

Q2 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.
6. Acquisitions January-June.
7. Production starts January-June.
8. Sales January-June.
9. Completed projects January-June.
10. Translation key project names

Q2 2021

Properties for self-management, completed

Project	Municipality, area	Category	No. of apartments	Rentable space (m2)	Property value (SEK m)	Occupancy rate (%)	Property value per sq.m	Annual rental value (SEK m)
Adjutanten	Visby, A7-area	CSP	68	3 300	120	99	36 364	5,6
Orminge Centrum ¹	Orminge, Nacka	O	-	6 000	109	98	18 166	8,1
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

Q2 2021

Properties for self-management in production

Project	Municipality, area	Category	Est. number of ap.	Est. rentable space at completion (m2)	Est. completion	JV-partner
Brogårdstaden ¹	Upplands-Bro, Bro	RU	645	30 000	2023-2025	Heimstaden Bostad
Drottninghög ¹	Helsingborg, Drottninghög	CSP	114	7 300	2024	SBB
Gjuteriet, etapp 2 ¹	Eskilstuna, Norra Munktellstaden	RU	115	5 850	2021	Slättö
Hantverkaren* ¹	Nacka, Orminge	RU	206	10 200	2024	SBB
LU:1* ¹	Luleå, Kronandalen	RU	117	5 100	2022	Slättö
Näckrosen* ¹	Sollentuna, Väsjön	RU	210	9 200	2023	SBB
Sportflygaren ¹	Örebok, Södra Ladugårdsängen	RU	180	8 350	2022	Slättö
Strandblick ¹	Östersund, Centrala Östersund	RU	215	9 350	2021	Slättö
Valfisker 1 ¹	Västerås, Öster Mälarstrand	RU, CSP	80	4 800	2023	Slättö
Total projects through JV			1 882	90 150		
Total Magnolia Bostads' share			941	45 075		

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

* The project has been renamed, see translation key project name

Q2 2021

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	Municipality, Area	Category	Estimated no. of ap.	Est. rentable space at completion (m2)	Est. completion	Zoning plan status	JV partner
Alliero 20	Sundsvall, Norrmalm	A	340	20 000	2025	●●●●●	-
Bunkeflostrand 1 ²	Malmö, Limhamn	A	825	39 000	2025-2030	●●○○○	-
Frihamnen ²	Göteborg, Lundbyvassen	A	150	7 500	2028	●●○○○	-
Grimsta 5:2 (Infra) ²	Upplands Väsby, Infra	A, CSP, H	890	41 200	2026-2028	●●○○○	-
Kvarnsjödalen ²	Botkyrka, Tumba	A, CSP	2 000	130 000	2034-2037	●○○○○	-
Lommarstranden 1 ²	Norrtälje, Lommarstranden	A	230	10 228	2024-2025	●●●●●	-
Lommarstranden 2 ²	Norrtälje, Lommarstranden	A	120	6 000	2031	●○○○○	-
Mesta	Eskilstuna, Mesta	CSP	54	3 950	2026	●●○○○	-
Norrbacka ²	Sigtuna, Norrbacka	A, CSP	310	16 000	2026	●○○○○	-
Sländan, etapp 3 ²	Södertälje, Centralt	A	250	12 700	2025	●●○○○	-
Södra Årby 1	Strängnäs, Läggesta	A	1 350	62 600	2024-2029	●●●●●	-
Vårby Udde ³	Huddinge, Vårby	A, VSP, H	1 800	115 000	2026-2034	●●○○○	SBB
Västerhaninge	Haninge, Västerhaninge	A	500	30 000	2026	●●○○○	-
Öresjö ängar	Borås, Öresjö Ängar	A, CSP	350	22 800	2023-2025	●●●●●	-
Österhagen	Huddinge, Länna	CSP	80	5 300	2025	●●○○○	-
Total project under own self-management			9 249	522 278			
Barkabystaden ¹	Järfälla, Barkaby	A	400	17 800	2024	●●●●●	Slättö
Hede ¹	Kungsbacka, Hede	A	900	43 000	2028	●●○○○	Heimstaden
Järven ¹	Norrköping, Centralt	A	250	12 000	2027	●●○○○	SBB
Näsängen ¹	Österåker, Åkersberga	A	1 770	110 000	2027-2031	●●○○○	Heimstaden
Örnäs ¹	Upplands-Bro, Bro	B, SHF	145	6 500	2026	●●○○○	Heimstaden
Total projects through JV			3 540	194 100			
Total			12 714	711 578			
Total Magnolia Bostad's share			6 357	355 789			

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

Q2 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
Bredängshöjden ²	Stockholm	Bredäng	A	700	35 000	●○○○○	Heimstaden framework agreement, part of project
Bro Mälarstrand ^{*3}	Upplands Bro	Bro	A	954	69 250	●●●●●	
Brogårdstaden, småhus ⁵	Upplands Bro	Bro	A	105	12 000	●●●●●	Heimstaden framework agreement
Bunkeflostrand ²	Malmö	Limhamn	A	240	19 800	●●○○○	
Bävern 4 & 5 ⁶	Tyresö	Bollmora	A	144	6 378	●●●○○	
Edvinshem 3	Ystad	Edvinshem	A	200	9 500	●●○○○	
Enköping Lillsidan - norra	Enköping	Lillsidan	A	52	2 500	●●●●●	
Enköping Lillsidan - södra	Enköping	Lillsidan	A	137	6 300	●●●●●	Heimstaden framework agreement
Erstavik ³	Stockholm	Erstavik	CSP	72	5 180	●○○○○	
Finnkajen ⁴	Sundsvall	Stensidan	H	270	10 500	●●●●●	
Frihamnen H ⁴	Göteborg	Lundbyvassen	H	300	11 000	●●○○○	
Gnesta	Gnesta	Gnesta	A	210	11 300	●●○○○	
Hagby Park ²	Österåker	Åkersberga	A	195	10 300	●●○○○	Heimstaden framework agreement
Hede ⁵	Kungsbacka	Hede	A	700	33 000	●●○○○	
Håbo Våppeby 7:15, 7:16 ⁶	Håbo	Bålsta	A	97	5 192	●●●●●	Heimstaden framework agreement
Kajkvarteren ²	Sundsvall	Norra Kajen	A	500	24 600	●●●●●	
Liggunderlaget 1 ⁶	Luleå	Kronandalen	A	116	5 000	●●●●●	Heimstaden framework agreement
Linnefabriken*	Göteborg	Majorna	A, CSP	120	7 000	●●●●●	
Linneförrådet*	Göteborg	Majorna	A	250	12 300	●●●●●	Heimstaden framework agreement
Lotsen	Ystad	Edvinshem	A	385	18 000	●●○○○	
Lotsen förskola	Ystad	Edvinshem	CSP	-	-	●●○○○	Heimstaden framework agreement
Mejeriet ²	Helsingborg	Filborna	A	540	30 000	●○○○○	
Nykvarn ³	Nykvarn	Centrala Nykvarn	A	290	13 000	●●●●●	Heimstaden framework agreement
Näsängen, småhus ⁵	Österåker	Åkersberga	A	230	26 000	●●○○○	
Nätverket ²	Österåker	Åkersberga	A	335	9 600	●●○○○	
Oktaven	Stockholm	Skärholmen	A	110	5 830	●●○○○	
Orminge Hus 2	Nacka	Orminge Centrum	CSP	75	5 130	●●○○○	
Rödhaken 6 & 7	Östersund	Tegelplan	A	187	11 500	●●●●●	Heimstaden framework agreement
Senapsfabriken ²	Uppsala	Centrala Uppsala	A	700	29 000	●○○○○	
Skarpnäcksgård 1:1	Stockholm	Skarpnäck	A	90	4 200	●●●●○	
Solfjädern	Örebro	Tamarinden, Örebro	A	180	7 900	●●●●●	
Sundbyberg 2:187 ⁶	Sundbyberg	Ursvik	A	180	14 300	●●●●●	
Södercentrum 8, 9 & 10	Kungsbacka	Lindens torg	A, CSP	350	16 500	●●●●●	Heimstaden framework agreement
Södra Häggviks Gårdar ¹	Sollentuna	Stinsen, Häggvik	A, CSP	1 500	94 000	●●○○○	
Södra Årby ³	Strängnäs	Läggesta	A	485	49 000	●●●●●	
Torgkvarteren ²	Håbo	Centrala Bålsta	A	310	15 700	●●●○○	
Vårby Udde ²	Huddinge	Vårby	CSP	80	7 260	●●○○○	
Åkermynatan	Borås	Bergsäter	A	280	18 900	●●●●○	Heimstaden framework agreement
Ångloket ²	Knivsta	Centrala Knivsta	A	415	17 150	●●●●●	
Årstaberg 1	Stockholm	Liljeholmen	A	100	5 500	●○○○○	Heimstaden framework agreement
Årstaberg 2	Stockholm	Årsta	A	120	6 500	●○○○○	
Örnäs, småhus ⁵	Upplands Bro	Bro	A	255	27 000	●○○○○	
Total estimated apartments for sale				12 559	728 070		

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%.

⁶ Magnolia Bostad's share of the result amounts to 100%.

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 into

●●●●○ = Adoption of zoning plan

●●●○○ = Review

●●○○○ = Plan Assignment

●○○○○ = Early stages

* The project has been renamed, see translation key project name

Q2 2021

Projects in production - sold or for sale

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

Project	Municipality, Area	Category	Sold ap.	GFA/MUA/UFA (sqm)	Unsold ap.	Production start	Buyer	Contractor
Brogårdstaden ²	Upplands-Bro, Bro	RU	658	31 000		2018	Slättö	Consto
Edvinshem ²	Ystad, Edvinshem	RU	225	13 730		2019	Heimstaden Bostad	Derome
Fasanen	Burlöv, Arlöv	RU	275	12 675		2018	Heimstaden Bostad	Serneke
Ferdinand ²	Stockholm, Spånga	RU, CSP	225	17 300		2019	Heimstaden Bostad	Consto
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
Föreställningen ²	Norrköping, Björkalund	RU	116	5 100		2019	Heimstaden Bostad	Derome
Gyllehemmet ²	Borlänge, Centrala Borlänge	CSP	101	7 700		2020	SBB i Norden	Peab
Hotell Brunnsnäs ²	Lund, Brunnsnäs	H	251	8 900		2017	Alecta	Serneke
Hotell Resecentrum ²	Halmstad, Centrala Halmstad	H	244	9 500		2017	Alecta	Serneke
Hyllie Gärde ²	Malmö, Hyllie	RU	427	21 000		2017	Slättö	ED Bygg
Kajkvarteren, etapp 1 ²	Sundsvall, Norra Kajen	RU	360	14 500		2020	Heimstaden Bostad	Serneke
Kvarteret Alen	Norrköping, Norrtälje Hamn	RU, CSP	167	9 500		2019	Heba	Credentia
Nya Hovås ²	Göteborg, Nya Hovås	RU	180	8 300		2020	Heimstaden Bostad	Consto
Nyponrosen 5 ³	Helsingborg, Rosengården	RU, CSP	125	8 360		2018	Northern Horizon	Veidekke
Nämndemansgatan	Motala, Centrala Motala	CSP	54	4 400		2018	M&G	Gärahovs Bygg
Ophelias Brygga	Helsingborg, Oceanhamnen	TO	124	7 500		2018	Brf	Serneke
Partille Port ²	Partille, Centrala Partille	RU	231	12 400		2020	Heimstaden Bostad	Tornstaden byggnadsaktiebolag
Piccolo ²	Halmstad, Centrala Halmstad	TO	26	1 860		2018	Brf	Serneke
Senapsfabriken, etapp 2 norra ¹	Uppsala, Centrala Uppsala	RU	325	13 100		2017	Slättö	NCC
Senapsfabriken, etapp 2 södra ¹	Uppsala, Centrala Uppsala	RU	325	13 900		2017	Heimstaden Bostad	NCC
Slippen	Lund, Södra Råbylund	RU	780	34 000		2019	Heimstaden Bostad	Serneke
Tullholmsviken 3 ²	Karlstad, Tullholmsviken	RU	458	20 885		2020	Trenum	Consto
Tullholmsviken 4 ²	Karlstad, Tullholmsviken	RU	222	9 830		2020	Trenum	Consto
Tullholmsviken 7 ²	Karlstad, Tullholmsviken	RU	217	9 450		2020	Trenum	Consto
Täljöviken ²	Österåker, Åkersberga	CSP	60	4 650		2020	Heba	Consto
Ursvik I Brygghuset ²	Sundbyberg, Ursvik	RU	380	20 070		2020	Heimstaden Bostad	Mecon Bygg AB
Ursvik II Parhuset ²	Sundbyberg, Ursvik	RU	200	10 000		2020	CBRE Global Investors	Mecon Bygg AB
Västra Erikslid ²	Skellefteå, Västra Erikslid	RU	300	13 500		2020	Heimstaden Bostad	Derome
Total			7 512	365 210				

Sold projects previously developed for self-management

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

Total number of residencies in production - sold or for sale

7 997	390 010						
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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.

TO Tenant-Owned apartment

H = Hotel

RU = Rental unit

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

January - June 2021

Acquisitions¹

Quarter	Project	Municipality	Category	Assessed no. of building rights
1	Brogårdstaden etapp 3	Upplands-Bro	A	954
1	Enköping	Enköping	A	189
1	Gnesta	Gnesta	A	210
2	Alliero 20	Sundsvall	A	340
2	Bålsta 1:124	Håbo	A	97
2	Bävern 4 & 5	Tyresö	A	144
2	Liggunderlaget 1	Luleå	A	116
2	Rödhaken 6 & 7	Östersund	A	187
2	Sundbyberg 2:187	Sundbyberg	A	180
2	Södercentrum 8, 9 & 10	Kungsbacka	A	350
Total				2 767

¹ Refers to all building rights and residential units in each project, including projects developed in JVs.

A = Apartments (will be rental units and/or tenant owned)

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

January - June 2021

Production starts¹

Quarter	Project	Municipality	Category	Acquired by/self-management	No. of units
2	Valfiskén ^{1 2}	Västerås	RU, CSP	Self-management	80

Total					80
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¹ Refers to all building rights and residential units in each project, including projects developed in JVs.

² Part of JV. Magnolia Bostad's share of the profit amounts to 46%.

RU = Rental Unit

TO = Tenant-Owned apartment

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

January - June 2021

Sales¹

Quarter	Project	Municipality	Category	Acquired by/self-management	No. of units
1	Ophelias Brygga	Helsingborg	TO	Housing cooperative	77

Total					
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¹ Refers to all building rights and residential units in each project, including projects developed in JVs.

² Part of JV. Magnolia Bostad's share of the profit amounts to 46%.

RU = Rental Unit

TO = Tenant-Owned apartment

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

January - June 2021

Completed projects¹

Quarter	Project	Municipality	Category	Acquired by/self-management	No. of units
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Total					
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¹ Refers to all building rights and residential units in each project, including projects developed in JVs.

² Part of JV. Magnolia Bostad's share of the profit amounts to 46%.

RU = Rental Unit

TO = Tenant-Owned apartment

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

Q2 2021

Translation key project names

New project name	Previous name	Municipality, area
Bro Mälarstrand	Brogårdstaden 3	Upplands-Bro, Bro
Hantverkaren	Orminge Hus 1	Nacka, Orminge
Linnefabriken	Fixfabriken	Göteborg, Majorna
Linneförrådet	Fixfabriken	Göteborg, Majorna
LU:1	Kronandalen	Luleå, Kronandalen
Näckrosen	Väsjön Norrsätra	Sollentuna, Väsjön