Q1 2022

JohnMattson

Presentation Q1

5 May 2022

Per Nilsson,
CEO

Lars Ingman,
acting CFO of John Mattson

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Our position

High quality housing

Attractive areas in the Stockholm region

Value-creating player in social sustainability

Responsible growth

Goal fulfillment
Q1 2022 versus Q1 2021

36% growth in net asset value

136% growth in income from property management

SEK 16.9 billion in property value

31 March 2022

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Significant events in Q1 2022

- Possession of three properties at Gullmarsplan in Stockholm with an underlying property value of SEK 670 million
- Decision taken to upgrade 76 apartments at the Gengasen 4 property in Örby
- Per Nilsson assumed his role as CEO on 10 January
- Mattias Lundström was appointed new CFO and will assume the role in August 2022

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Property portfolio

4
property management areas

81%
of the lettable area is housing

4,493
apartments

367,000
sq m
lettable area

Development projects

Project	Area	Number of apartments	Status	Possible construction start
Vilunda, Upplands Väsby	North Stockholm	73	Production	Ongoing
Gengasen, Örby	South Stockholm/ Nacka	128	Production	Ongoing
Juno, Käppala	Lidingö	50	Early phase	2023
Geografiboken, Abrahamsberg	City/Bromma	80	Detailed Devel. plan adopted	2023
Finnboda, Nacka	South Stockholm/ Nacka	20	Detailed Devel. plan in force	2023
Ekporten, Larsberg/Dalénum	Lidingö	150	Detailed Devel. plan in progress	2024
Pincetten, Örnsberg	South Stockholm/Nacka	230	Detailed Devel. plan in progress	2025
Hjälpslaktaren, Slakthusområdet	City/Bromma	100	Planning notice	2026
Total development portfolio		**831**		

Key metrics January–March 2022

- Property value: SEK 16.9 billion
- Number of apartments: 4,493
- Rental value: SEK 644 million
- Rental value/sq m: SEK 1,752 sq m
- Inc. from Prop. Mgmt: SEK 40.7 million
- NAV: SEK 6.8 billion
- Loan-to-value ratio: 57.3%

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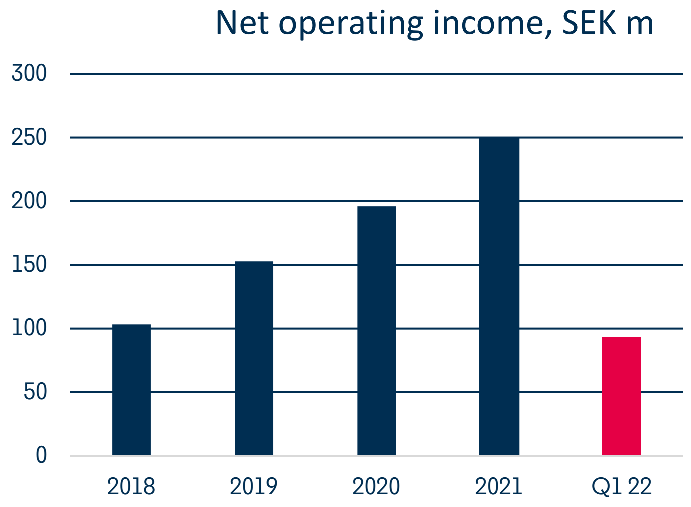
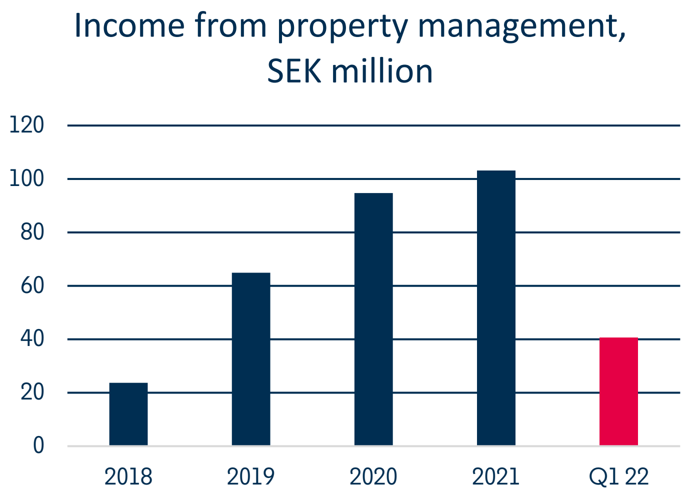
Income from property management

Amounts in SEK m	Note	Jan–Mar 2022	Jan–Mar 2021	Rolling 12 months Apr 2021–Mar 2021	Jan–Dec 2021
Rental revenues	2	153.2	80.4	480.8	407.9
Operating expenses	3	-40.9	-24.0	-114.6	-97.7
Maintenance	3	-7.2	-4.3	-28.2	-25.3
Property tax	3	-3.1	-1.4	-9.1	-7.3
Property administration	3	-8.8	-4.5	-32.1	-27.7
Net operating income		**93.2**	**46.2**	**296.8**	**249.8**
Central administration costs	4	-15.7	-17.2	-55.2	-56.8
Net financial items	5	-36.9	-13.2	-113.6	-89.9
Income from property management	1	**40.7**	**15.8**	**128.0**	**103.1**





136%
income from property management per share

97.1%
economic occupancy rate

60.8%
surplus ratio

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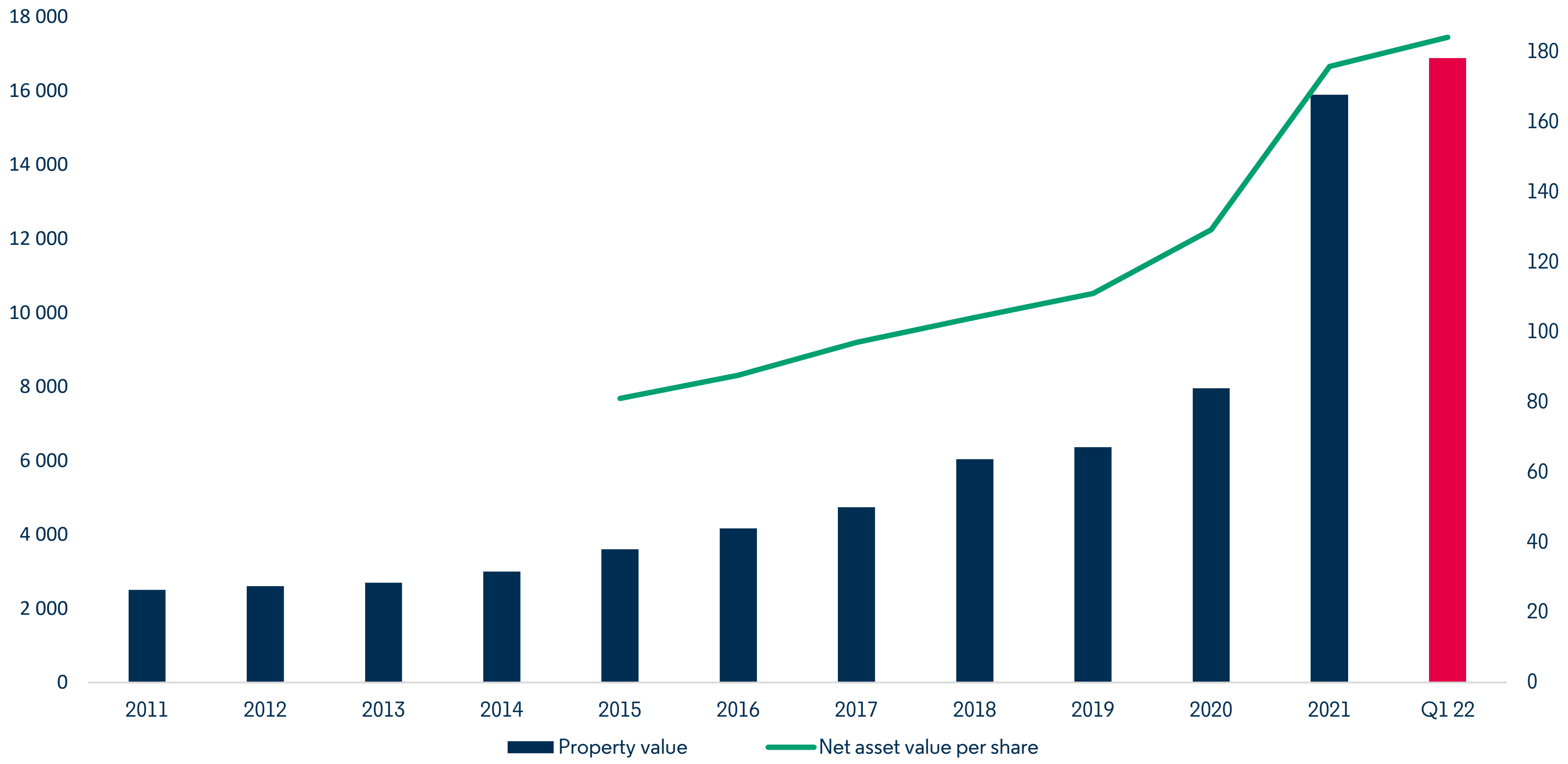
Property value & net asset value



SEK 16.9 billion
in property value

SEK 724.3 million
invested 2021

36%
average growth in net asset value per share

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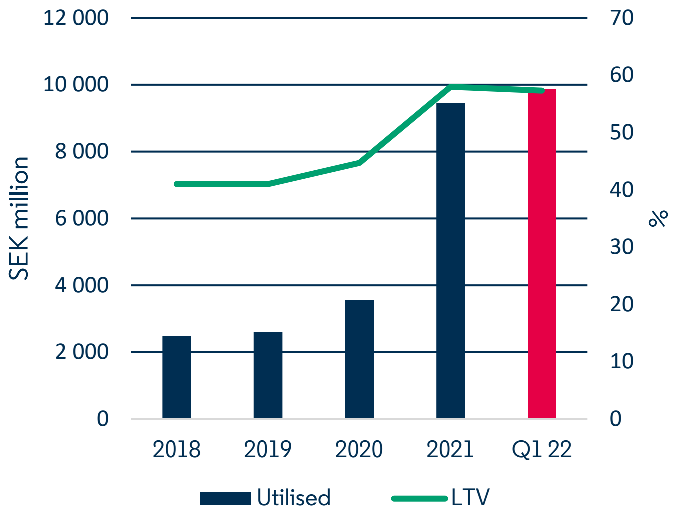
Financing

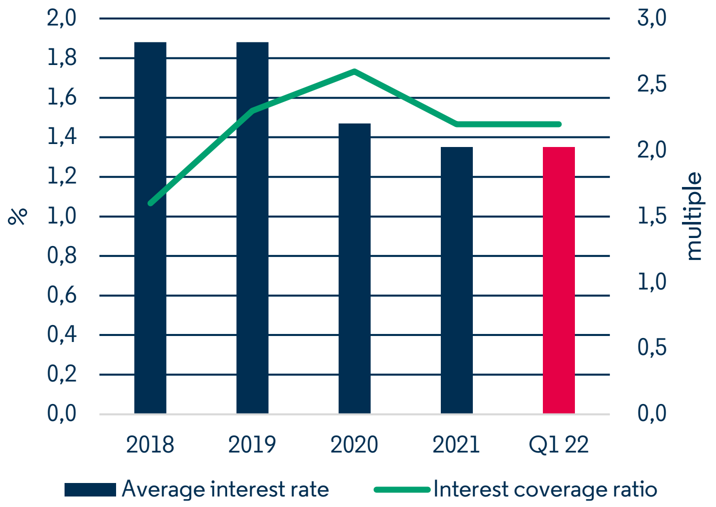
57.3% loan-to-value ratio

2.2x interest coverage ratio

Fixed-interest and loan-to-maturity periods on 31 March 2022

Fixed-interest period				Loan-to-maturity			Interest-rate swaps	
Maturity	**Volume (SEK m)**	**Average interest (%) [1)]**	**Share (%)**	**Credit agreements volume (SEK m)**	**Utilised, SEK m**	**Share (%)**	**Volume (SEK m)**	**Average interest rate (%) [2)]**
0–1 year	5,500	1.46	56	4,904	4,394	44	54	–
1–2 years	664	1.07	7	1,393	1,720	17	471	–
2–3 years	820	1.75	8	1,049	1,049	11	300	–
3–4 years	393	0.79	4	250	250	3	518	–
4–5 years	220	1.26	2	555	555	6	200	–
>5 years	2,281	1.33	23	1,910	1910	19	1,300	–
Total	**9,879.3**	**1.40**	**100**	**10,061.9**	**9,879.3**	**100**	**2,843**	**0.86**





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Outlook

- Continued integration
- Upgrade projects in Örby and Rotebro
- Progress in project development
- Value generation in sustainability
- Turbulent business environment


Great neighbourhoods
across generations
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Questions

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