

MAGNOLIA

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Interim report

The Group

1 Jan–30 Sep 2023

Q3

Interim report 1 January–30 September 2023



"We are currently seeing an almost total slowdown in the housing market with a strong impact on the number of housing starts for 2023. The market situation is still tough and it is estimated the number of housing starts will be affected some way into 2024. The Riksbank's base rate looks set to remain at a higher level during the autumn and a bit into next year. However, inflation shows signs of easing somewhat and a slowing inflation rate can be sensed.

There is still a major need for housing, and we see a need for an aggressive housing policy to create the conditions to maintain housing construction and avoid a future housing deficit. We have over 8,700 residential units in production, all sold or intended for self-management. Our building rights portfolio consists of around 14,000 building rights and we continuously adjust it based on prevailing market conditions.

We continue to work with our projects in progress and upcoming ones, and see tendencies towards movement in the transaction market, as well as the beginnings of an increase in new business opportunities. During Q3, we acquired attractive building rights in Sollentuna, mainly for the new production of rental properties, but also for terraced houses. In addition, we acquired completed residential units from a JV and thus increased the number of units in self-management to nearly 500."

Johan Tengelin, CEO

1 January–30 September 2023

- Net sales amounted to SEK 234 m (220).
- The operating loss was SEK 416 m (-512), of which SEK -74 m (-195) applies to changes in the value of investment properties.
- The loss before tax for the period was SEK 618 m (-641) and the loss after tax was SEK 617 m (-581).
- Earnings per share after deductions for minority shares was SEK -15.19 (-13.96).

1 July–30 September 2023

- Net sales amounted to SEK 76 m (32).
- The operating loss was SEK 129 m (-427), of which SEK -49 m (-227) applies to changes in the value of investment properties.
- The loss before tax for the period was SEK 199 m (-480) and the loss after tax was SEK 195 m (-433).
- Earnings per share after deductions for minority shares was SEK -4.97 (-10.57).

Significant events 1 July–30 September 2023

- Gained access to 112 completed residential units for self-management in Upplands-Bro from our JV with Heimstaden.
- Acquired 128 building rights in Sollentuna municipality.
- Received an unconditional shareholder contribution of SEK 100m from Magnolia Bostad's owner HAM Nordic AB.

Significant events after the end of the period

- Due to the market situation and future capital needs, we sold our share of the holding in JV-Stinsen, which resulted in a reduction in the building rights portfolio of around 1,500 building rights.

| KPIs, Group | 2023 Jan-Sep | 2022 Jan-Sep | 2023 Jul-Sep | 2022 Jul-Sep | 2022/2023 Oct-Sep | 2022 Jan-Dec |
|------------------------------------------------------------------------------------------------|-----------------|-----------------|-----------------|-----------------|----------------------|-----------------|
| Project-related | | | | | | |
| Number of production starts during the period ¹ | 57 | 889 | 0 | 56 | 117 | 949 |
| Number of sold residencies during the period ¹ | 0 | 0 | 0 | 0 | 60 | 60 |
| Total number of residencies in production ¹ | 8,731 | 10,035 | 8,731 | 10,035 | 8,731 | 9,345 |
| Number of estimated building rights in the portfolio, not yet production started ^{1*} | 14,143 | 21,137 | 14,143 | 21,137 | 14,143 | 18,828 |
| Financials | | | | | | |
| Investment properties (SEK m) | 3,010 | 2,370 | 3,010 | 2,370 | 3,010 | 2,489 |
| Operating profit/loss | -416 | -512 | -129 | -427 | -651 | -747 |
| Return on equity (%) | - | - | - | - | Neg | Neg |
| Equity/assets ratio (%) | 31.1 | 32.2 | 31.1 | 32.2 | 31.1 | 32.5 |
| Interest coverage ratio (multiple) | - | - | - | - | Neg | Neg |
| Share-related | | | | | | |
| Earnings per share (SEK) | -15.19 | -13.96 | -4.97 | -10.57 | -22.13 | -20.89 |
| Equity per share (SEK) ² | 54.72 | 57.88 | 54.72 | 57.88 | 54.72 | 58.89 |

¹ From Q4 2021 the number of residential units is presented as Magnolia Bostad's properties including minority interests and excluding other JV owners' shares.

² Excluding non-controlling interests (minority).

* Excluding building rights in JV-Stinsen AB which were sold at the beginning of October.

Sustainable urban development through sustainable financing

Magnolia Bostad contributes to sustainable community development environmentally, socially, business ethically and financially. Our key sustainability issues are rooted in the UN's global sustainability goals and spread through our life cycle analysis, planning, production, property management and financing.

The land being prepared and the properties being built will be used by generations for many years to come. We work for sustainable construction with energy-efficient technology, healthy material choices and circular recycling and build to a minimum criteria based on The Swedish Green Building Society's silver certification, the Nordic Swan eco-label or an equivalent. Our projects are third-party audited with environmental audits. Our ambition is to carry out a sustainability audit of a turnkey contract every year.

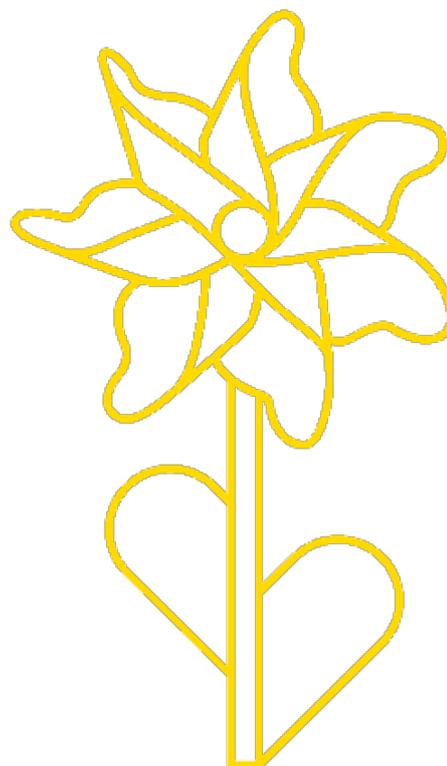
To create security in the communities we develop, BoTryggt 2030 is part of our architecture and project development. We also want to create conditions for security, integration, gender equality and health through community involvement and support around 30 girls' and women's football clubs. We take part in various local initiatives such as HS30, LFM30 and ÖBKN to achieve a quicker transition to a sustainable housing industry through cooperation.

All employees, partners and sponsorship partners, sign Magnolia Bostad's code of conduct, which governs the company's business ethics, health and safety, human rights and working conditions.

The fact that we develop and build sustainably also enables sustainable financing. All of our outstanding bond schemes are green and we work continuously towards financing via green building loans. Our aim is that all our financing will be green or sustainable in another way in terms of environmental and social aspects. Our corporate bonds follow the company's green framework, which has been established in accordance with the Green Bonds Principles 2018 category Green Buildings.

Read more about sustainable financing on page 10.

Read more about our green bonds and sustainability work:
<https://om.magnoliabostad.se/sv/obligationer>
<https://om.magnoliabostad.se/sv/hallbarhet>



Consolidated condensed income statement

| Amounts in MSEK | 2023 | 2022 | 2023 | 2022 | 2022/2023 | 2022 |
|----------------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | Jan-Sep | Jan-Sep | Jul-Sep | Jul-Sep | Oct-Sep | Jan-Dec |
| Net sales | 234 | 220 | 76 | 32 | 583 | 569 |
| Production and operating costs | -298 | -351 | -90 | -152 | -742 | -795 |
| Gross profit/loss | -64 | -131 | -14 | -120 | -159 | -226 |
| Central administration | -56 | -76 | -18 | -22 | -78 | -98 |
| Profit/loss from participations in associated companies and joint ventures | -221 | -110 | -49 | -58 | -304 | -193 |
| Change in value, investment properties | -74 | -195 | -49 | -227 | -109 | -230 |
| Operating profit/loss | -416 | -512 | -129 | -427 | -651 | -747 |
| Financial income | 10 | 14 | 4 | 2 | 15 | 19 |
| Financial expenses | -212 | -144 | -74 | -56 | -269 | -201 |
| Profit/loss before tax | -618 | -641 | -199 | -480 | -906 | -929 |
| Income tax | 1 | 60 | 4 | 47 | 8 | 67 |
| NET PROFIT/LOSS FOR THE PERIOD | -617 | -581 | -195 | -433 | -899 | -863 |
| Profit/loss attributable to | | | | | | |
| Parent company shareholders | -575 | -528 | -188 | -400 | -837 | -790 |
| Non-controlling interests | -42 | -54 | -7 | -34 | -61 | -73 |
| Earnings per share (SEK) | | | | | | |
| Before dilution effects | -15.19 | -13.95 | -4.97 | -10.57 | -22.12 | -20.89 |
| After dilution effects | -15.19 | -13.95 | -4.97 | -10.57 | -22.12 | -20.89 |

Consolidated statement of comprehensive income

| Amounts in MSEK | 2023 | 2022 | 2023 | 2022 | 2022/2023 | 2022 |
|--------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | Jan-Sep | Jan-Sep | Jul-Sep | Jul-Sep | Oct-Sep | Jan-Dec |
| Net profit/loss for the period | -617 | -581 | -195 | -433 | -899 | -863 |
| OTHER COMPREHENSIVE INCOME FOR THE PERIOD | | | | | | |
| Total other comprehensive income | 0 | 0 | 0 | 0 | 0 | 0 |
| COMPREHENSIVE INCOME FOR THE PERIOD | -617 | -581 | -195 | -433 | -899 | -863 |
| Comprehensive income attributable to | | | | | | |
| Parent Company shareholders | -575 | -528 | -188 | -400 | -837 | -790 |
| Non-controlling interests | -42 | -54 | -7 | -34 | -61 | -73 |

Comments on the results

Comparisons in parentheses refer to the corresponding figure for the previous year except in sections describing the financial position and financing. These figures refer to the end of the previous year.

Reporting period 1 January–30 September 2023

Net sales amounted to SEK 234 m (220) and the operating loss was SEK 416 m (-512). The loss before tax amounted to SEK 618 m (-641).

| Distribution of revenue | 2023 Jan-Sep | 2022 Jan-Sep |
|-----------------------------------------------------|-----------------|-----------------|
| Property sales | 44 | -38 |
| Sum of revenue recognised at a point in time | 44 | -38 |
| Project management | 36 | 36 |
| Rent | 16 | 14 |
| Other invoicing for the projects and other revenue | 138 | 208 |
| Sum of revenue recognised over in time | 190 | 258 |
| TOTAL REVENUE | 234 | 220 |

Property sales during the period consisted of a sale of building rights in Lund of SEK 17 m and adjustments to previously revenue-recognized projects of SEK 27 m.

| Development of net operating income | 2023 Jan-Sep | 2022 Jan-Sep |
|-------------------------------------------------|-----------------|-----------------|
| Rental income | | |
| Properties owned at the beginning of the period | 4 | 4 |
| Completed properties | 1 | - |
| Project properties | 11 | 10 |
| Rental income | 16 | 14 |
| Property costs | | |
| Properties owned at the beginning of the period | -3 | -2 |
| Completed properties | - | - |
| Project properties | -10 | -6 |
| Operating costs | -13 | -8 |
| Net operating income | 3 | 6 |

During the period, a completed investment property was acquired in Upplands-Bro. The property will report a normalized net operating income from the next quarter. Production and operating costs were SEK -298 m (-351) and were affected by costs for canceled projects and write-downs in the project portfolio of SEK -123 m.

The costs for central administration amounted to SEK -56 m (-76). The reduction in costs is due to the review of fixed costs and the workforce that was carried out in Q3 2022.

The loss from associated companies was SEK 221 m (-110), mainly affected by negative valuation effects as a result of higher required returns and financing costs in productions in progress.

| Distribution of profits from associated companies | 2023 Jan-Sep | 2022 Jan-Sep |
|---------------------------------------------------|-----------------|-----------------|
| Net operating income | 19 | 8 |
| Other income and expenses | -21 | -28 |
| Change in value, project development | 98 | 26 |
| Change in value, other | -203 | -65 |
| Financing costs | -122 | -63 |
| Tax | 8 | 13 |
| Total | -221 | -110 |

The change in value of investment properties was SEK -74 m (-195) and was primarily affected by higher required returns.

| Change in value | 2023 Jan-Sep | 2022 Jan-Sep |
|--------------------------------|-----------------|-----------------|
| Change in net operating income | 39 | -43 |
| Change in project cost | -2 | -102 |
| Project development | 76 | 84 |
| Change in required return | -189 | -132 |
| Sales | 2 | 2 |
| Sales to JV | - | -3 |
| Total | -74 | -195 |

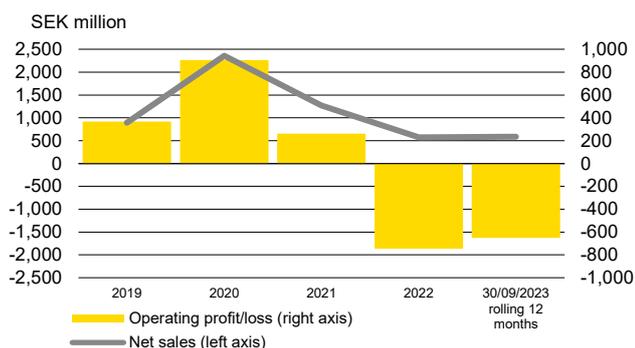
Financial items

Net financial items amounted to SEK -202 m (-129). At the end of the period, Magnolia Bostad's average interest rate was 10.4% compared to 8.2% at the turn of 2022/2023. The interest coverage ratio was negative.

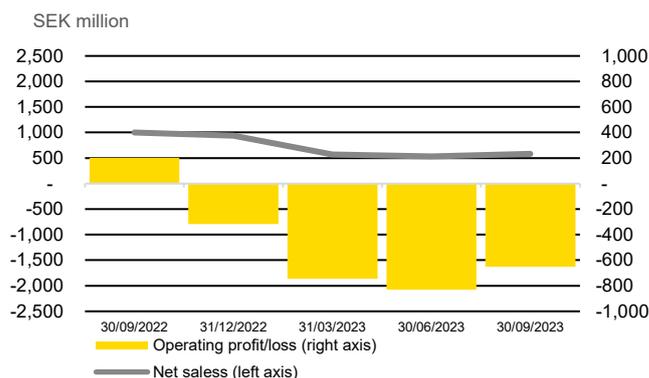
Profit/loss for the period

The loss for the period was SEK 617 m (-581) and includes SEK 1 m (60) in deferred tax.

Net sales & operating profit/loss, full-year



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



Reporting period 1 July–30 Sep 2023

Net sales amounted to SEK 76 m (32) and the operating loss was SEK 129 m (-427). The loss before tax was SEK 199 m (-480).

| Distribution of revenue | 2023 Jul-Sep | 2022 Jul-Sep |
|-----------------------------------------------------|-----------------|-----------------|
| Property sales | 38 | -12 |
| Sum of revenue recognised at a point in time | 38 | -12 |
| Project management | 9 | 9 |
| Rent | 6 | 5 |
| Other invoicing for the projects and other revenue | 23 | 30 |
| Sum of revenue recognised over in time | 38 | 44 |
| TOTAL REVENUE | 76 | 32 |

Revenue from property sales for the period of SEK 38 m (-12) consisted of amended estimates of variable components in the transaction price for projects already sold.

Rental income amounted to SEK 6 m (5) and property costs amounted to SEK -4 m (-3), which gave a net operating income of SEK 2 m (2).

In addition to the results from project sales and net operating income, the gross profit/loss was also affected by fixed costs and write-downs in the project portfolio, which gave a gross loss for the period of SEK 14 m (-120).

Costs for central administration amounted to SEK -18 m (-22). The reduction in costs is due to the review of fixed costs and the workforce carried out in Q3 2022.

The loss from associated companies was SEK 49 m (-58), mainly affected by negative changes in value as a result of higher required returns and financing costs.

| Distribution of profits from associated companies | 2023 Jul-Sep | 2022 Jul-Sep |
|---------------------------------------------------|-----------------|-----------------|
| Net operating income | 9 | 4 |
| Other income and expenses | -4 | -8 |
| Change in value, project development | 36 | 16 |
| Change in value, other | -44 | -52 |
| Financing costs | -45 | -26 |
| Tax | - | 8 |
| Profit/loss from disposal | - | - |
| Total | -49 | -58 |

The change in value of investment properties was SEK -49 m (-227) and was primarily affected by higher required returns, which was offset to some extent by the continued development of the properties.

| Change in value | 2023 Jul-Sep | 2022 Jul-Sep |
|--------------------------------|-----------------|-----------------|
| Change in net operating income | -13 | -42 |
| Change in project cost | -8 | -84 |
| Project development | 34 | 29 |
| Change in required return | -62 | -132 |
| Sales | - | 1 |
| Sales to JV | - | 1 |
| Total | -49 | -227 |

Net financial items amounted to SEK -70 m (-54) during the quarter.

Consolidated condensed statement of financial position

| Amounts in MSEK | 2023 30 Sep | 2022 30 Sep | 2022 31 Dec |
|---------------------------------------------------|----------------|----------------|----------------|
| ASSETS | | | |
| Non-current assets | | | |
| Goodwill | - | 6 | 6 |
| Other intangible assets | 0 | 1 | 1 |
| Total intangible assets | 0 | 7 | 7 |
| Investment properties | 3,010 | 2,370 | 2,489 |
| Right of use assets | 44 | 51 | 49 |
| Machinery and equipment | 2 | 4 | 4 |
| Total property, plant and equipment | 3,056 | 2,425 | 2,542 |
| Shares in associated companies and joint ventures | 374 | 561 | 515 |
| Receivables from associated companies | 182 | 194 | 192 |
| Other long-term receivables | 561 | 997 | 910 |
| Total financial assets | 1,117 | 1,752 | 1,617 |
| Total non-current assets | 4,173 | 4,184 | 4,166 |
| Current assets | | | |
| Development and project properties | 1,310 | 1,478 | 1,348 |
| Tenant-owned apartments | 4 | 4 | 4 |
| Accounts receivable | 18 | 27 | 17 |
| Receivables from associated companies | 145 | 173 | 149 |
| Other receivables | 501 | 405 | 439 |
| Prepaid expenses and accrued income | 19 | 15 | 13 |
| Cash and cash equivalents | 428 | 639 | 772 |
| Total current assets | 2,425 | 2,741 | 2,742 |
| TOTAL ASSETS | 6,598 | 6,925 | 6,908 |

Assets

The Group's total assets amounted to SEK 6,958 m, compared to SEK 6,908 m at the beginning of the year.

Investment properties

Properties held for self-management are reported as investment properties and amounted to SEK 3,010 m (2,489). The increase is mainly due to the acquisition of a completed property in Upplands-Bro, which was developed in a JV together with Heimstaden. In addition to the acquisition, the item was also affected by continued investments in properties being constructed, primarily the Ångloket project in Knivsta, the Adjutanten student housing project in Visby and the Öresjö Ångar project in Borås. Q3's value changes amounted to SEK -49 m.

| Investment properties | 2023 Jan-Sep | 2022 Jan-Sep |
|------------------------------|-----------------|-----------------|
| Opening carrying amount | 2,489 | 2,276 |
| Reclassifications | 0 | -167 |
| Investments and acquisitions | 597 | 457 |
| Change in value | -76 | -196 |
| Closing carrying amount | 3,010 | 2,370 |

Development and project properties

Development and project properties amounted to SEK 1,310 m (1,348) at the end of the period. In addition to continued development work in the projects, the item affected by write-downs of certain projects that are not seen to be able to be carried out profitably under current market conditions.

Associated companies and joint ventures

Shares in associated companies and joint ventures fell, mainly due to financing costs and negative changes in the value of underlying properties and amounted to SEK 374 m (515). shareholder contributions to JVs during the period amounted to SEK 77 m. Long-term and short-term receivables from associated companies and JVs fell by SEK 14 m to SEK 327 m (341).

Some of the JVs are working with zoning plans, some have properties with production in progress and some have completed investment properties.

Magnolia Bostad owns a JV with Slättö, with four completed projects. The Strandblick project in Östersund with a total of 216 residential units was completed in 2021, the LU:1 project in Luleå was completed in Q1 2022 and the Gjuteriet stage 2 project in Eskilstuna and the Sportflygaren in Örebro were completed in Q2 2022. The total carrying amount for Magnolia Bostad's share of the JV is SEK 43 m. The underlying property value in the JV amounts to SEK 1,047 m and the properties annual net operating income is SEK 45 m.

Magnolia Bostad has two more JVs with Slättö, a JV with Heimstaden and a JV with SBB for the development of properties for self-management, with one or more projects with production in progress in each JV. In addition, Magnolia Bostad has a JV with Heimstaden with projects in various stages of the zoning plan process that are being developed for self-management, where a majority of the building rights belong to the Näsängen project in Åkersberga.

In addition to JVs for development for self-management, Magnolia Bostad also has a JV with Derome for developing detached houses, and a JV with SBB, to develop a total of 289 residential units in Nykvarn for selling.

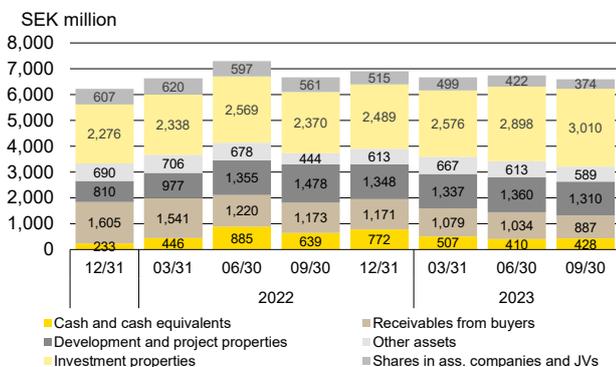
Other receivables

Out of other long-term and other receivables of a total of SEK 1,062 m (1,349), SEK 887 m (1,171) are receivables from buyers of projects, mainly large property companies. Of receivables from buyers, the Group expects to receive SEK 423 m (370) as repayments of promissory notes, additional purchase price payments, final purchase price payments and forward funding within the next 12 months. Deposits for future property acquisitions amounted to SEK 84 m (110).

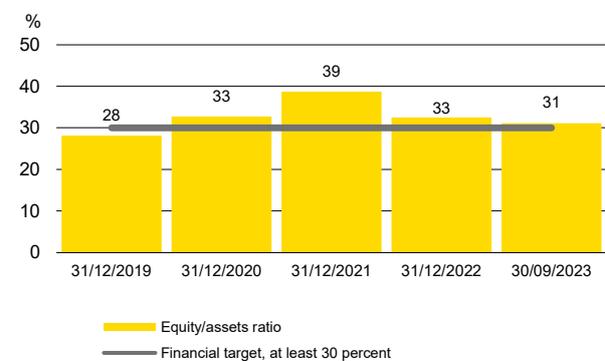
Cash and cash equivalents

Cash and cash equivalents amounted to SEK 428 m (772).

Distribution of assets



Equity/assets ratio



Consolidated condensed statement of financial position

| Amounts in MSEK | 2023 30 Sep | 2022 30 Sep | 2022 31 Dec |
|-----------------------------------------------------------|----------------|----------------|----------------|
| EQUITY AND LIABILITIES | | | |
| Equity | | | |
| Share capital | 151 | 151 | 151 |
| Other capital contributions | 1,955 | 1,228 | 1,528 |
| Retained profits incl. net profit/loss for the period | -37 | 810 | 548 |
| Equity attributable to Parent Company shareholders | 2,070 | 2,189 | 2,227 |
| Non-controlling interests | -15 | 38 | 18 |
| Total equity | 2,055 | 2,227 | 2,245 |
| Non-current liabilities | | | |
| Deferred tax liability | 26 | 34 | 27 |
| Non-current interest-bearing liabilities | 2,089 | 2,526 | 2,515 |
| Non-current liabilities to associated companies | 25 | 22 | 24 |
| Non-current lease liabilities | 29 | 37 | 36 |
| Other long-term liabilities | 665 | 930 | 906 |
| Total long-term liabilities | 2,834 | 3,549 | 3,508 |
| Current liabilities | | | |
| Current interest-bearing liabilities | 844 | 446 | 506 |
| Current lease liabilities | 20 | 18 | 18 |
| Accounts payable | 47 | 69 | 33 |
| Liabilities to associated companies | 11 | 15 | 11 |
| Income tax liabilities | 0 | 0 | 0 |
| Other current liabilities | 600 | 403 | 402 |
| Accrued expenses and deferred income | 187 | 198 | 185 |
| Total current liabilities | 1,709 | 1,149 | 1,155 |
| TOTAL EQUITY AND LIABILITIES | 6,598 | 6,925 | 6,908 |

Equity and equity/assets ratio

At the end of the period, the Group's equity amounted to SEK 2,055 m (2,245) with an equity/assets ratio of 31.1% (32.5). The equity/assets ratio has fallen due to the period's negative results. During Q2, a shareholder loan totalling SEK 327 million, including accrued interest, was converted into an unconditional shareholder contribution. During Q3, the company received a shareholder contribution of SEK 100 m. Magnolia Bostad's financial target means that the equity/assets ratio must amount to at least 30%.

Of the Group's equity, SEK -15 m (18) is attributable to non-controlling interests. Return on equity attributable to the parent company's shareholders for the last twelve-month period was negative.

Sustainable financing

Magnolia Bostad's main focus in terms of financing is to provide the business with capital on favourable terms regarding sustainability, price, interest rate risk and structure. Our aim is for new financing to be green or sustainable based on environmental and social aspects. At present, all of our outstanding bond schemes are green. Development for our own portfolio, forward funding or tenant-owned apartments have different financing needs. Corporate bonds are used to finance the processing of building rights, other parts of the ongoing work to develop the projects and to finance the liquidity reserve. Certain land acquisitions are also initially financed with liquidity from bonds. Land acquisitions can, to some extent, also be financed with promissory notes or revolving credit facilities. For completed investment properties and rental-generating project properties, secured property loans are used as much as possible as the interest rate for this type of financing is lower than for other financing.

Interest-bearing liabilities

Total interest-bearing loan liabilities, including interest-bearing deposits received amounted to SEK 2,933 m (3,021) as of 30 September 2023. The majority of Magnolia Bostad's liabilities consist of bonds with a book value of SEK 1,416 m (1,411), project-related liabilities of SEK 1,008 m (692), and promissory notes of SEK 337 m (408). The remaining interest-bearing liabilities consist of secured property loans of SEK 114 m (137), and deposits received of SEK 58 m (60). Shareholder loans of SEK 313 m were converted into shareholder contributions during the period. Repayment of project-related liabilities is made at the time of Magnolia Bostad's handover or upon final payment being received from buyers at the time of project completion. The average tied-up capital period, excluding deposits, amounted to 1.7 years as of 30 September 2023 compared to 2.3 years as of 31 December 2022.

Green bonds

As of 30 September 2023, Magnolia Bostad had three bonds that are all green, unsecured and listed on Nasdaq Stockholm's Sustainable Bonds list.

- One bond of a nominal SEK 400 m within a framework of SEK 700 m, with a variable interest rate of Stibor 3m + 7.50% (with a Stibor floor) maturing in April 2024.
- One bond of a nominal SEK 725 m within a framework of SEK 1,000 m, with a variable interest rate of Stibor 3m + 6.90% (with a Stibor floor) maturing in March 2025.
- One bond of a nominal SEK 300 m within a framework of SEK 1,500 m, with a variable interest rate of Stibor 3m + 7.75 % (with a Stibor floor) maturing in May 2026.

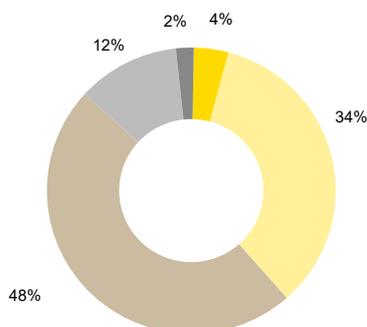
The difference between the book value of SEK 1,416 m and the nominal amount of the bonds is due to set-up fees paid, which are reported according to the effective interest method.

Read more about our green bonds on our website: <https://om.magnoliabostad.se/sv/obligationer>

Other liabilities

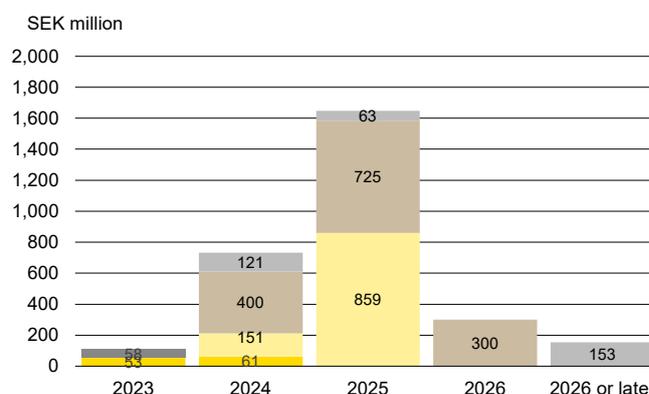
Other long-term liabilities and current liabilities mainly consist of debt for unpaid purchase prices for acquired projects and amounts to SEK 1,265 m (1,309).

Interest bearing liabilities



- Collateralized property loans
- Bond loans
- Deposits
- Project-related liabilities
- Seller promissory notes

Maturity structure

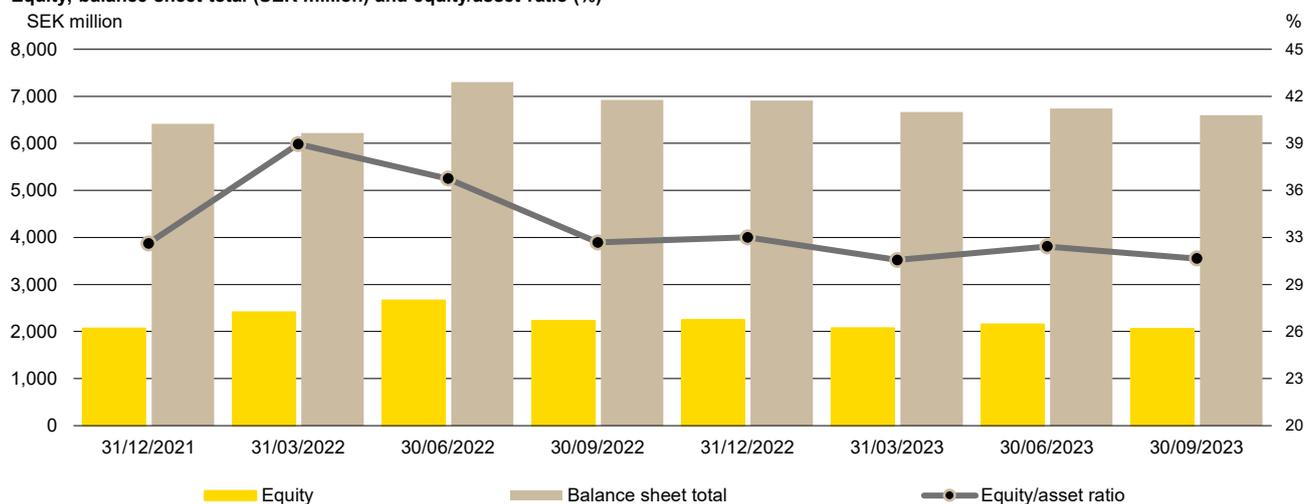


- Deposits
- Bond loans
- Collateralized property loans
- Seller promissory notes
- Project-related liabilities

Consolidated condensed statement of changes in equity

| Amounts in MSEK | Share capital | Other capital contributions | Reserves | Retained profits incl. net profit/ loss for the year | Non-controlling interests | Total equity |
|------------------------------------------|---------------|-----------------------------|----------|------------------------------------------------------------|------------------------------|--------------|
| Opening equity 2022/01/01 | 151 | 823 | - | 1,342 | 89 | 2,406 |
| Interest on Hybrid loan | - | - | - | -5 | - | -5 |
| Shareholder contributions | - | 1,045 | - | - | - | 1,045 |
| Acquisition of non-controlling interests | - | - | - | 0 | 0 | - |
| Redemption of Hybrid loan | - | -640 | - | - | - | -640 |
| Net profit/loss for the period | - | - | - | -528 | -53 | -581 |
| Other comprehensive income | - | - | - | 0 | 0 | 0 |
| Closing equity 2022/09/30 | 151 | 1,228 | - | 810 | 38 | 2,227 |
| Shareholder contributions | - | 300 | - | - | - | 300 |
| Net profit/loss for the period | - | - | - | -262 | -20 | -282 |
| Other comprehensive income | - | - | - | 0 | 0 | 0 |
| Closing equity 2022/12/31 | 151 | 1,528 | - | 548 | 18 | 2,245 |
| Opening equity 2023/01/01 | 151 | 1,528 | - | 548 | 18 | 2,245 |
| Acquisition of non-controlling interests | - | - | - | -10 | 10 | 0 |
| Shareholder contributions | - | 427 | - | - | - | 427 |
| Net profit/loss for the period | - | - | - | -575 | -42 | -617 |
| Other comprehensive income | - | - | - | 0 | 0 | 0 |
| Closing equity 2023/09/30 | 151 | 1,955 | - | -37 | -15 | 2,055 |

Equity, balance sheet total (SEK million) and equity/asset ratio (%)



Consolidated condensed cash flow statement

| Amounts in MSEK | 2023 | 2022 | 2023 | 2022 | 2022/2023 | 2022 |
|------------------------------------------------------------------------------|-------------|--------------|-------------|-------------|-------------|--------------|
| | Jan-Sep | Jan-Sep | Jul-Sep | Jul-Sep | Oct-Sep | Jan-Dec |
| Operating activities | | | | | | |
| Profit/loss after financial items | -618 | -641 | -199 | -480 | -906 | -929 |
| Adjustments for non-cash items, etc | | | | | | |
| Less share of profit/loss from associated companies and joint ventures | 221 | 111 | 49 | 59 | 303 | 193 |
| Retained dividend from associated companies | - | - | - | - | 3 | 3 |
| Depreciation/amortization and impairment of assets | 124 | 63 | 66 | 50 | 180 | 119 |
| Fair value changes, investment properties | 75 | 195 | 49 | 227 | 110 | 230 |
| Capital gains/losses from the sale of development properties | -27 | 42 | -38 | 16 | -42 | 27 |
| Profit from sale of other long-term securities | - | -5 | - | - | - | -5 |
| Other profit/loss items that do not affect liquidity | 8 | 7 | 3 | 3 | 10 | 9 |
| Income tax paid | - | - | - | - | - | - |
| Cash flow from operating activities before changes in working capital | -217 | -228 | -71 | -125 | -342 | -353 |
| Decrease (+)/increase (-) of development and project properties | -104 | -271 | -30 | -33 | -404 | -571 |
| Decrease (+)/increase (-) in current receivables | 286 | 383 | 188 | 18 | 544 | 641 |
| Decrease (+)/increase (-) in current liabilities | 44 | -220 | 44 | 55 | 123 | -141 |
| Cash flow from operating activities | 9 | -335 | 132 | -85 | -79 | -423 |
| Investing activities | | | | | | |
| Acquisition of intangible fixed assets | - | - | - | - | - | - |
| Acquisition of investment properties | -597 | -312 | -409 | -225 | -680 | -395 |
| Acquisition of machinery and equipment | -1 | - | - | - | -1 | - |
| Disposal of investment properties | - | - | - | - | - | - |
| Investment in financial assets | -77 | -71 | - | -30 | -111 | -105 |
| Disposal/reduction of financial assets | - | 35 | - | - | - | 35 |
| Cash flow from investing activities | -675 | -348 | -409 | -255 | -792 | -465 |
| Financing activities | | | | | | |
| Shareholder contribution | 100 | 400 | 100 | - | 400 | 700 |
| Borrowings | 403 | 871 | 195 | 99 | 536 | 1,004 |
| Repayment of borrowings | -181 | -182 | - | -4 | -276 | -277 |
| Dividend paid to minority interest | - | - | - | - | - | - |
| Cash flow from financing activities | 322 | 1,089 | 295 | 95 | 660 | 1,427 |
| Cash flow for the period | -343 | 406 | 18 | -245 | -210 | 539 |
| Cash and cash equivalents at the beginning of the period | 772 | 233 | 410 | 885 | 639 | 233 |
| Cash and cash equivalents at the end of the period | 428 | 639 | 428 | 639 | 428 | 772 |

Cash flow and cash and cash equivalents

The period's cash flow amounted to SEK -343 m (406). Cash and cash equivalents amounted to SEK 428 m (772) as of 30 September 2023. Besides cash and cash equivalents, there were unused granted credits of SEK 493 m as of 30 September 2023.

Current activities

Cash flow from current activities amounted to SEK 9 m (-335), mainly affected by costs in operations, investments in project properties and final cash received for completed projects.

At the time of handovers Magnolia Bostad receives forward funding for the projects, which means that Magnolia Bostad receives payment for investments made up to handover. Often, part of the project's profit is also received in cash upon exiting the project. The remaining part of the project profit is usually received upon project completion. This leads to a delay between the timing of reporting sales in the income statement and cash flows received.

Investment activities

Cash flow from investment activities amounted to SEK -675 m (-348), mainly affected by investments in investment properties of SEK -597 m (-312), driven by continued investments in productions in progress and access to the property Bro Mälarstrand 36.

Financing activities

Cash flow from financing activities amounted to SEK 322 m (1,089). Loans taken out refer to the expansion of construction loans for productions in progress and borrowed financing for Bro Mälarstrand 36, which was taken over in Q3.

Parent company's condensed income statement

| Amounts in MSEK | 2023 Jan-Sep | 2022 Jan-Sep | 2023 Jul-Sep | 2022 Jul-Sep | 2022/2023 Oct-Sep | 2022 Jan-Dec |
|------------------------------------------|-----------------|-----------------|-----------------|-----------------|----------------------|-----------------|
| Net sales | 20 | 10 | 9 | 4 | 39 | 29 |
| Total income | 20 | 10 | 9 | 4 | 39 | 29 |
| Central administration | -39 | -39 | -13 | -15 | -51 | -51 |
| Operating profit/loss | -19 | -29 | -4 | -11 | -12 | -22 |
| Financial income | 132 | 102 | 46 | 36 | 174 | 144 |
| Financial expenses | -144 | -102 | -52 | -40 | -183 | -141 |
| Profit/loss after financial items | -31 | -29 | -10 | -15 | -21 | -19 |
| Tax on profit/loss for the period | 0 | 0 | 0 | 0 | 0 | 0 |
| Group contributions | 0 | 0 | 0 | 0 | -67 | -67 |
| NET PROFIT/LOSS FOR THE PERIOD | -31 | -29 | -10 | -15 | -88 | -86 |

Parent company's condensed balance sheet

| Amounts in MSEK | 2023 30 Sep | 2022 30 Sep | 2022 31 Dec |
|------------------------------------------|----------------|----------------|----------------|
| ASSETS | | | |
| Non-current assets | | | |
| Financial assets | 112 | 164 | 124 |
| Total non-current assets | 112 | 164 | 124 |
| Current assets | | | |
| Current receivables | | | |
| Receivables from Group companies | 3,300 | 2,844 | 3,010 |
| Other receivables | 8 | 7 | 4 |
| Prepaid expenses and accrued income | - | 1 | - |
| Total current receivables | 3,308 | 2,852 | 3,014 |
| Cash and bank balances | 181 | 284 | 396 |
| Total current assets | 3,489 | 3,136 | 3,410 |
| TOTAL ASSETS | 3,602 | 3,300 | 3,534 |
| EQUITY AND LIABILITIES | | | |
| Equity | 2,012 | 1,353 | 1,596 |
| Non-current liabilities | | | |
| Non-current interest-bearing liabilities | 1,016 | 1,473 | 1,471 |
| Total long-term liabilities | 1,016 | 1,473 | 1,471 |
| Current liabilities | | | |
| Current interest-bearing liabilities | 458 | - | - |
| Liabilities to Group companies | 85 | 441 | 438 |
| Other current liabilities | - | - | 1 |
| Accrued expenses and deferred income | 30 | 33 | 29 |
| Total current liabilities | 573 | 474 | 468 |
| TOTAL EQUITY AND LIABILITIES | 3,602 | 3,300 | 3,534 |

Parent company

The parent company does not own any properties. Sales in the parent company primarily refer to the invoicing of services to Group companies.

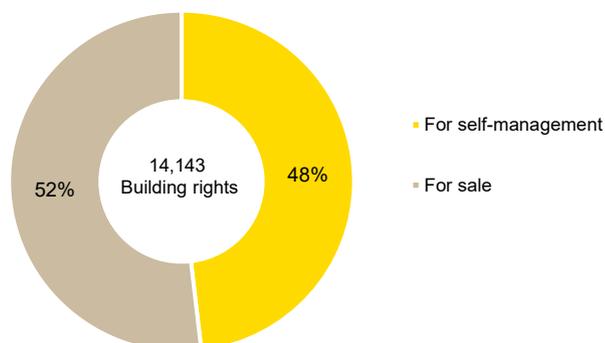
The parent company's loss after financial items was SEK 31 m (-29).

The equity/assets ratio for the parent company was 55.9% (45.2). The balance sheet total for the parent company has increased to SEK 3,602 m (3,534). During the period, a shareholder loan of SEK 327 m, including accrued interest, was converted into an unconditional shareholder contribution and a further shareholder contribution of SEK 100 m was received. In addition to the period's results and shareholder contributions, equity was affected by the mergers of subsidiaries.

Projects and properties

Magnolia Bostad aims to certify all projects according to The Swedish Green Building Council's silver certification, Nordic Swan eco-label or an equivalent. Every quarter our productions are environmentally audited and also in the design phase of various projects.

Building rights portfolio

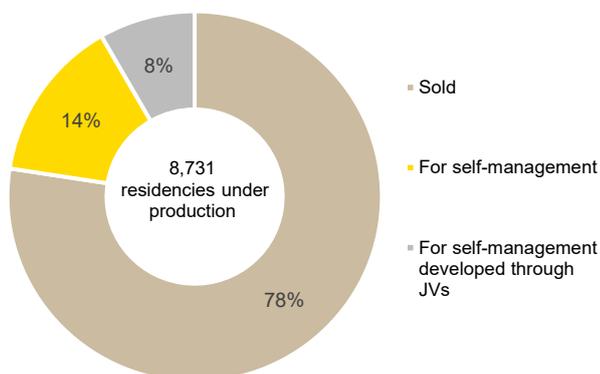


Magnolia Bostad develops rental properties as well as tenant-owned apartments, community service properties and hotels. Our residences are developed as individual projects or as part of a larger project in conjunction with the creation of a completely new district.

On 30 September 2023 our estimated building rights totalled 14,143*, of which 6,812 were for self-management and 7,332 for sale. The building rights portfolio includes an estimated number of residential units. Projects relating to warehouses, logistics or schools are excluded from the number of units.

During Q3 2023, 128 building rights were acquired at Väsjön in Sollentuna municipality.

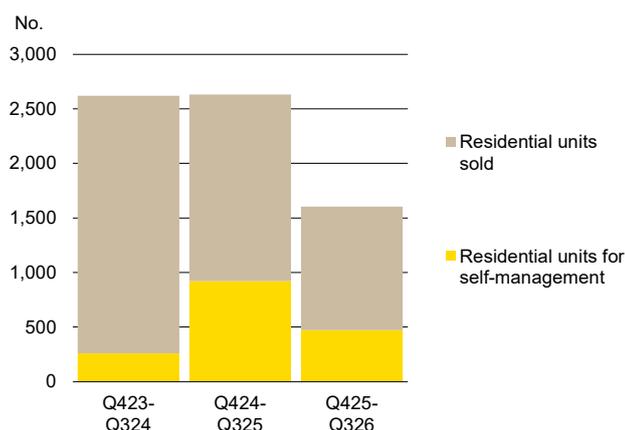
Residential units in production



On 30 September 2023, Magnolia Bostad had 8,731 residential units in production. 1,971 are properties for self-management and 6,760 are sold properties. Of the 1,971 residential units being developed for self-management, 37% are being developed through JVs.

Magnolia Bostad project manages the development of all housing, including those developed in JVs. Magnolia Bostad reports project management income for this work continually. Once a year, we aim to carry out an environmental audit on a turnkey contract for one of our projects.

Completion – three years ahead, rolling twelve months



This is the company's best estimate of the completion of residential units in production. Upon completion of the sold units, Magnolia Bostad receives final payment for each project.

During Q3, 399 residential units were completed, 56 for self-management in our JV with Heimstaden and 343 of previously sold units. During the next 12 months, we estimate that around 2,600 residential units will be completed, and over the next three-year period, we estimate that around 6,900 units will be completed.

The number of building rights and number of residential units include the minority interest's share, the share of the other JV owners is not shown.

*The building rights portfolio is presented excluding the building rights in JV-Stinsen AB, which were sold at the beginning of October.

Properties for self-management

Information, unless otherwise stated, includes the minority ownership, excluding the JV partners' share.

Properties for self-management in production

In total, 9 projects for self-management are in production consisting of around 1,971 residential units for Magnolia Bostad's self-management.

Magnolia Bostad's share of the property value upon completion is estimated at SEK 4.7 bn, of which around SEK 1.7 bn is currently owned in JVs. Through development in JVs with a financially strong partner, a large part of the financing needs for remaining investments has been secured. The remaining investments amount to SEK 0.5 bn for the 725 residential units in production that are owned through JVs.

The number of residential units in production for self-management amounted to 1,575. The final completion date for projects in production for self-management as of 30 September 2023 is estimated at 2028, but most of the projects are expected to be completed in 2024 to 2025.

Building rights portfolio for self-management

The number of non-production started building rights intended for Magnolia Bostad's self-management amounted to 6,812 building rights as of 30 September 2023.

When a zoning plan is in force and taking into account the initial estimated costs for demolition, development, planning costs, etc. non-production started properties for self-management have a non-discounted excess value of SEK 4.1 bn.

Production started residential units for self-management

| | |
|-----------------------------------|--------------|
| Magnolia Bostad's share | 1,971 |
| Of which construction started | 1,575 |
| Of which not construction started | 396 |

Business target

Magnolia Bostad's business target is to complete around 6,000 residential units for self-management.

Building rights portfolio

Not yet production started projects for self management

| Status zoning plan process | | RA | CSP | Total |
|------------------------------|--------------------------------|--------------|-----------|--------------|
| Early stages | 0 - 36 months | 1,120 | 0 | 1,120 |
| Plan assignments | 18 - 24 months | 2,198 | 0 | 2,198 |
| Review | 2 - 4 months | 0 | 0 | 0 |
| Adoption of zoning plan | 3 weeks, opportunity to appeal | 1,458 | 0 | 1,458 |
| Zoning plan comes into force | | 1,963 | 73 | 2,036 |
| Total | | 6,739 | 73 | 6,812 |

Zoning plan work can be affected by a number of factors and thus delayed due to, for example, political shifts or changed conditions in the development area. An appeal of an adopted plan can delay the process by up to 18 months.

RA = Rental accommodation, CSP = Community service property

Building rights portfolio as of 30 September 2023.

Value and valuation of properties for self-management

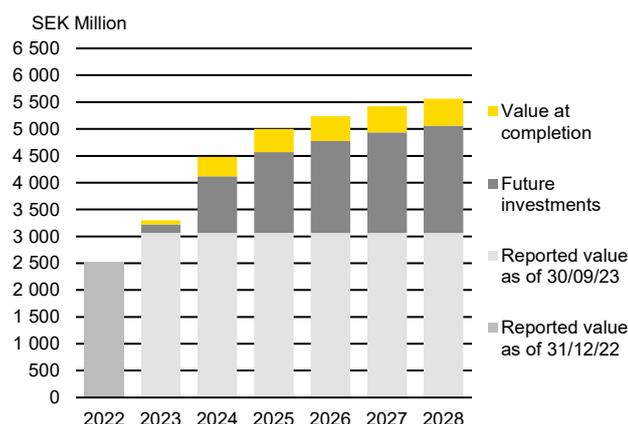
Compilation, properties in self-management

- total completed projects, projects in production and projects not yet production started

| | Estimated no. of ap. | Rentable space upon completion (sqm) | Reported value (SEK m) | Remaining investment (SEK m) | Est. value upon completion (SEK m) | Estimated annual rental value upon completion (SEK m) |
|----------------------------------------------|----------------------|--------------------------------------|------------------------|------------------------------|------------------------------------|-------------------------------------------------------|
| Properties in self-management, completed | 496 | 23,781 | 892 | 0 | 892 | 45 |
| Properties in self-management, in production | 1,971 | 87,112 | 2,172 | 1,944 | 4,674 | 231 |
| Total | 2,466 | 110,893 | 3,064 | 1,944 | 5,566 | 276 |

Properties for self-management

Completed properties and estimated value of properties for self-management upon completion that are already currently in production. Magnolia Bostad's direct and indirect share of ownership.



Reported value in the table above consists of what is reported as investment properties in Magnolia Bostad's report on financial position and Magnolia Bostad's share of investment properties in JV companies.

As of 30 September 2023, the number of completed properties for self-management was 496 with an estimated property value of SEK 892 m. The majority of these properties are owned in JVs with Slättö Core plus Holding AB.

During Q3, we acquired the Bro Mälarstrand 36 property from our JV with Heimstaden. The property is located in Upplands-Bro and includes 112 apartments.

Magnolia Bostad's property value at completion for projects in production is estimated at SEK 4.7 bn and non-discounted residual surplus value is estimated at SEK 0.6 bn. In total, including the JV partner's value, the estimated property value upon completion for projects in production is SEK 6.4 bn and the non-discounted residual surplus value is SEK 0.7 bn.

Important information about assumptions

Information about projects in production and non-production-started projects in the interim report, is based on assessments of size, focus and scope and when in time projects are judged to be started and completed. Furthermore, the information is based on assessments of future investments, direct yield, inflation, and rental value. The assessments and assumptions should not be seen as a forecast.

The assessments and assumptions involve uncertainties relating to the implementation of the projects, design and size, schedules, project costs, direct yield, inflation, and future rental value. Information about ongoing projects and non-production-started projects is reviewed regularly and assessments and assumptions are adjusted as a result of projects being started, completed, or added to, and conditions changing. For projects that have not been production-started, financing has not been secured, which means that the financing of construction investments in project development is an uncertainty factor. Projects that are currently being run by the company itself may in future be run in JVs.

Changes in value

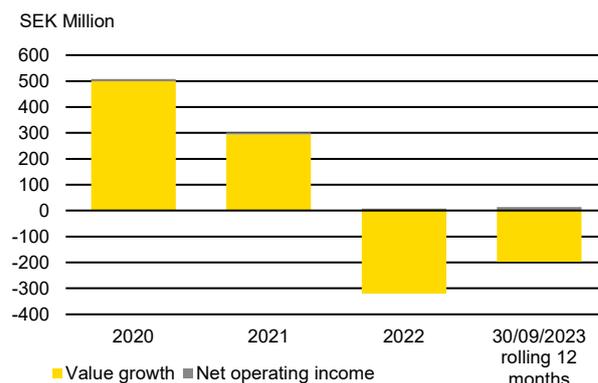
Changes in value for the rolling twelve-month period 1 October 2022 – 30 September 2023 on investment properties, including Magnolia Bostad's share of changes in value of indirectly owned properties in JVs.

| | Directly owned | Indirectly owned via JVs | Total |
|--------------------------------|----------------|--------------------------|-------------|
| Change in net operating income | -6 | 32 | 25 |
| Change in project costs | -2 | -40 | -42 |
| Project development | 99 | 128 | 227 |
| Change in direct yield | -202 | -212 | -414 |
| Sale | 2 | 4 | 6 |
| Sale to JV | 0 | 0 | 0 |
| Change in value | -110 | -88 | -198 |

Most of the reported value changes come from rising return requirements. Value change from project development has contributed SEK 227 m over the last 12 months.

Value growth and net operating income

Value growth and net operating income generated from directly and indirectly owned investment properties.



Changes in the value of investment properties will in future constitute an important part of the operating profit as a result of the development of properties for self-management.

Earnings capacity

| | Total | Completed | Under production |
|-------------------------------------------------------|------------|-----------|------------------|
| Rental value | 276 | 45 | 231 |
| Vacancies | -3 | 0 | -2 |
| Rental income | 273 | 45 | 229 |
| Operating and maintenance costs | -46 | -8 | -39 |
| Net operating income | 227 | 37 | 190 |
| Net financial items | -152 | -25 | -127 |
| Net operating income after net financial items | 75 | 12 | 63 |

The table shows the estimated annual earning capacity for investment properties in total for the portfolio divided into completed investment properties and investment properties in production. Operating and maintenance costs include operation, maintenance, property fees and administration, but not Magnolia Bostad's share of costs for central administration. Financing costs are calculated at 5% based on an estimated loan-to-value ratio of 55% of the estimated property value.

Projects for sale

Rental accommodation projects are usually sold at an early stage and as a large number of residential units in a forward funding deal to larger institutions or other reputable partners. Through forward funding, Magnolia Bostad's financing needs are reduced as the projects are financed by the buyer during production.

Magnolia Bostad's projects for sale

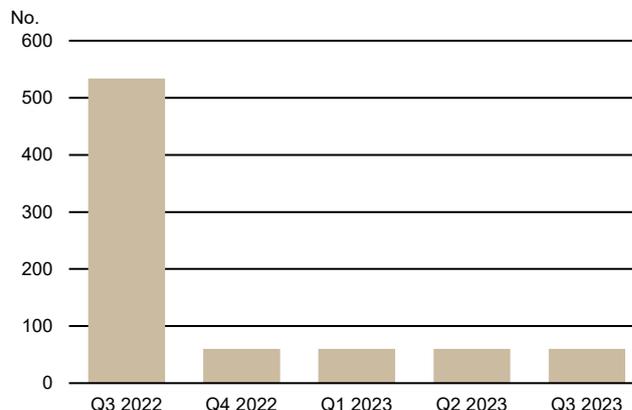
Irregular sales from quarter to quarter are characteristic of Magnolia Bostad's business model.

The production start for building rights in the portfolio for sale occur when the zoning plan has come into force and the turn-key contract, and a binding sales agreement have been signed. Larger projects usually start production in several stages of 200–300 residential units per stage. Magnolia Bostad usually has a project management agreement with the buyer that runs until occupancy. Revenue from tenant-owned apartments is first recognized when the tenant-owned apartments are handed over.

Magnolia Bostad aims to achieve a margin of at least 10% for all projects developed for sale. In sold rental accommodation projects, Magnolia Bostad can, on behalf of and in collaboration with the buyer, sell parts of the sold rental accommodation projects as tenant-owned apartments.

Sold residential units

Rolling 12 months



Building rights portfolio

Not yet production started projects for sale

| | | RA | TO | CSP + H | Total |
|------------------------------|--------------------------------|--------------|--------------|------------|--------------|
| Early stages | 0 - 36 months | 0 | 0 | 0 | 0 |
| Plan assignments | 18 - 24 months | 980 | 391 | 300 | 1,671 |
| Review | 2 - 4 months | 0 | 0 | 0 | 0 |
| Adoption of zoning plan | 3 weeks, opportunity to appeal | 774 | 285 | 0 | 1,059 |
| Zoning plan comes into force | | 3,877 | 653 | 73 | 4,603 |
| Total | | 5,631 | 1,328 | 373 | 7,332 |

Zoning plan work can be affected by a number of factors and thus delayed due to, for example, political shifts or changed conditions in the development area. An appeal of an adopted plan can delay the process by up to 18 months.

RA = Rental accommodation, TO = Tenant-owned apartment, CSP = Community service property, H = Hotel

Building rights portfolio as of 30 September 2023.

Other information

Accounting principles

Magnolia Bostad follows the IFRS standards approved by the EU. The interim report for the Group has been prepared in accordance with IAS 34 Interim Financial Reporting and the Annual Accounts Act. For the parent company, the interim report has been prepared in accordance with the Annual Accounts Act, which is in accordance with the provisions set out in RFR 2. Disclosures in accordance with IAS 34 Interim Financial Reporting are provided in notes as well as elsewhere in the interim report.

Transactions with related parties

The Group

The Group is subject to controlling influence from HAM Nordic AB, co. reg. no. 559279–7376, which is domiciled in Stockholm. HAM Nordic AB is controlled by funds and entities that are managed and advised on by Areim AB. Transactions with related parties have occurred between the parent company and its subsidiaries and between the subsidiaries in the form of loans of cash and cash equivalents and invoicing of internal administrative services between the companies. All transactions occurred under market terms and conditions.

Of the profit/loss for the period attributable to non-controlling influence of SEK -42 m, SEK -45 m is attributable to Videbo Invest AB's share of the profit in Magnolia Holding 4 AB and SEK 0 m is attributable to Videbo Invest AB's share of the profit in Magnolia Hotellutveckling 2 AB. In addition, there are other non-controlling interests in Moutarde Holding AB.

During the period, Magnolia Holding 4 AB acquired all the shares in Magnolia Holding 3 AB from Magnolia utveckling AB and Videbo Invest AB.

The previous board member Andreas Rutili, through companies, has ownership and a right to a share of the profits in the projects Senapsfabriken stage 1 and Senapsfabriken stage 2 through ownership of Moutarde Holding AB.

The scope and focus of other transactions by related parties have not changed significantly since the last Annual Report. For further information, see Note 4, Note 9, and Note 35 in the company's Annual Report for 2022, www.magnoliabostad.se.

Parent company

In addition to the closely related parties specified for the Group, the parent company has closely related parties that include a controlling influence over their subsidiaries.

Litigation and legal proceedings

Magnolia Bostad becomes involved in litigation and legal proceedings from time to time in its operating activities. These disputes and legal processes are not expected to affect Magnolia Bostad's financial results or position to any significant extent, either individually or together.

Significant risks and uncertainty factors

Magnolia Bostad is exposed to risks and uncertainties through its operations. Russia's war of aggression against Ukraine has increased uncertainty, even though the company has no operations in either Ukraine or Russia. The company

also has no counterparties and does not make any direct purchases from Ukraine or Russia. The war may nevertheless, through indirect effects, affect the supply of materials for projects, which may delay the projects and/or make them more expensive. All projects are evaluated on a continual basis. The company continues to follow developments closely.

For more information about the Group's risks and uncertainties, please refer to Magnolia Bostad AB's website www.magnoliabostad.se and pages 64–66 and Note 3 in the company's Annual Report for 2022.

Fair value of financial instruments

The fair value of financial assets and liabilities is considered to correspond in all material respects to the book values of all financial instruments except bonds, where the fair value is estimated to amount to SEK 1,134 m (1,215) compared with the book value of SEK 1,416 m (1,411). Bonds belong to the category of financial liabilities valued at accrued acquisition value. The fair value of the bonds has been determined in accordance with level 1 in the fair value hierarchy in accordance with IFRS 13. No changes have occurred in the fair value hierarchy of financial instruments.

Seasonal variations

Magnolia Bostad's revenue recognition means that full earnings are recognized at the time of sale. This can lead to significant fluctuations between the quarters and the results should therefore be assessed over a longer period of time. Magnolia Bostad's Q3 is usually weaker due to the holiday season falling during this quarter. Otherwise, the business is not affected by any clear seasonal variations.

Organization

Magnolia Bostad's organization is divided into: Business Development, Project Development, Business Generation with specialist functions, Magnolia Architects, Marketing and Communications, Legal and Finance. As of 30 September 2023, the company had 100 (104) employees, 44 (46) women and 56 (58) men at offices in Stockholm, Norrköping, Göteborg, Malmö and Umeå. Comparative information refers to 31 December 2022. On 30 September 2023 the management team consisted of five people. At the beginning of October, the organization was changed and is now divided into Business Development, Project Development, Business Generation, Architects, Finance and a new unit including HR, Sustainability, Communications, Marketing and Legal. The number of people in the management team was changed to four people. For more information about Magnolia Bostad's management team, see www.magnoliabostad.se.

Stockholm

25 October 2023, Magnolia Bostad AB (publ)
The Board of Directors

This report has not been subject to review by the company's auditors.

Definitions

Alternative KPI's not defined by IFRS

Return on equity, %

Net profit/loss for the period attributable to the parent company's shareholders as a percentage of the average equity attributable to the parent company's shareholders.

Equity per share

Equity attributable to parent company's shareholders divided by the number of outstanding shares before dilution.

Net financial items

Net of financial income and financial expenses.

Cash flow from the operating activities, per share

Cash flow from operating activities divided by the average number of out-standing shares before dilution.

Realized value growth

Revenue from sales of management properties minus acquisition cost, accumulated investments, and cost of sale.

Interest-bearing net liabilities

Interest-bearing liabilities minus cash and cash equivalents.

Interest coverage, multiple

Profit/loss after financial items with reversal of financial expenses and adjustment for changes in value of investment properties and additions for realized value growth of investment properties divided by financial expenses.

Operating profit/loss

Net sales minus costs for production and operation, central administration, depreciation/amortization and impairment of intangible as-sets and property, plant, and equipment, including profit/loss from participations in associated companies and fair value changes of investment properties.

Alternative KPIs not defined in IFRS

For reconciliation of alternative KPIs, refer to:

<https://om.magnoliabostad.se/en/esma-key-figures>.

Equity/assets ratio, %

Equity, including holdings without a controlling influence, as a percentage of the balance sheet total.

Abbreviations

LFM30 (Lokal färdplan Malmö 2030) (Local Roadmap Malmö 2030) is an organization that works with collaboration in the construction and civil engineering sector to develop a climate-neutral construction and civil engineering sector in Malmö.

HS30 (Hållbart Stockholm 2030) (Sustainable Stockholm 2030) brings together players from the housing development sector in Mälardalen, who work together to sharply reduce the industry's ecological footprint and take social sustainability even more seriously

ÖBKN (Östergötland Bygger KlimatNeutralt) (Östergötland Builds Climate-Neutral) is a politically independent network where people from business, the public and academia meet to solve society's environmental challenges

Other KPIs

Estimated area based on preliminary blueprints or calculated using standardized figures. GFA: Gross Floor Area, MUA: Main Usable Area, UFA: Usable Floor Area

Estimated number of building rights

Number of estimated future residential units in acquired properties. Due to uncertainties such as zoning plan processes, government decisions or non-established dates for vacancy of project properties, assessments of the number of residential units may change over time.

Estimated production start, projects for sale

Estimated production start is the management's best assessment of when the zoning plan has come into force and the turnkey contract signed. In order to be able to profit from a project, it is also required that a binding sales agreement has been signed. Due to uncertainties such as zoning plan processes, authorities' decisions, or unspecified dates for the handover of project properties, assessments may change over time.

Estimated production start, projects for self-management

Estimated production start is the management's best assessment of when the zoning plan has come into force and the turnkey contract signed. Due to uncertainties such as zoning plan processes, authorities' decisions, or unspecified dates for the handover of project properties, assessments may change over time.

Construction start

Construction start is when the starting clearance from the municipality's building committee is issued for the project.

Production start, projects for sale

Production starts when the zoning plan has come into force and the turnkey contract, and a binding sales agreement have been signed.

Production start, properties for self-management

The start of production takes place when the zoning plan has come into legal force and the turnkey contract has been signed.

Projects in progress

Projects in design or in production.

Estimated completion of projects

The time for the estimated completion of a project is when the project is completed and finalized.

Forward Funding

Forward funding means that the project during the production period is owned and financed by the project's buyer.

Zoning plan process

The zoning plan process is a municipal process that can be affected by a number of factors and thus delayed due to, for example, political change or changed conditions in the development area. An appeal against the adopted plan can delay the process by up to 18 months.

Sales rate

Sold residential units in production divided by units in projects in production.

Sold residential units in production

Number of residential in production where binding sales agreements were signed, and the revenue recognized.

Occupancy rate, %

Leased area in relation to leasable area.

Quarterly overview

| | | 2023 | | | | 2022 | | | 2021 |
|----------------------------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------|
| | 30 Sep | 30 Jun | 31 Mar | 31 Dec | 30 Sep | 30 Jun | 31 Mar | 31 Dec | |
| Net sales (SEK million) | 76 | 101 | 57 | 349 | 32 | 97 | 91 | 716 | |
| Operating profit/loss (SEK million) | -129 | -179 | -107 | -235 | -427 | -62 | -23 | 196 | |
| Profit/loss after tax (SEK million) | -195 | -246 | -175 | -281 | -433 | -109 | -39 | 148 | |
| Earnings per share (SEK) | -4.97 | -6.03 | -4.20 | -6.93 | -10.57 | -2.59 | -0.79 | 3.83 | |
| Equity (SEK million) | 2,055 | 2,149 | 2,069 | 2,245 | 2,227 | 2,660 | 2,769 | 2,406 | |
| Equity per share (SEK) ¹ | 54.72 | 56.82 | 54.69 | 58.89 | 57.88 | 68.45 | 71.07 | 44.34 | |
| Equity/assets ratio (%) | 31.1 | 31.9 | 31.0 | 32.5 | 32.2 | 36.4 | 41.8 | 38.70 | |
| Cash flow from operating activities (SEK million) | 132 | -49 | -74 | -87 | -86 | 155 | -405 | 5 | |
| Cash flow from the operating activities, per share (SEK) | 3.5 | -1.3 | -2.0 | -2.3 | -2.3 | 4.1 | -10.7 | 0.1 | |
| Number of basic outstanding shares | 37,822,283 | 37,822,283 | 37,822,283 | 37,822,283 | 37,822,283 | 37,822,283 | 37,822,283 | 37,822,283 | |
| Number of outstanding shares after full dilution | 37,822,283 | 37,822,283 | 37,822,283 | 37,822,283 | 37,822,283 | 37,822,283 | 37,822,283 | 37,822,283 | |

¹ Excluding the minority and hybrid loan

Financial calendar

| | |
|------------------------------------------|------------------|
| Year-end report 2023: | 21 February 2024 |
| Annual report 2023: | 12 April 2024 |
| Interim report January – March 2024: | 26 April 2024 |
| Half-yearly report January – June 2024: | 5 July 2024 |
| Interim report January – September 2024: | 23 October 2024 |

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Magnolia Bostad AB (publ), co. reg. no. 556797–7078 is a leading urban developer that develops new residential properties, primarily rental accommodation but also tenant-owned apartments, community service properties and hotels, in attractive locations in Sweden's growth areas and major cities. Housing is developed both for sale and self-management. Our work is guided by a holistic view where the business is conducted in a way that promotes long-term sustainable social development. The company's bonds are listed on Nasdaq Stockholm. More information can be found at: www.magnoliabostad.se.

MAGNOLIA

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