

Magnolia Bostad:

Interim Report

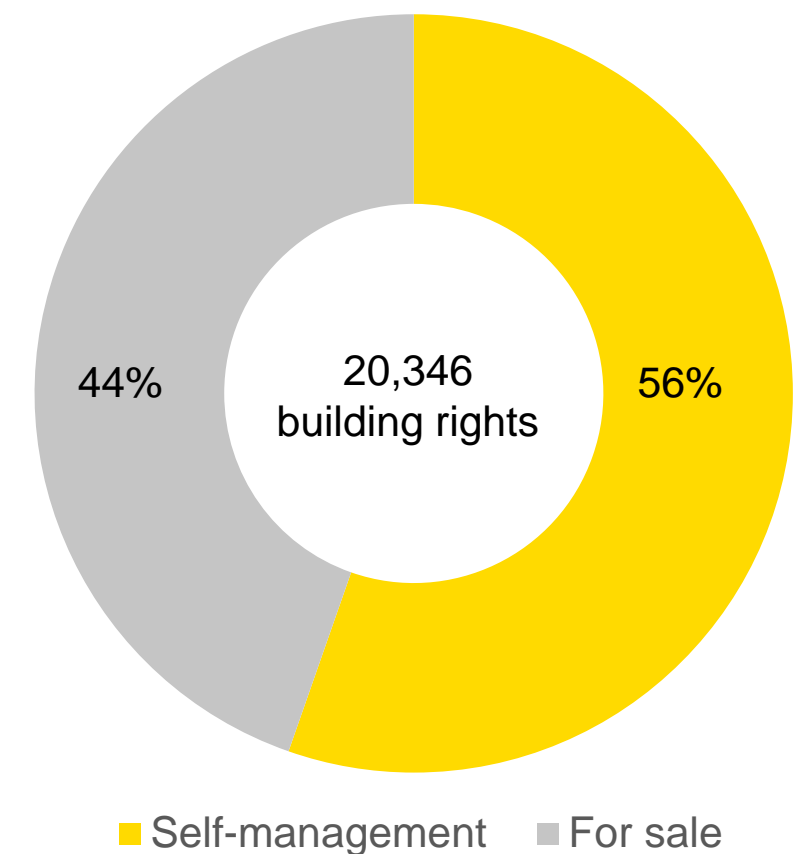
January – September 2020

01: Q3 2020

- **The next step towards developing homes for self-management**
 - Reclassification within the building rights portfolio
 - 56% for development for self-management, just over 11,300 building rights
- **Development takes place mainly within via JV companies**
 - Magnolia Bostad is intended to own 50% upon completion
- **Production-started projects for self-management¹**
 - Estimated property value upon completion: SEK 5.1 billion
 - Annual rental value upon completion: SEK 239 million
- **All projects for self-management¹**
 - Estimated property value upon completion: SEK 33.4 billion
 - Annual rental value upon completion: SEK 1.5 billion

¹) Magnolia Bostad's expected share is 50%.

Distribution of building rights portfolio
- share of homes



01: Q3 2020

Events project portfolio

- Acquisitions: 2,345 residential units
 - One project in Haninge of 345 residential units
 - Three projects in Kungsbacka and Upplands Bro of approx. 2,000 residential units through newly formed JV with Heimstaden
- Production starts: 1,121 residential units –
 - Started production of four projects for self-management with a total off 890 homes located in Haninge, Helsingborg, Nacka and Sollentuna
 - One project in Partille comprising 231 homes was sold to Heimstaden Bostad
- Completed projects: 614 residential units
 - Total of 3 tenancy projects, all of which are certified according to Miljöbyggnad Silver

2,345



1,121



614



01: Q3 2020

Financing

- Our first green bond
 - In October, a new unsecured green bond loan of SEK 550 million was issued - the funds will be used to develop sustainable, environmentally certified projects
- In connection with the issue, voluntary repurchases of certain outstanding bonds were carried out to a nominal amount of SEK 347 million
- Improved maturity structure

02: Finance

Cash flow from operating activities

1 January – 30 September:	SEK 190 m (-174)
1 July – 30 September:	SEK 223 m (106)

Equity/asset ratio

As of 30 September:	35,8% (28,1)
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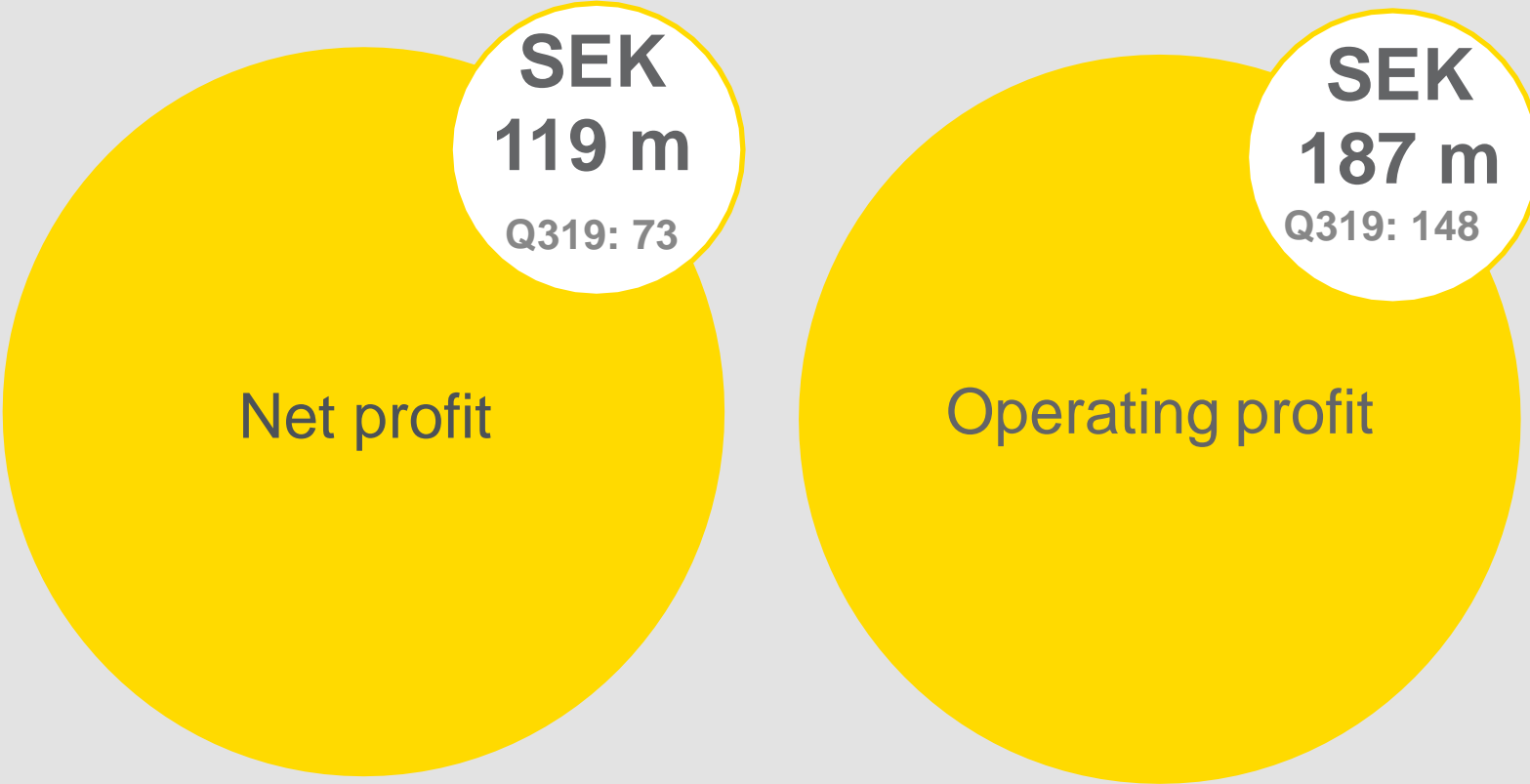
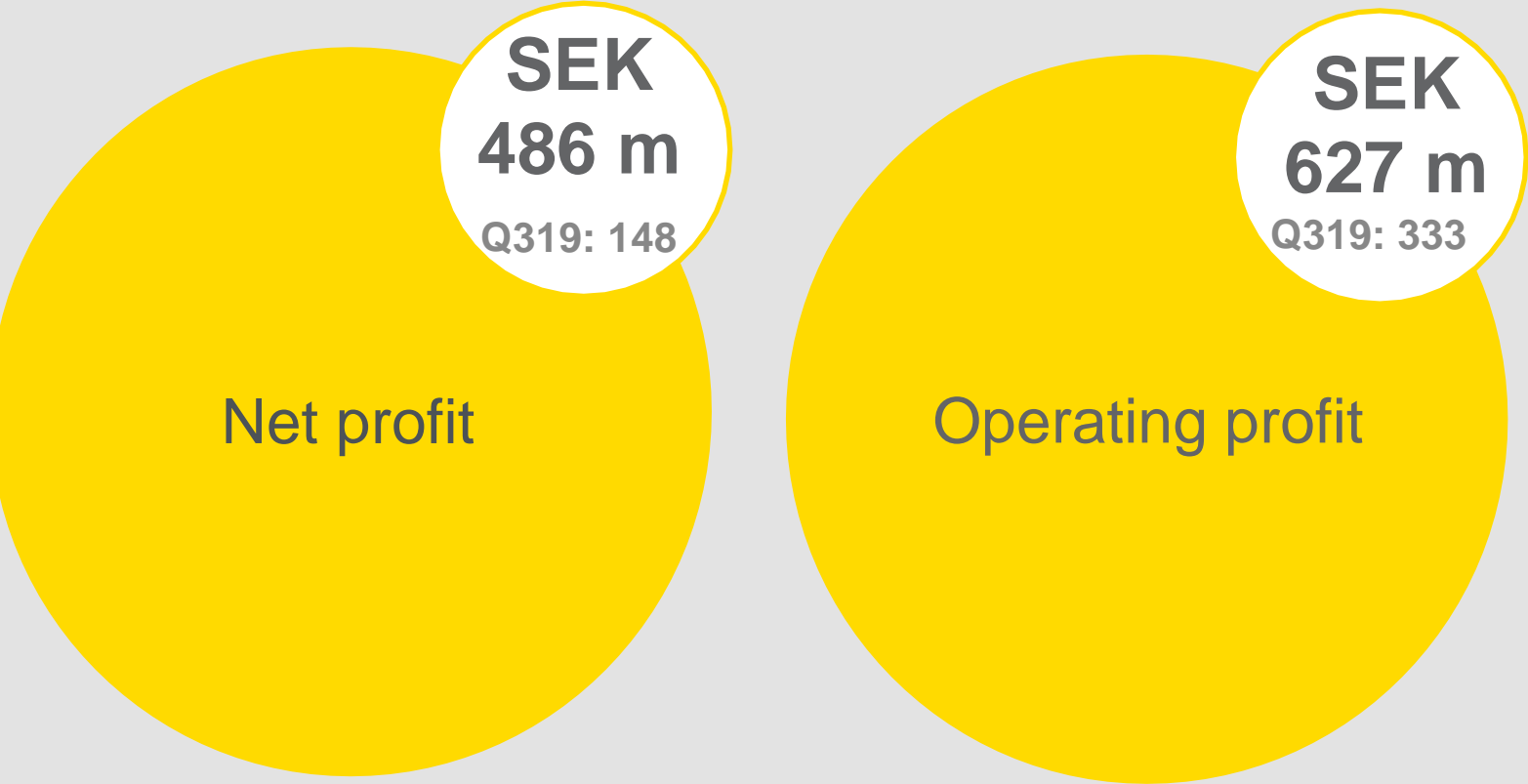
Cash

As of 30 September:	SEK 206 m (441)
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02: Financial key figures

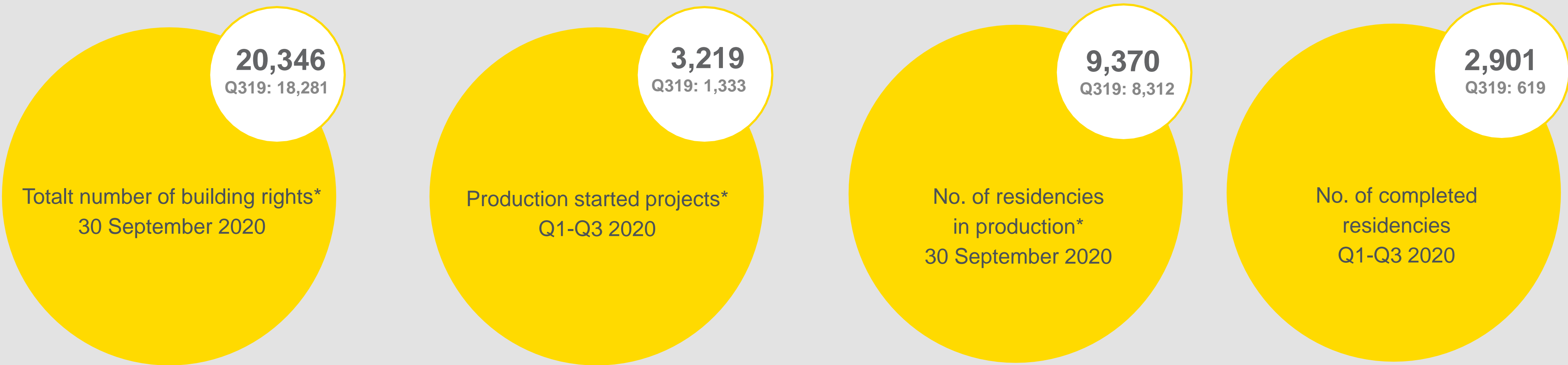
January – September 2020

July – September 2020



03: Project overview

Continued focus on portfolio growth and completion of three projects



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

6 * Production start in the portfolio occur when zoning plan has come into legal force and turnkey contract and binding sales agreements has been signed.
Production start in properties for self-management occur when zoning plan has come into legal force and turnkey contract has been signed.

04: Properties for self-management

- **Third quarter**
 - Reclassification of 13 projects of 7,414 residential units to self-management, total 13,631 residential units
 - The majority of projects developed for self-management will be sold into JVs
- **Future earning capacity¹**
 - Current cash flows that provide stability in the company's finances
 - Estimated annual rental income of SEK 1.5 billion and estimated net operating income of SEK 1.2 billion upon completion

- Internal valuation every quarter + external valuation at least once a year
- Fair value according to IAS40

	Number of apartments	Rentable area (m2)	Est. property value at completion (SEK m)	Est. annual rental value (SEK m)	Est. completion
Completed projects (2)	68	9,300	221	14	-
Projects under production (10)	2,239	104,900	5,146	239	2021-2025
Projects, not started production (17)	11,324	632,350	28,065	1,292	2022-
Total	13,631	746,550	33,432	1,545	
<i>Total Magnolia Bostad's share</i>	<i>11,042</i>	<i>612,650</i>	<i>27,923</i>	<i>1,313</i>	

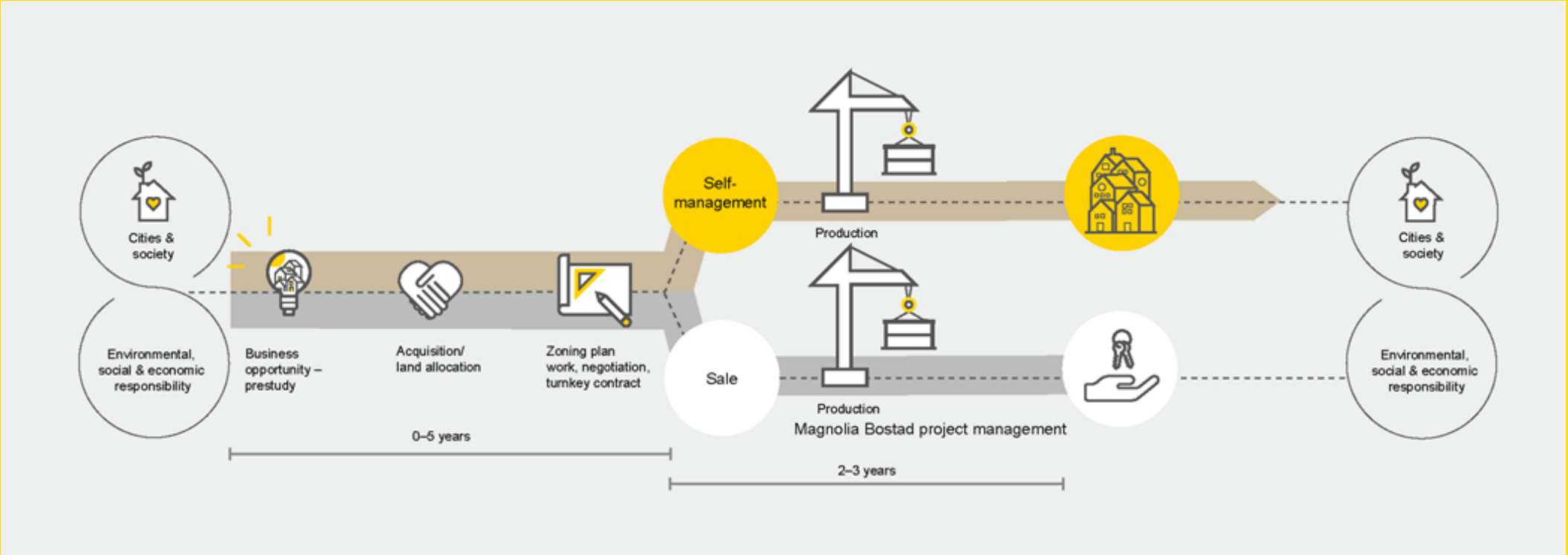
¹ Magnolia Bostad's expected share is 50%.

05: Going forward

Going forward

- Great demand and need for the housing we develop
- Focus on acquisitions and production starts
- Johan Tengelin takes over as the new CEO December 2020

07: Q&A



Thank you!