information

Definitions →

Financial calendar
and contacts →

ness plan, policies, the Investment Committee work description, process descriptions and manuals. The company's work on internal control aims to identify high-risk areas and minimize these risks. All internal steering documents are regularly updated when, for example, legislation, accounting standards or listing requirements are changed.

Risk assessment

The risk of material misstatement in financial reports is assessed annually by the company's Board of Directors, Executive management and the company's external auditors. There is an established risk management process at Magnolia Bostad. The CEO, in collaboration with other departments within the company, is responsible for structured risk mapping across all business activities. The company's risks are divided into three main types: (1) external risks, (2) operational risks and (3) financial risks, see pages 32-34.

Control activities

Control activities are designed on the basis of the risk analysis to address the significant risks identified. These are both of a preventive nature, in other words actions aiming to avoid losses or errors in reports and for purposes of discovery. The controls must also ensure that any errors will be corrected. Examples of areas that have a material impact on the company's results and that have well-established quality control

measures include accounting for projects and funding matters and sales as well as the IT environment. Controls are carried out using methods such as variance analyses and on the occasion of quarterly meetings between business areas and Executive management. (COO/tbd) ensure the company maintains a secure IT environment. For the business, the business system forms the basis of the control structure established and focuses on important stages in the business such as investment decisions, production start-up and sales. The company places great emphasis on follow-up of projects linked to established procedures for the project process, such as regular follow-up meetings and the Investment Committee.

Information, communication

The guidelines for communication are that correct information must be provided in the correct manner and at the right time and comply with the law and Nasdaq Stockholm's regulations for issuers (interest-bearing instruments). The company's governing documents in the form of a Code of Conduct, policies, process descriptions and manuals are reviewed annually and made available via the company's intranet. All new employees receive information about the governing documents and the company has information opportunities where values and Codes of Conduct are discussed.

Follow-up

Follow-up takes place at many different levels within the company. The company's business plan and budget are decided by the Board every year. The Board receives at least once a quarter financial reports with comments including project follow-up and follow-up of guarantees and provisions. The company's external auditor reports his observations from reviews and assessments of internal control to the Board. The company has routines that ensure that measures are taken to deal with any shortcomings, as well as that proposals for measures that have received attention are followed up

Board of Directors

Data as of 31 December 2025
Selection of Board of Directors assignments

Corporate governance
report →

Board of Directors

Executive management →

Auditors' report on the
corporate governance report →

Other information

Definitions →

Financial calendar
and contacts →



Erika Olsén

Chairman of the Board since June 2023

Board member since September 2021

Born 1976
Partner, Investments Areim.
Chairman of the Board of HAM
Nordic AB. Board member of Gen-
ova Property Group AB and Diös
Fastigheter AB.

M.Sc. in Property Economics from
KTH Stockholm.



Therese Rattik

Board member since September 2021

Born 1976

Partner Areim until March 2024.
Board member of the Swedish
Green Building Council. Board
member of HAM Nordic AB.

EMBA, specializing in Global
Economy, Stockholm School of
Economics, and M.Sc. in Property
Economics from KTH Stockholm.



Johan Bengtsson

Board member since September 2021

Born 1975

Fund manager Areim. Board
member of HAM Nordic AB.

MBA from the Stockholm School
of Economics.



Martin Belenius

Board member since May 2025

Born 1987
Investment Manager Areim.

B.Sc. in Business and Economics
from Uppsala University and M.Sc.
in Real Estate Finance and Invest-
ment from New York University.



Anders Lif

Board member since May 2025

Born 1980
Residential Developments Areim.

M.Sc. in Civil Engineering from
KTH Stockholm

Executive management

Data as of 31 December 2025

Corporate governance
report →

Board of Directors →

Executive management

Auditors' report on the
corporate governance report →

Other information

Definitions →

Financial calendar
and contacts →



Mats Brandt
CEO

Employed since 2025.

Born 1964

Former CEO of Hemnet, Ready International, Euroflorist and various companies within the Live Nation Entertainment group. Chairman of Treebula and has held several Board of Directors assignments before that. Experience from both listed and unlisted environments. Has worked for 13 years with international expansion, mainly in Asia but also in Europe and the US.

Graduated from the Stockholm School of Economics.



Svenjo Behrens
Acting CFO

Employed since 2021. Member of Executive management since November 2025.

Born 1983.

Former Controller at Magnolia Bostad. Background in Controlling and Finance with assignments at Catella Bank, Deloitte and HSBC.

MBA with Dipl. Kaufmann degree from Otto-von-Guericke Universität, Germany and Master of Commerce degree from Macquarie University, Australia.



Hanna Jessing
COO

Employed and member of Executive management since 2018.

Born 1971

Former legal counsel at Vasakronan AB. Before that, attorney at Lindskog Malmström Advokatbyrå and district court lawyer.

Master of Laws (LL.M) from Stockholm University.



Henrik Meeths
Investment manager

Employed since 2015. Member of Executive management since 2022.

Born 1980

Former Associate Director at Cushman & Wakefield. Prior to that, Analyst at London & Regional Properties.

Master's degree in finance from Stockholm University and the University of California, Santa Barbara.



Magnus Ericsson
Head of Business Development

Employed since 2015, Member of Executive Management since 2025.

Born 1974

Previously Director DTZ Sweden AB, Asset Manager EFM Sverige AB, Associate Director DTZ, Analyst, Realia AB.

M.Sc. in Engineering from KTH, Stockholm.



Niklas Ohldin
Head of Project Development

Employed since 2018. Member of Executive Management since 2025.

Born 1969

Former CEO of Stena Bygg AB and CEO of Wästbygg AB. Prior to that, business manager and foreman at NCC Construction.

M.Sc. in Engineering from Chalmers University of Technology plus training in property management. Also educated in business administration, Uppsala University.

Auditors

Ernst & Young AB
Chief auditor:
Katrine Söderberg
Authorized public accountant

Auditors' report on the corporate governance report

THIS IS A TRANSLATION FROM THE SWEDISH ORIGINAL

To the Annual General Meeting of Magnolia Bostad AB (publ), co.reg.no. 556797-7078

Corporate governance
report →

Board of Directors →

Executive management →

**Auditors' report on the
corporate governance report**

Other information

Definitions →

Financial calendar
and contacts →

Assignment and responsibility

It is the Board of Directors who is responsible for the corporate governance statement for the year 2025 on pages 91-96 and that it has been prepared in accordance with the Annual Accounts Act

Focus and scope of the audit

Our examination has been conducted in accordance with FAR's auditing standard RevR 16 The auditor's examination of the corporate governance statement. This means that our examination of the corporate governance statement is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that the examination has provided us with sufficient basis for our opinions.

Opinion

A corporate governance statement has been prepared. Disclosures in accordance with chapter 6 section 6 in the second paragraph points 2-6 the Annual Accounts Act and chapter 7 section 31 the second paragraph the same law are consistent with the annual accounts and the consolidated accounts and are in accordance with the Annual Accounts Act.

Stockholm on the date indicated by our electronic signature

Ernst & Young AB

Katrine Söderberg
Authorized public accountant

Definitions, explanations and important information about assumptions

Corporate governance report →

Board of Directors →

Executive management →

Auditors' report on the corporate governance report →

Other information

Definitions

Financial calendar and contacts →

Alternative KPIs not defined in IFRS, see page 75.

Agenda 2030

The UN's 17 Global Sustainable Development Goals for 2030 (UN Sustainable Development Goals), also called the SDGs.

Number of residencies

Estimated number of dwellings at a time when binding sales agreements are signed and revenue recognition takes place

Yield-based valuation method

Based on an estimate of future cash flows for each property. The valuation consists of an assessment of the present value of the property's future net operating income during the calculation period and the present value of the property's residual value at the end of the calculation period. The calculation period varies between 10 and 15 years and the residual value has been assessed through a perpetual capitalization of an estimated market net operating income the year after the end of the calculation period.

Perpetual capitalization takes place with a required return that has been derived from the current transaction market for comparable properties, both direct and indirect transactions have been taken into account (properties sold in companies). Cash flow for operating, maintenance and administration costs is based on market-based and normalized payments for operation, maintenance and property administration, whereby corrections are made for deviations. Investments are calculated on the basis of the investment need that is deemed to exist. Classification takes place at level 3 in accordance with IFRS 13.

Number of estimated future residences on acquired properties.

Due to uncertainty factors such as zoning plan processes, government decisions or undetermined dates for handing over project properties, estimates of the number of residences may change over time.

Estimated production start, project portfolio

Estimated production start is the management's best assessment of when the zoning plan has come into legal force and the turnkey contract and binding sales agreements have been signed. Due to uncertainty factors such as the zoning plan processes, government decisions or non-established dates for vacancy of project properties, assessments can change over time.

Estimated completion of projects

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

BoTryggt2030

BoTryggt2030 is a national concept based on an overall knowledge model and concrete guidelines. The purpose is to present crime prevention and security-creating guidelines for planning, programming, design, construction, and further development of both new and existing environments.

CO₂e

Carbon dioxide equivalents. A measure that describes greenhouse gas emissions such as carbon dioxide, methane and water vapour that contribute to global warming.

Direct allocation

In the case of direct allocation, the municipality decides that land shall be allocated to the client without a prior land allocation competition. Direct allocations can be used when there are special motives, for example when a building proposal adds special qualities to the benefit of urban development.

EU Taxonomy

The aim of the EU Taxonomy is to identify and compare environmentally sustainable investments through a common classification system for environmentally sustainable economic activities. The taxonomy is a tool for achieving the EU's climate goals and the objectives of the EU's green growth strategy, the Green Deal.

UN Global Compact

Ten principles for sustainable business concerning the environment, labour law, anti-corruption and human rights.

The UN's global sustainability goals

The UN's 17 Global Sustainable Development Goals for 2030 also called the SDGs or Agenda 2030.

Forward funding

Forward funding means that the project is owned and financed by the project's buyers during the production period.

Green House Gas Protocol

The most widely accepted international accounting standard for understanding, quantifying and managing greenhouse gas emissions. The protocol divides the business's climate impact into three different scopes for direct and indirect impact.

GRI

Global Reporting Initiative – Global standard for sustainability reporting developed through an independent organization. It refers to the fulfilment of all targets through the GRI index.

HS30

(Sustainable Stockholm 2030) brings together actors from the housing development sector in Mälardalen, who work together to sharply reduce the ecological footprint of the industry and to take social sustainability even more seriously.

LFM30

(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.

Life Cycle Analysis

Life Cycle Analysis (LCA) is a method for calculating the impact during a product's entire life cycle - from natural re-

Corporate governance
report →

Board of Directors →

Executive management →

Auditors' report on the
corporate governance report →

Other information

Definitions

Financial calendar
and contacts →

sources being extracted to the product no longer being used and having to be taken care of.

Land allocation

An agreement between a municipality and a client that gives the client the exclusive right to negotiate with the municipality for a limited time, and under given conditions, on the transfer or lease of a certain land area for development.

Land allocation competition

Prior to planning new construction in a city, the municipality can distribute land allocations to various players in the construction market. Prior to such a distribution, the municipality usually announces a land allocation competition. This means that the municipality invites various stakeholders to compete for the land and where the best projects win.

Market-based method

The GHG protocol uses a location-based and market-based approach. With the market-based method, companies can calculate emissions from an electricity mix that they have deliberately chosen to purchase through direct contracts.

Silver environmental building certification

A Swedish environmental certification system for newly produced buildings. Includes indicators linked to energy, indoor environment and material selection. Developed by the Sweden Green Building Council (SGBC).

Environmental certification

Framework to work according to for assessing how environmentally sustainable a building is. For example, there are the Environmental Building (Bronze, Silver, Gold), BREEAM and LEED certifications.

The location price method

In the location price method, the valuer bases the value on the prices in similar markets and transactions and how the market views the object in question. For costs that arise, a simplified development calculation is also made.

Paris Agreement

The Paris Agreement is a global climate agreement that came into force in 2016 to limit global warming by reducing greenhouse gas emissions.

Location-based method

The GHG protocol uses a location-based and market-based approach. With the location-based method, the average emission intensity of electricity grids within a certain geographical area where energy consumption takes place is used.

Production start

Production starts when the zoning plan has come into legal force and the turnkey contract and binding sales agreements have been signed.

Community service properties

Property that is used predominantly by tax-financed activities and is specifically adapted for community service. Residential care facilities are included under community service properties. In terms of community service properties, Magnolia Bostad primarily develops housing for the elderly and other forms of adapted housing, along with schools and nursery schools.

Swan Eco-labelling

The Nordic Swan Eco-labelling certification is an environmental certification that includes indicators linked to energy, indoor environment, choice of materials and routines in the construction process and management.

Sold residential units in production

Number of residential units in sold projects where binding sales agreements were signed, and then revenue recognized

Important information about assumptions

Information about projects in production and projects not yet in production is based on assessments of size, focus and scope, as well as when projects are expected to be started and completed. Furthermore, the information is based on assessments of future investments, required returns, inflation and rental value. The assessments and assumptions should not be seen as a forecast.

The assessments and assumptions involve uncertainties regarding the implementation, design and size of the projects, schedules, project costs, required returns and future rental values and inflation.

Information about projects in progress and projects that have not yet started production is reviewed regularly and assessments and assumptions are adjusted as projects start production, are completed or are added, and as conditions change.

For projects that have not started production, financing has not been procured, which means that financing of construction investments in project development is an uncertainty factor. Projects that are currently conducted on their own may in future be conducted in JVs.

Financial calendar

Corporate governance
report →

Board of Directors →

Executive management →

Auditors' report on the
corporate governance report →

Other information

Definitions →

Financial calendar
and contacts

Interim report January–March 2026

24 April 2026

Interim report January–June 2026

8 July 2026

Interim report January–September 2026

21 October 2026

Year-end report January–December 2026

February 2027

Contacts

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