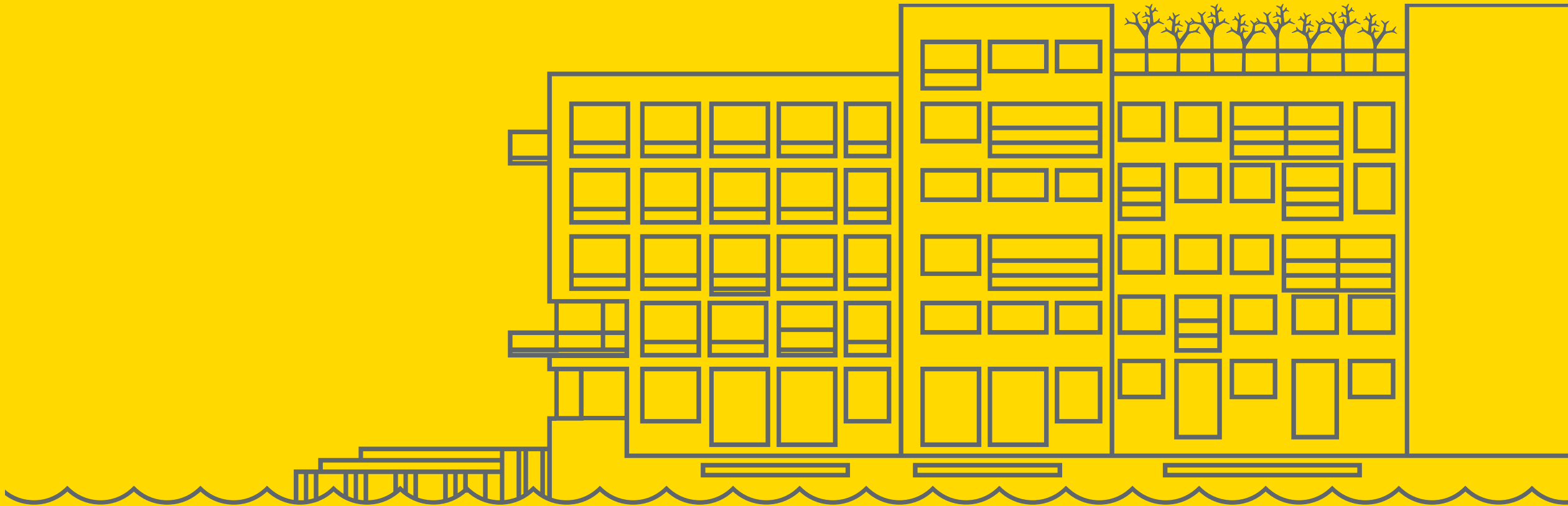


Magnolia Bostad

Presentation Year-end report 2018



2018

Acquisitions total 3,068 building rights

Some examples:

- Upplands-Bro, 1,500 building rights
- Västerhaninge, 500 building rights
- Q4: Övre bangården, Östersund, 325 building rights, Kalmar, 232 building rights

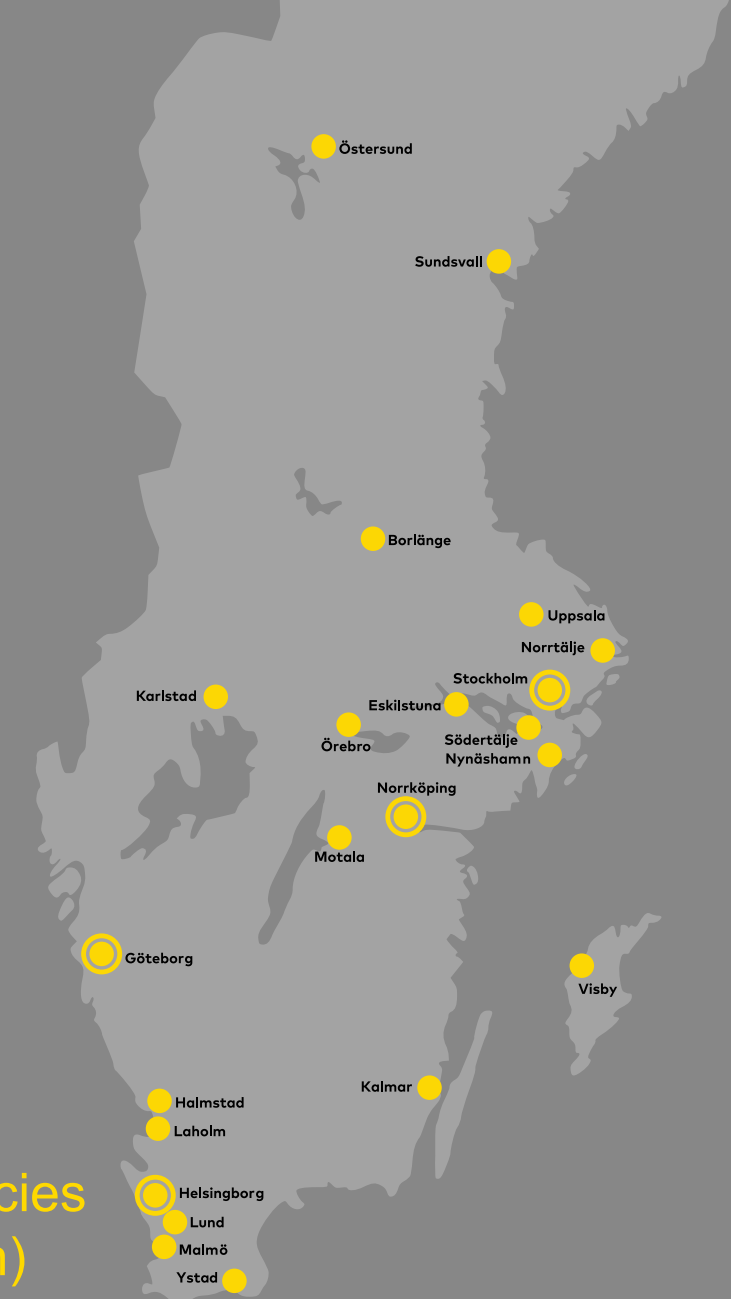
Sales, total 1,314 residencies

Some examples;

- Brogårdstaden, Bro Mälarstrand, Upplands-Bro, 650 residencies
- Fasanen in Burlöv, Skåne, 275 residencies
- Sold tenant-owner residencies: 90, whereof 22 in Q4

Investment properties

- Development projects in Visby, Östersund and Kalmar, 625 residencies
- Rental-generating properties, Nacka and Solna (JV with Randviken)



2018 Agreements and collaborations

Heimstaden

- Framework agreement signed with Heimstaden AB in June 2018. The agreement entails the acquisition of housing projects from Magnolia Bostad
- Joint venture formed in 2019 with Heimstaden Bostad AB regarding the acquisition of property in Jakobsberg, Järfälla

Derome Hus

- Letter of intent signed with Derome regarding new production of multi-family housing in wood, 600-800 homes per year over a five-year period

Alecta

- Letter of intent on the construction and sale of four hotels, around 1,000 rooms

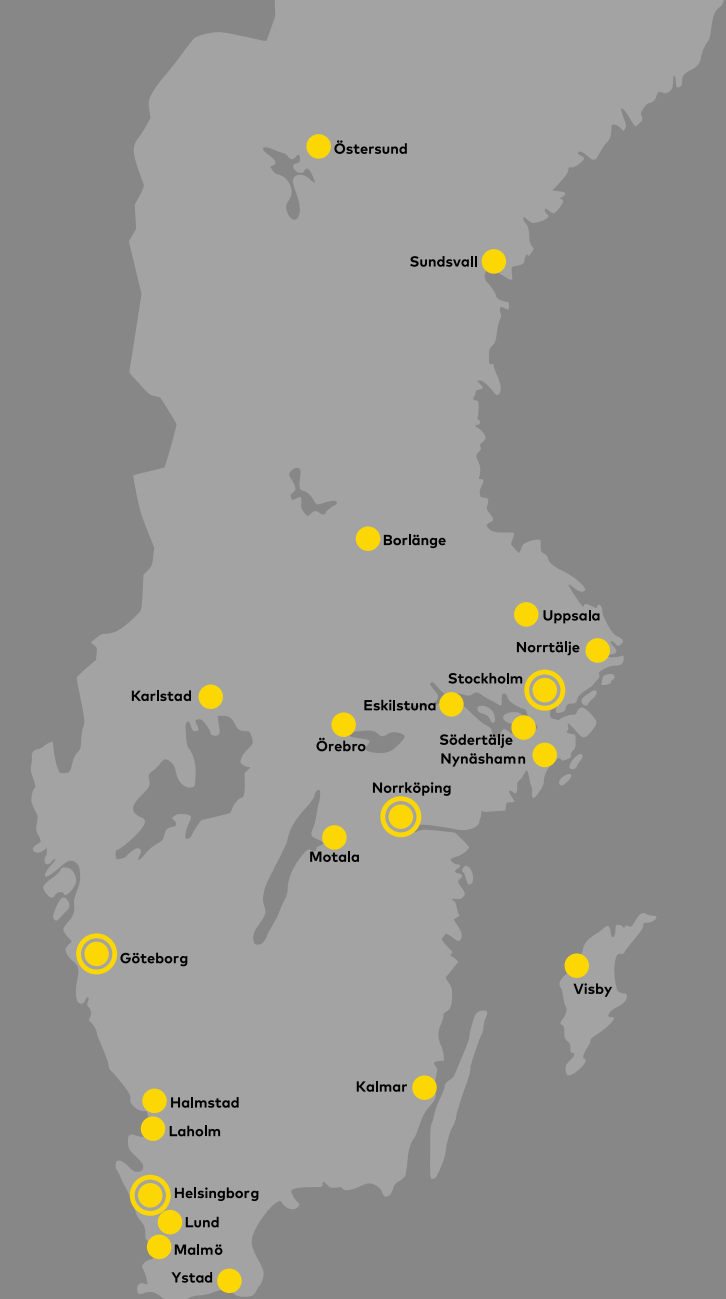
Samhällsbyggnadsbolaget

- Joint venture for developing 285 residencies in Nykvarn



2018

- **Cash flow from operating activities**
2018: SEK -20 m (-617)
- **Equity/assets ratio**
31 December 30.3%
- **Two bond loans**
Worth SEK 700 m



Financiell key figures januari - december 2018



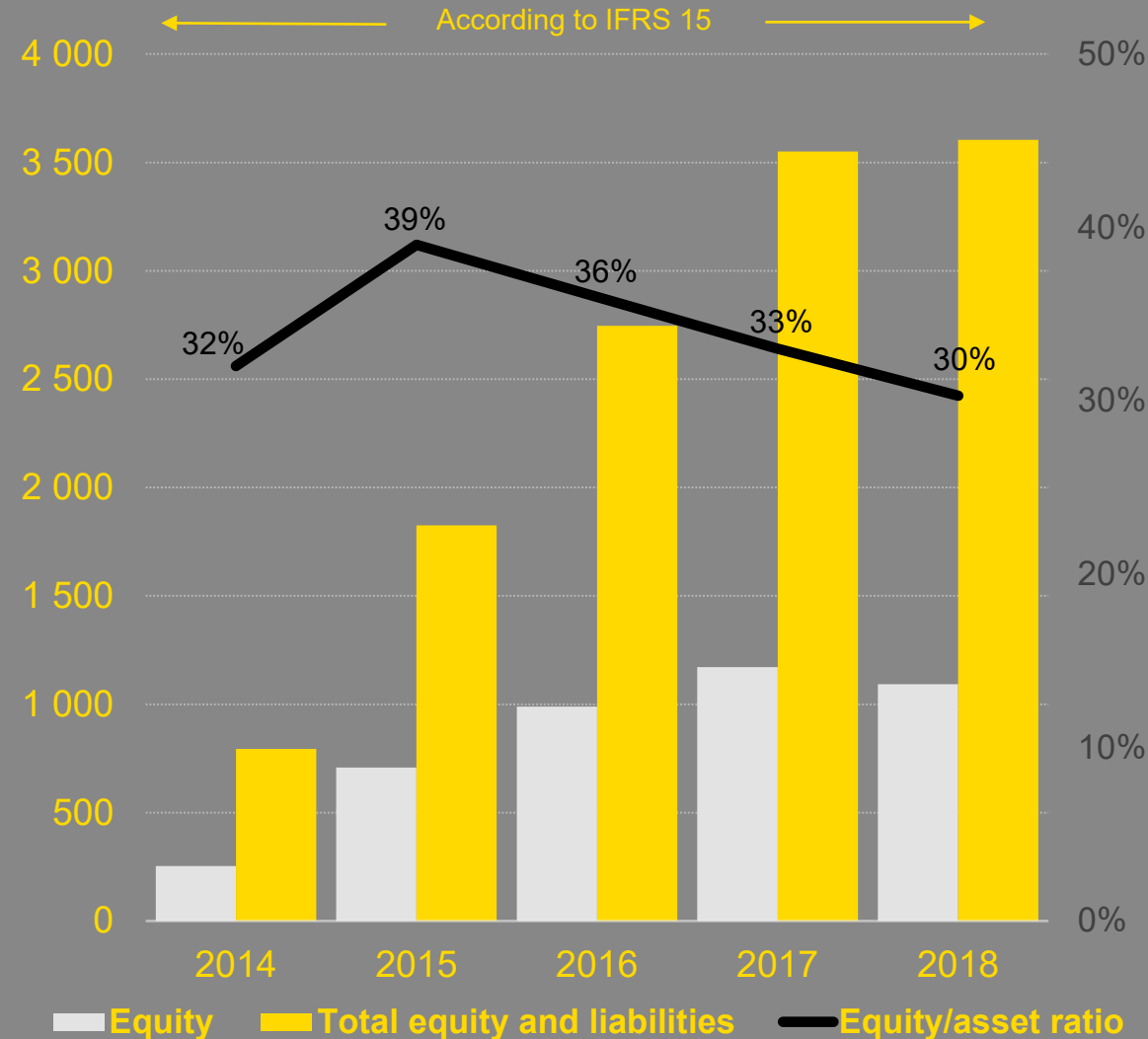
Financial key figures

October - December 2018



Financial position

SEK m

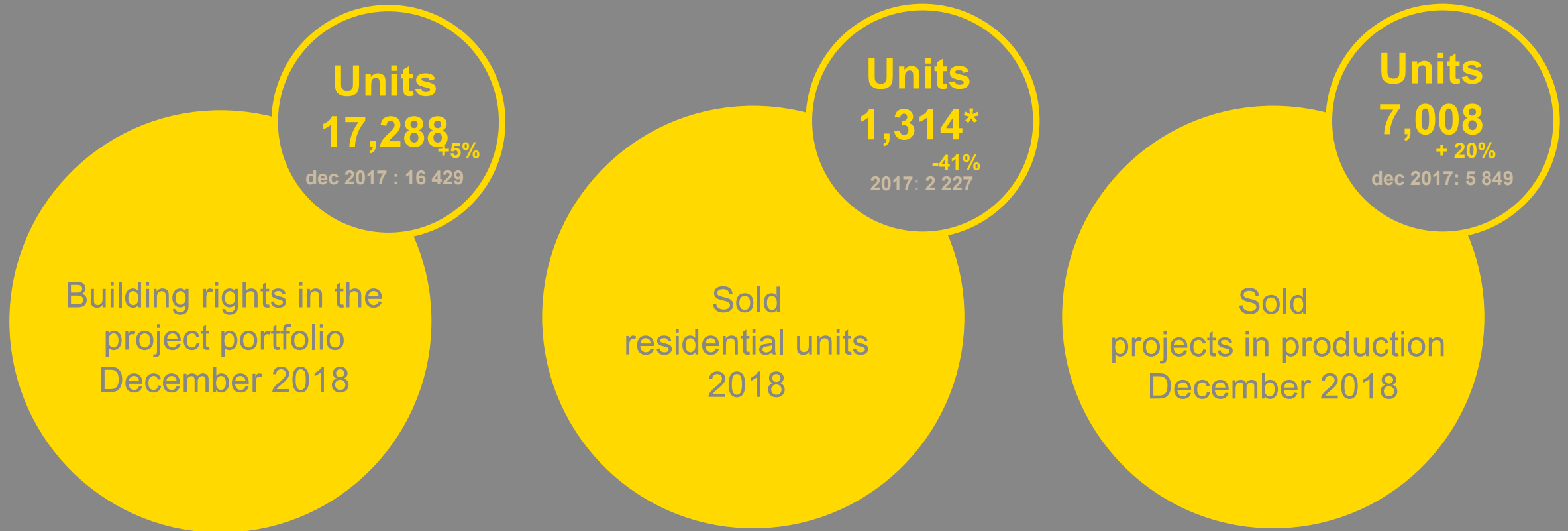


SEK m, 31 December 2018



Projects

January - December 2018



The future



- **New organization - closer to the local market**
- **Continue focusing on refining our building rights portfolio of around 17,000 residential units**

Q&A

Fredrik Lidjan

CEO

fredrik.lidjan@magnoliabostad.se



Fredrik Westin

CFO

fredrik.westin@magnoliabostad.se

