

Q1 2021

Magnolia Bostads completed properties for self-management, projekts in production and projects not yet production started.

1. Properties for self-management, completed.
2. Properties for self-management in production.
3. Properties for self-management, not yet production started.
4. Projects not yet production started - projects for sale.
5. Projects in produktion - sold or for sale.

Q1 2021

Properties for self-management, completed

Project	Area, Municipality	Category	No. of apartments	Rentable space (m2)	Property value (SEK m)	Occupancy rate (%)	Property value per sq.m	Annual rental value (SEK m)
Orminge Centrum ¹	Orminge, Nacka	O	-	6 000	109	98	18 167	8,1
Adjutanten	A7-området, Visby	CSP	68	3 300	120	99	36 364	5,6
Total			68	9 300	229			13,7

¹ Magnolia Bostad's share of the profit amounts to 90%

O=Office

CSP=Community service property, such as for example, care homes, schools and nurseries

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Properties for self-management in production

Project	Area, municipality	Category	Est. number of ap.	Est. rentable space at completion (m2)	Est. completion	JV-partner
Strandblick ¹	Centrala Östersund	RU	212	9 200	2021	Slättö
Gjuteriet, etapp 2 ¹	Norra Munktelstaden, Eskilstuna	RU	115	5 850	2021	Slättö
Kronandalen ¹	Kronandalen, Luleå	RU	117	5 100	2022	Slättö
Sportflygaren ¹	Södra Ladugårdsängen, Örebro	RU	180	8 350	2022	Slättö
Brogårdstaden ¹	Bro, Upplandsbro	RU	645	30 000	2022-2025	Heimstaden Bostad
Drottninghög ¹	Drottninghög, Helsingborg	CSP	129	6 200	2023	SBB
Väsjön Norrsåtra ¹	Väsjön, Sollentuna	RU	210	9 200	2023	SBB
Orminge Hus 1 ¹	Orminge, Nacka	RU	206	10 200	2024	SBB
Total projects through JV			1 814	84 100		
Total Magnolia Bostads' share			907	42 050		

¹ Part of JV. Magnolia Bostad's share of the profit amounts to 46%.

RU=Rental unit,
CSP=Community service property, such as for example, care homes, schools and nurseries

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Properties for self-management, not yet production started

The information refers to all residential units in each project, including projects being developed in JVs. Magnolia Bostad's share of earnings amounts to 92% unless otherwise stated.

Name	Area, Municipality	Category	Estimated no. of ap.	Est. rentable space at completion (m2)	Est. completion	Zoning plan status	JV partner
Öresjö ängar	Borås, Öresjö ängar	A, CSP	350	22 800	2025	●●●●○	-
Kvarnsjödal ²	Botkyrka, Tumba	A, CSP	2 000	130 000	-	●○○○○	-
Mesta	Eskilstuna, Mesta	CSP	54	3 950	2022	●●○○○	-
Fixfabriken	Göteborg, Majorna	A	120	7 000	2024	●●●●●	-
Frihamnen ²	Göteborg, Lundbyvassen	A	150	7 500	2027	●●○○○	-
Västerhaninge	Haninge, Västerhaninge	A	500	30 000	2028	●●○○○	-
Vårby Udde ³	Huddinge, Vårby	A, VSP, H	1 800	115 000	2025-2034	●●○○○	SBB
Österhagen	Huddinge, Länna	CSP	80	5 300	2023	●●○○○	-
Bunkeflostrand ²	Malmö, Limhamn	A	750	39 000	2029	●●○○○	-
Lommarstranden 1 ²	Norrtälje, Lommarstranden	A	200	11 200	2024	●●●●●	-
Lommarstranden 2 ²	Norrtälje, Lommarstranden	A	120	6 000	-	●○○○○	-
Norrbacka ²	Sigtuna, Norrbacka	A, CSP	310	16 000	-	●○○○○	-
Södra Årby 1	Strängnäs, Läggesta	A	1 325	62 600	2024-2029	●●●●●	-
Sländan, etapp 3 ²	Södertälje, Centralt	A	250	12 700	2024	●●○○○	-
Grimsta 5:2 (Infra) ²	Upplands Väsby, Infra	A, CSP, H	890	41 200	2025-2026	●●○○○	-
Total project under own self-management			8 899	510 250			
Barkabystraden ¹	Järfälla, Barkaby	A	395	17 800	2024	●●●●●	Slättö
Hede ¹	Kungsbacka, Hede	A	900	43 000	2028-2030	○○○○○	Heimstaden
Järven ¹	Norrköping, Centralt	A	250	12 000	-	○○○○○	SBB
Örnäs ¹	Upplands-Bro, Bro	B, SHF	145	6 500	2025	●●○○○	Heimstaden
Valfiscen ¹	Västerås, Öster Mälarstrand	A, CSP	80	4 800	2023	●●●●●	Slättö
Näsängen ¹	Österåker, Åkersberga	A	1 770	110 000	2025-2035	●●○○○	Heimstaden
Total projects through JV			3 540	194 100			
Total			12 439	704 350			
Total Magnolia Bostad's share			6 220	352 175			

¹ Part of JV. Magnolia Bostad's share of the profit amounts to 46%.

² Magnolia Bostad's share of the profit amounts to 90 %.

³ Conditional sales agreement signed with a JV owned with SBB.

A=Apartment (will be RU and/or TO), RU=Rental unit, CSP=Community service property, such as for example, care homes, schools and nurseries

●●●●● = Zoning plan comes into force

●●●●○ = Adoption of zoning plan

●●○○○ = Review

●○○○○ = Plan Assignment

○○○○○ = Early stages

Q1 2021

Projects not yet production started - projects for sale

The information refers to all residential units in each project, including projects being developed in JVs. Magnolia Bostad's share of earnings amounts to 92% unless otherwise stated.

Name	Municipality	Area	Category	Estimated number of building rights	Estimated GFA/MUA/UFA (sqm)	Zoning plan status	Planned buyer
Åkermyntan	Borås	Bergsåter	A	280	18 900	●●●●○	Heimstaden agreement
Fixfabriken	Göteborg	Majorna	A	250	12 300	●●●●●	
Frihamnen H ⁴	Göteborg	Lundbyvassen	H	300	11 000	●●○○○	Heimstaden agreement
Mejeriet ²	Helsingborg	Filborna	A	540	30 000	●○○○○	
Torgkvarteren ²	Håbo	Centrala Bålsta	A	325	21 500	●●●○○	Heimstaden agreement
Ångloket ²	Knivsta	Centrala Knivsta	A	415	17 150	●●●●●	Heimstaden agreement
Hede ⁵	Kungsbacka	Hede	A	700	33 000	○○○○○	Heimstaden agreement
Bunkeflostrand ²	Malmö	Limhamn	A	330	21 500	●●○○○	
Orminge Hus 2	Nacka	Orminge Centrum	CSP	75	5 130	●●○○○	Alecta, part of project Heimstaden agreement, part of project
Nykvarn ³	Nykvarn	Centrala Nykvarn	A	285	13 000	●●●●●	
Södra Häggviks Gårdar ¹	Sollentuna	Stinsen, Häggvik	A, CSP	1 500	94 000	●●○○○	Alecta, part of project Heimstaden agreement, part of project
Bredängshöjden ²	Stockholm	Bredäng	A	700	35 000	●○○○○	
Årstaberget 2	Stockholm	Årsta	A	120	6 500	●●○○○	Heimstaden agreement
Erstavik ³	Stockholm	Erstavik	CSP	72	5 180	●○○○○	
Årstaberget 1	Stockholm	Liljeholmen	A	100	5 500	●○○○○	Heimstaden agreement
Oktaven	Stockholm	Skärholmen	A	110	5 830	●●○○○	
Skarpnäcksgård 1:1	Stockholm	Skarpnäck	A	90	4 200	●●●○○	Heimstaden agreement
Södra Årby ³	Strängnäs	Läggesta	A	485	49 000	●●●●●	Heimstaden agreement
Kajkvarteren ²	Sundsvall	Norra Kajen	A	480	24 540	●●●●●	
Finnkajen ⁴	Sundsvall	Stenstaden	H	270	10 500	●●●○○	Heimstaden agreement
Örnäs, småhus ⁵	Upplands Bro	Bro	A	255	27 000	●○○○○	
Brogårdstaden, småhus ⁵	Upplands Bro	Bro	A	140	16 000	●●●●●	Heimstaden agreement
Senapsfabriken ²	Uppsala	Centrala Uppsala	A	700	29 000	○○○○○	
Edvinshem 3	Ystad	Edvinshem	A	210	9 500	●○○○○	Heimstaden agreement
Lotsen	Ystad	Edvinshem	A	470	22 400	●●○○○	Heimstaden agreement
Lotsen förskola	Ystad	Edvinshem	CSP	-	-	●●○○○	Heimstaden agreement
Näsängen, småhus ⁵	Österåker	Åkersberga	A	230	26 000	●●○○○	
Solfjädersen	Örebro	Tamarinden, Örebro	A	180	7 900	●●●●●	Heimstaden agreement
Nätverket ²	Österåker	Åkersberga	A	335	9 600	●●○○○	
Hagby Park ²	Österåker	Åkersberga	A	195	10 300	●●○○○	Heimstaden agreement
Gnesta	Gnesta	Gnesta	A	210	11 300	●●●○○	Heimstaden agreement
Brogårdstaden 3 ³	Upplands Bro	Bro	A	954	69 250	●●●●●	
Enköping Lillsidan - norra	Enköping	Lillsidan	A	52	2 500	●●●●●	Heimstaden agreement
Enköping Lillsidan - södra	Enköping	Lillsidan	A	137	6 300	●●●●●	
Total estimated apartments for sale				11 495	670 780		

¹ Magnolia Bostad owns 45% of the JV. Magnolia Bostad's share of the development profit amounts to 90%.

² Magnolia Bostad's share of the profit amounts to 90%.

³ Part of JV. Magnolia Bostad's share of the profit amounts to 46%.

⁴ Magnolia Bostad's share of the result amounts to 92%.

⁵ Part of JV. Magnolia Bostad's share of the profit amounts to 23%.

A=Apartments (will be RU and/or TO), CSP=Community service property, such as for example, care homes, schools and nurseries, H=Hotel

●●●●● = Zoning plan comes

●●●●○ = Adoption of zoning

●●●○○ = Review

●●○○○ = Plan Assignment

●○○○○ = Early stages

Q1 2021

Projects in production - sold or for sale

Magnolia Bostads share of the result amounts to 90 % unless otherwise stated.

Project	Area, Municipality	Category	Sold ap.	GFA/MUA/UFA (sqm)	Unsold ap.	Production start	Buyer	Contractor
Senapsfabriken, etapp 2 norra ¹	Centrala Uppsala	RU	325	13 100		2017	Slättö	NCC
Senapsfabriken, etapp 2 södra ¹	Centrala Uppsala	RU	325	13 900		2017	Heimstaden Bostad	NCC
Fyren, etapp 1	Nynäshamn	RU	220	10 500		2017	Viva Bostad	Consto
Fyren, etapp 2	Nynäshamn	RU	236	11 600		2017	SEB Domestica IV	Consto
Hyllie Gärde ²	Hyllie, Malmö	RU	427	21 000		2017	Slättö	ED Bygg
Hotell Brunnskög ²	Brunnskög, Lund	H	251	8 900		2017	Alecta	Serneke
Hotell Resecentrum ²	Centrala Halmstad	H	244	9 500		2017	Alecta	Serneke
Fasanen	Arlöv, Burlöv	RU	275	12 675		2018	Heimstaden Bostad	Serneke
Brogårdstaden ²	Bro, Upplands-Bro	RU	658	31 000		2018	Slättö	Consto
Ophelias Brygga	Oceanhamnen, Helsingborg	TO	123	7 500	1 ⁴	2018	Brf	Serneke
Nämndemansgatan	Centrala Motala	CSP	54	4 400		2018	M&G	Gärahovs Bygg
Nyponrosen 5 ³	Rosengården, Helsingborg	CSP/RU	125	8 360		2018	Northern Horizon	Veidekke
Piccolo ²	Centrala Halmstad	TO	25	1 860	1 ⁴	2018	Brf	Serneke
Kvarteret Alen	Norrtälje Hamn, Norrtälje	CSP/RU	167	9 500		2019	Heba	Credentia
Ferdinand ²	Spånga, Stockholm	CSP/RU	221	15 400		2019	Heimstaden Bostad	Consto
Föreställningen ²	Björkalund, Norrköping	RU	116	5 100		2019	Heimstaden Bostad	Derome
Edvinshem ²	Edvinshem, Ystad	RU	225	13 730		2019	Heimstaden Bostad	Derome
Slipen	Södra Råbylund, Lund	RU	783	34 000		2019	Heimstaden Bostad	Serneke
Täljöviken ²	Åkersberga, Österåker	CSP	60	4 640		2020	Heba	Consto
Kajkvarteren, etapp 1 ²	Norra Kajen, Sundsvall	RU	360	14 500		2020	Heimstaden Bostad	Serneke
Tullholmsviken 7 ²	Tullholmsviken , Karlstad	RU	217	9 450		2020	Trenum	Consto
Tullholmsviken 4 ²	Tullholmsviken , Karlstad	RU	222	9 830		2020	Trenum	Consto
Tullholmsviken 3 ²	Tullholmsviken , Karlstad	RU	458	20 885		2020	Trenum	Consto
Ursvik I Brygghuset ²	Ursvik, Sundbyberg	RU	380	20 070		2020	Heimstaden Bostad	Mecon Bygg AB
Västra Erikslid ²	Västra Erikslid, Skellefteå	RU	300	13 500		2020	Heimstaden Bostad	Derome
Gyllehemmet ²	Centrala Borlänge	CSP	101	7 700		2020	SBB i Norden	Peab Tornstaden
Partille Port ²	Partille	RU	231	12 400		2020	Heimstaden Bostad	byggnadsaktiebolag
Nya Hovås ²	Nya Hovås, Göteborg	RU	180	8 300		2020	Heimstaden Bostad	Consto
Ursvik II Parhuset ²	Ursvik, Sundbyberg	HR	200	10 000		2020	CBRE Global Investors	Mecon Bygg AB
Total			7 509	363 310	2			

Sold projects previously developed for self-management

Hasseludden ²	Hasseludden, Nacka	CSP	60	4 000		2020	SBB	Veidekke
Norrskan ²	Centrala Östersund	CSP	80	5 800		2019	SBB	NCC
Söderbymalm ²	Handen, Haninge	RU	345	15 000		2020	Heimstaden Bostad	Consto
Total			485	24 800				

Total number of residencies in production - sold or for sale

7 996	388 110						
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¹ Magnolia Bostad's share of the profit amounts to 76,3%.² Magnolia Bostad's share of the profit amounts to 92%.³ Part of JV. Magnolia Bostad's share of the profit amounts to 46%.⁴ From Q2 2020, Magnolia Bostad has applied changed principles for the consolidation of tenant-owner associations.

RU Rental unit

TO Tenant-Owned apartment

CSP Community service property, such as for example, care homes, schools and nurseries

H Hotel