

MAGNOLIA

Year-end report 2020



January – December 2020

An eventful year

- Good demand for housing and community properties, good sales
- JV for the development of housing for self management
- A large number of production starts and completion of properties
- Continued high acquisition activity, 22 731 building rights in the building rights portfolio dec 2020
- The company's first green bond was issued
- Establishment of own architectural department
- Regional office established in Umeå

8 233



Acquired
building rights

3 904



Sold residences

2 901



Completed
residences

October – December 2020

Events in the fourth quarter

Acquisitions:

- 3,000 building rights in Borås, Ystad, Gothenburg and Strängnäs

New JV:

- New JV formed with SBB, 2,300 homes from Magnolia Bostad's existing building rights portfolio and 250 homes from SBB

Sales :

- 180 accommodations in Nya Hovås and 350 accommodations in Haninge to Heimstaden Bostad
- 200 properties in Sundbyberg to CBRE Global Investors
- Two residential care homes in Östersund and Nacka to SBB
- 46 tenant-owned apartments in Ophelia's brygga in Helsingborg

Financing:

- New unsecured green bond loan of SEK 550 million was issued and listed on Nasdaq, and voluntary repurchase of certain outstanding bonds

Extraordinary general meeting:

- Decided on a dividend of SEK 2 per share for the 2019 financial year

3 330



Acquired
building rights

426



Sold residences

New targets and new dividend policy

Business goals with increased focus on self-managed properties

In self-management before the end of 2025*

- at least 4,000 completed residential units
or alternatively have investment properties with a market value > SEK 8 billion

Production started residential units per year

- at least 3,000 residential, seen as an average over a business cycle.

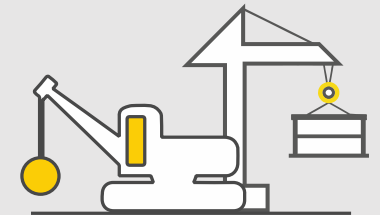
Financial target

Equity/asset ratio > 30 percent

Dividend policy

- The long-term dividend must correspond to up to 30 percent of the result. In the next few years, Magnolia Bostad will prioritize investments in the building rights portfolio and in investment properties, which will mean no or low dividends during this period

* This refers to Magnolia Bostad's own ownership and the company's ownership interest in JVs



Financial key figures

Increased cash flow from operating activities

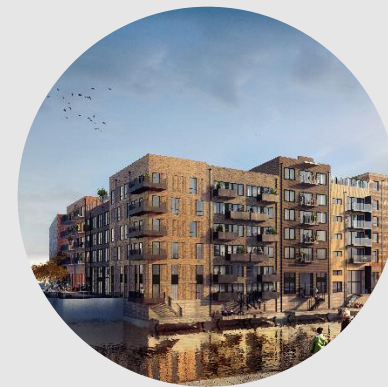
January – December	SEK 405 m (-18)
October – December	SEK 215 m (156)

Good equity/asset ratio

As of 31 December	32,7 % (28,1)
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Safe cash balance

As of 31 December	SEK 277 m (441)
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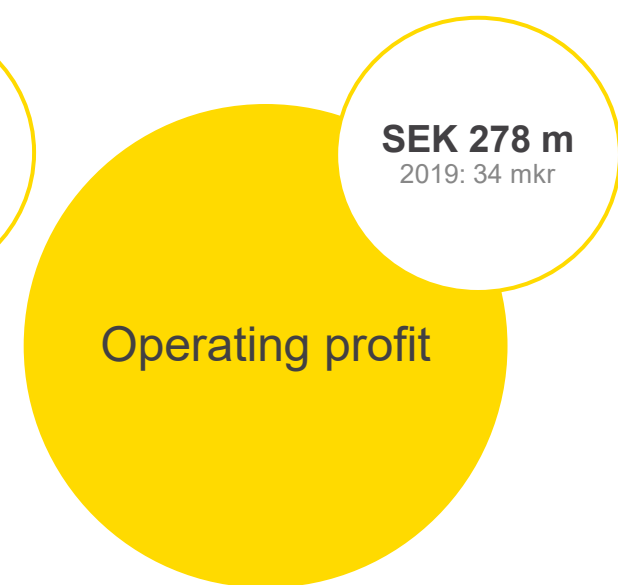
Financial key figures

Best full-year results ever

January – December 2020



October – December 2020



Project overview

Good speed in acquisitions, production starts, sales and completed residencies



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.

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

Properties for self-management



Straight course towards more properties for self-management

- The majority of projects developed for self management will be run in JV. All projects in production today are run by JV
- Future earnings capacity via current cash flows provides stability in the company's finances
- The existing portfolio with projects for housing for self management provides an estimated annual rental income of SEK 1.8 billion and an estimated net operating income of SEK 1.4 billion upon completion. Of this, Magnolia Bostad's expected share is 50%
- Internal valuation every quarter + external valuation at least once a year. Fair value according to IAS40

	Number of apartments	Rentable area, m ²	Est. property value at completion, SEK m	Estimated annual rental value, SEK m	Estimated completion, year
Completed projects (2)	68	9,300	229	14	-
Projects under production (8)	1,814	84,100	3,856	187	2021-2025
Projects, not yet production started (21)	12,439	704,350	33,700	1,577	2022-
Total	14,321	797,750	37,785	1,778	
Total Magnolia Bostad's estimated share at completion	7,195	403,525	19,007	896	

Forward

- Continued good demand from our customers
- Focus on acquisitions and production starts
- Deliver sustainable housing
- Emphasis on refinement work with the project portfolio



Q&A



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