

Press release

John Mattson sells property in Högdalen

John Mattson has signed an agreement today for the sale of the Trappsteget 2 property in Högdalen. The price is based on an underlying property value of SEK 236 million before deduction for latent tax. The buyer is Arne Dufva Högdalen AB.

The Trappsteget 2 property is located in the Högdalen district of Stockholm and comprises 72 apartments. The total lettable area amounts to 4,447 square metres, all of which is residential. The price is based on an underlying property value of SEK 236 million before deduction for latent tax, which is SEK 4 million below the property's carrying amount as of the second quarter of 2023. The estimated negative earnings impact from the transaction for John Mattson amounts to about SEK 7 million after deduction for latent tax and transaction costs as well as the reversal of recognised deferred tax. A unrealised change in value will be recognised for the third quarter.

The sale will take place via a corporate wrapper.

“In our continued adaptation of the company to new market conditions, the sale entails a further advance toward a lower loan-to-value ratio. Since June 2022, we have divested properties with a total underlying value of about SEK 2 billion. We do not rule out further divestments if necessary,” notes Per Nilsson, CEO of John Mattson.

The agreement is unconditional and John Mattson will transfer ownership of the property on 16 October 2023.

Wigge & Partners have acted as transaction advisors for the vendor.

Lidingö 9 October 2023

John Mattson Fastighetsföretagen AB (publ)

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About John Mattson Fastighetsföretagen AB (publ)

John Mattson is a residential property company with 4,300 rental apartments as well as commercial premises in five municipalities in the Stockholm region: Lidingö, Sollentuna, Stockholm, Nacka and Upplands Väsby. As of 30 June 2023, the property value was SEK 14.5 billion. The focus of the company's strategy is on property management, adding value, densification and acquisitions. Our vision is to create great neighbourhoods across generations. This means we make daily life easier for everyone through a holistic management perspective and close tenant contact, as well as by developing safe and attractive neighbourhoods and local communities. John Mattson's share is listed under the symbol JOMA on Nasdaq Stockholm, Mid Cap. Read more at: johnmattson.se/in-english.