

MAGNOLIA

Interim Report The Group 1 January – 31 March 2021



2021-04-23

January – March 2021

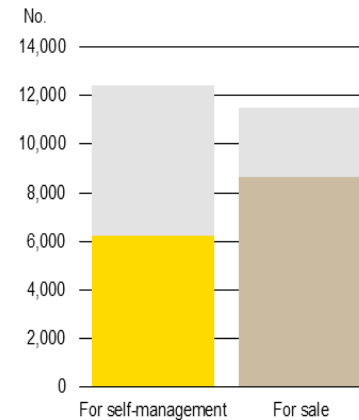
- Urban developer with focus on the country's metropolitan regions
- Acquisitions during the quarter:
 - about 950 building rights in Upplands-Bro, through a newly formed joint venture with KF Fastigheter
 - about 210 building rights in Gnesta and about 190 building rights in Enköping
- The market for rental accommodation remains strong, as does the demand for land and building rights
- No sales of rental accommodation projects in Q1. A characteristic of our business model is that the sales patterns may be irregular between quarters
- We issued our second green bond during the quarter
- Digital meetings with committed colleagues - high pace in the organization



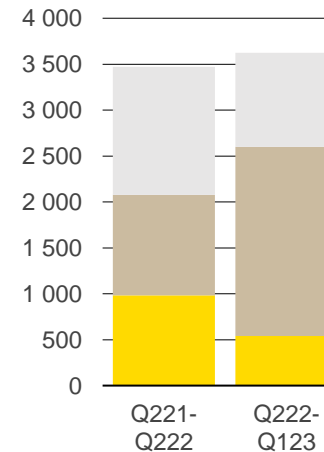
Good pace in the refinement work, 31 mars 2021

- Building rights portfolio: 23 934 residential units
-about 52 % for self-management,
about 48 % for sale
-of which about a quarter of the portfolio has
zoning plans in force
- Going forward, our estimate of production starts
are at a good level and in line with
our new long-term target
- High rate in completion of residential units in
production leads to a positive cash flow impact
which, among other things, contributes to
development activities

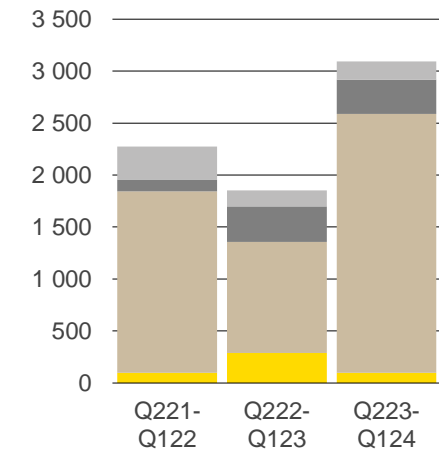
**Building rights portfolio*
number of building rights**



**Production starts*
number of units**



Completed units



- Expected ownership of other JV partners and the minority
- Other JV co-owners and the minority ownership in residential units sold
- Other JV co-owners and the minority ownership in residential units for self-management
- Magnolia Bostad's direct and indirect profit share of projects for sale
- Magnolia Bostad's direct and indirect ownership in projects and residential units for self-management

* Expected ownership of units for self-management,
and expected profit share of projects for sale

Business targets and update

For self-management before the end of 2025*

- at least 4,000 completed residential units
alternatively, have investment properties with a market value of at least SEK 8 bn

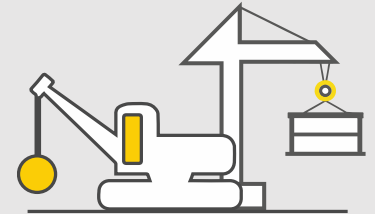
Update 31 mars 2021:

- Two completed properties consisting of 68 residential units with a market value of SEK 229 m, and,
- eight properties in production where Magnolia Bostad's share of the estimated property value upon completion amounts to SEK 2,014 million.

Production-started units

- at least 3,000 residential units per year, seen as an average over a business cycle

Update rolling twelve-month period 1 April 2020 - 31 March 2021:
3,539 residential units were production-started



* Self-management and the Group's ownership in joint ventures

Results January – March 2021

- The operating loss was SEK 25 m (+88)
- The loss after tax was SEK 72 m (+41)
- There were no sales of rental accommodation projects
- 77 tenant-owned apartments were sold
- Characteristic of Magnolia Bostad's business model is that sales patterns can be irregular between quarters

Net sales & operating profit/loss,
Rolling 12-months



Equity/assets ratio, interest-bearing net liabilities, and cash flow

- **Lower equity/assets ratio due to investments in properties for self-management**

As of 31 March: 28.8 % (32.7 as of 31 December 2020)

Goal: at least 30.0 %

- **SEK 548 m in interest-bearing net liabilities after deductions for receivables from buyers**

Of receivables from buyers, the Group expects to receive SEK 585 m within the next 12 months

- **Lower cash flow from operating activities due to investments in the project portfolio**

January – March: SEK -172 m (-23 January – March 2020)

- **High cash and cash equivalents due to newly issued bonds and financing raised for projects**

As of 31 March: SEK 621 m (277 as of 31 December 2020)

Properties for self-management

- The majority of projects developed for self-management will be developed in joint ventures. All projects that are in production today are developed in joint ventures
- Future earning capacity through ongoing cash flow will give stability to the Group's finances
- Internal valuation each quarter + external valuation at least once a year. Fair value in accordance with IAS 40

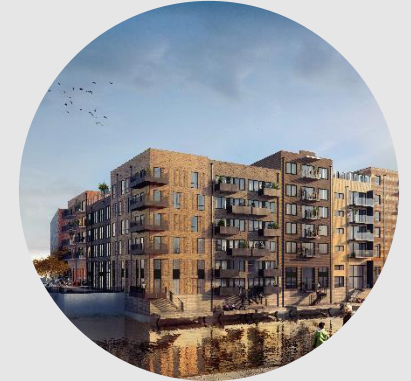
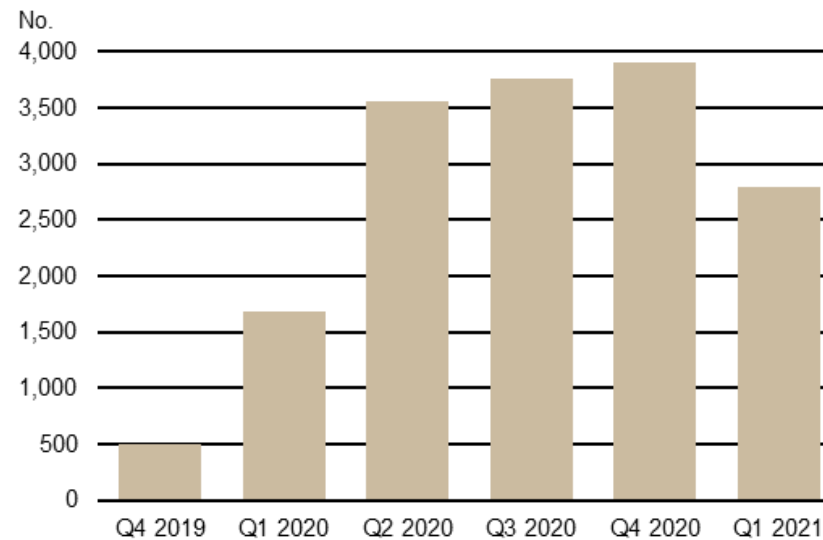


	Estimated no. of ap.	Rentable space upon completion (sqm)	Est. value upon completion (SEK m)	Estimated annual rental value upon completion (SEK m)	Estimated completion, year
Properties in self-management, completed	68	9,300	229	14	Completed
Properties in self-management, in production	1,814	84,100	4,027	192	2021-2025
Properties in self-management, not in production	12,439	704,350	34,269	1,593	
Total	14,321	797,750	38,525	1,799	
Total Magnolia Bostad's share	7,195	403,525	19,377	907	

Projects for sale

- 11,495 building rights are for sale, of which 29 % has have zoning plans in force
- Magnolia Bostad aims to achieve a margin of at least 10% for all projects developed for sale

Sold residential units
Rolling 12 months



77



Sold units
Q121

Forward

- Great interest in the residential units we develop
- Focus on acquisitions and production starts
- Deliver sustainable housing
- Emphasis on refinement work with the project portfolio



Q&A

MAGNOLIA



Johan Tengelin
CEO

johan.tengelin@magnoliabostad.se



Fredrik Westin
CFO

Fredrik.westin@magnoliabostad.se