

A photograph of a teal birdhouse mounted on a tree trunk. The birdhouse is made of wood and has a small circular entrance hole. The tree trunk is covered in moss and lichen. In the background, a modern building with white and orange balconies is visible under a clear blue sky. The text "Q2 2022" is overlaid in white, with a horizontal line underneath it.

Q2 2022

JohnMattson

# Presentation Q1

18 August 2022



**Per Nilsson,**  
CEO



**Mattias Lundström**  
CFO

# Our position

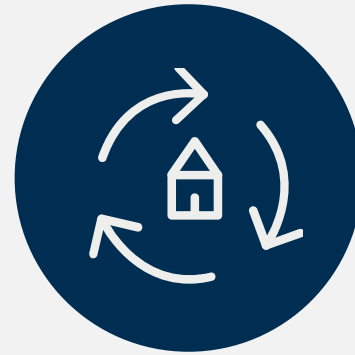
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**High  
quality  
housing**



**Attractive areas  
in the Stockholm  
region**



**Value-creating  
player in social  
sustainability**



**Responsible  
growth**

**JohnMattson**

# Goal fulfillment

## Q2 2022 versus Q2 2021

3



**29% growth  
in net asset value**



**85% growth in  
income from  
property  
management**

**JohnMattson**










# Significant events in Q2 2022

- Sale and transfer of two properties with an underlying property value of SEK 230 million
- Agreement signed for the sale of one property with an underlying property value of SEK 800 million. To be transferred on 30 September
- Production started on the upgrade of 76 apartments in Örby
- Decisions were taken on new long-term sustainability targets including science-based climate targets



# Focus areas – sustainability targets

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1	<b>Dynamic and safe local communities</b>	<ul style="list-style-type: none"><li>• Safe neighbourhoods as assessed by residents: to outperform the sector average for comparable properties.</li><li>• Attractive areas according to the residents: above the sector average.</li></ul>	
2	<b>Responsible material and waste management</b>	<ul style="list-style-type: none"><li>• By 2030, John Mattson will have reduced its Scope 1 and Scope 2 greenhouse gas emissions by at least 40% compared with the base year of 2021.</li></ul>	
3	<b>Energy-efficient and fossil-free solutions</b>	<ul style="list-style-type: none"><li>• John Mattson will reduce its greenhouse gas emissions from new builds and redevelopments on a per square metre basis to match or better the property sector average.</li></ul>	 
4	<b>Healthy and inspiring workplaces</b>	<ul style="list-style-type: none"><li>• Engaged employees and an efficient organisation: above the average results of comparable companies.</li><li>• John Mattson has an inclusive culture that enables the company to attract and retain employees with various backgrounds and perspectives. The recruitment process is competence-based and free from discrimination.</li><li>• The proportion of women or men is not to exceed two thirds within the company, management and the Board of Directors.</li><li>• Absenteeism among John Mattson's employees: not exceeding 3%.</li><li>• John Mattson aims to have zero accidents leading to absenteeism of over one day at our workplaces. This applies both for John Mattson's own personnel and for contracted personnel working for John Mattson.</li></ul>	  

# Property portfolio

4

property  
management  
areas

81%

of the lettable area  
is housing

4,426

apartments

364,000

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, Örsberg	South Stockholm /Nacka	230	Detailed Devel. plan in progress	2025
Hjälpslaktaren, Slakthusområdet	City/Bromma	100	Detailed Devel. plan in progress	2026
Total development portfolio		831		





# Key metrics

## January–June 2022

- Property value: SEK 16.8 billion
- Number of apartments: 4,426
- Rental value: SEK 639 million
- Rental value/sq m: SEK 1,755 sq m
- Inc. from Prop. Mgmt: SEK 92.5 million
- NAV: SEK 7.0 billion
- Loan-to-value ratio: 56.8%

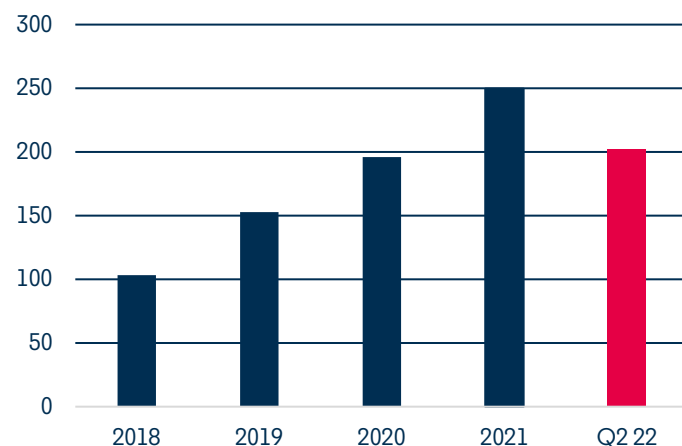


# Income from property management

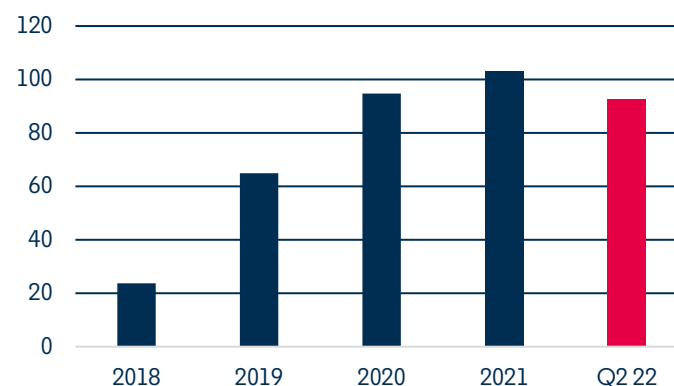
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Amounts in SEK m	Note	Apr-Jun 2022	Apr-Jun 2021	Jan-Jun 2022	Jan-Jun 2021	Rolling 12 months Jul 2021-Jun 2022	Jan-Dec 2021
Rental revenues	2	158.7	82.3	312.0	162.6	557.2	407.9
Operating expenses	3	-30.6	-16.3	-71.5	-40.3	-128.9	-97.7
Maintenance	3	-7.3	-3.4	-14.5	-7.7	-32.1	-25.3
Property tax	3	-3.1	-1.3	-6.2	-2.7	-10.8	-7.3
Property administration	3	-8.9	-6.3	-17.7	-10.8	-34.7	-27.7
<b>Net operating income</b>		<b>108.9</b>	<b>54.9</b>	<b>202.1</b>	<b>101.1</b>	<b>350.8</b>	<b>249.8</b>
Central administration costs	4	-15.8	-10.8	-31.4	-28.0	-60.2	-56.8
Net financial items	5	-41.3	-14.6	-78.2	-27.8	-140.3	-89.9
<b>Income from property management</b>	<b>1</b>	<b>51.8</b>	<b>29.5</b>	<b>92.5</b>	<b>45.3</b>	<b>150.3</b>	<b>103.1</b>

Net operating income, SEK m



Income from property management, SEK million



85%

income from  
property  
management  
per share

97.1%

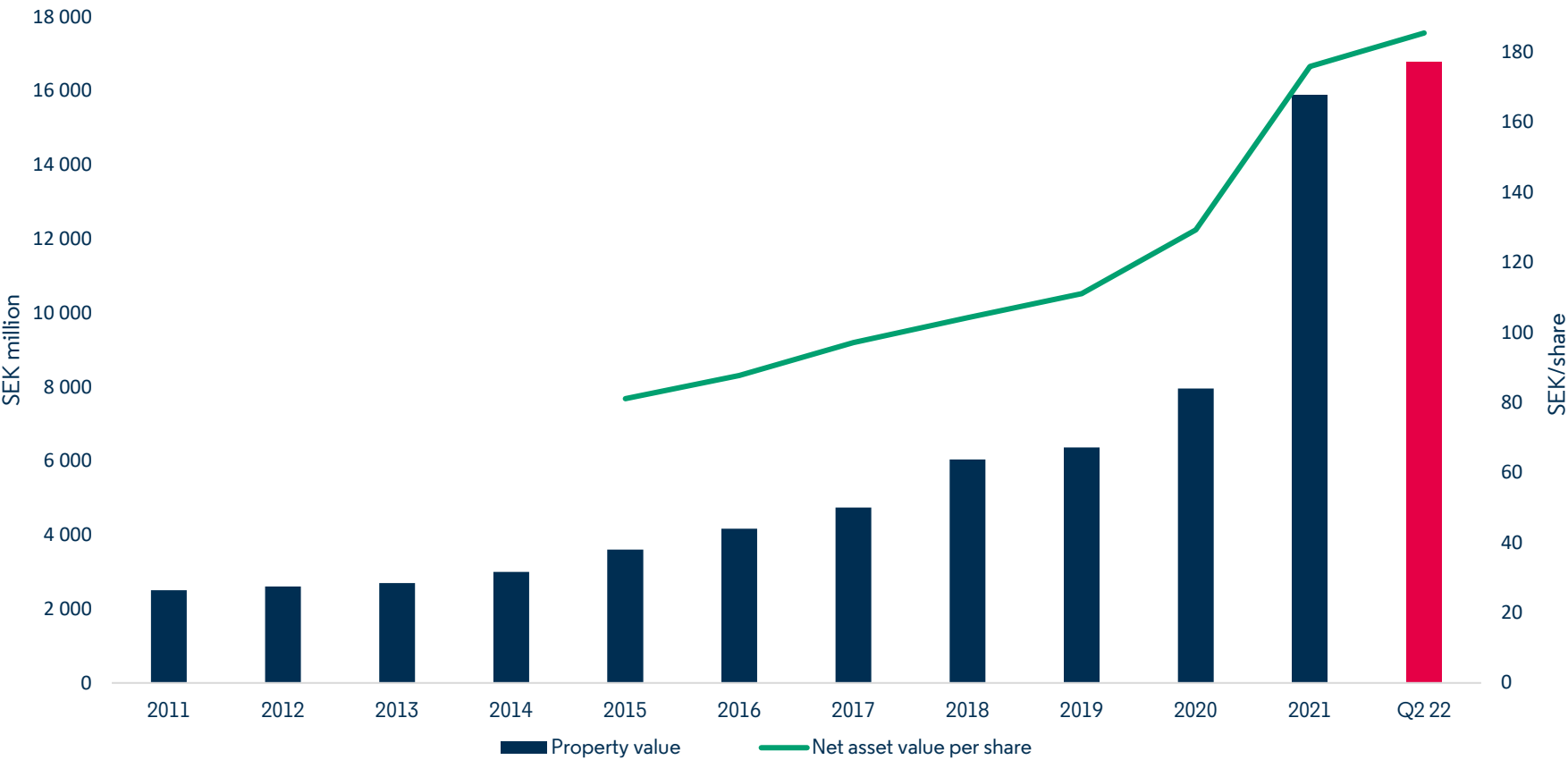
economic  
occupancy rate

64.8%

surplus ratio

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# Property value & net asset value



# Financing

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## Fixed-interest and loan-to-maturity periods on 30 June 2022

Fixed-interest period

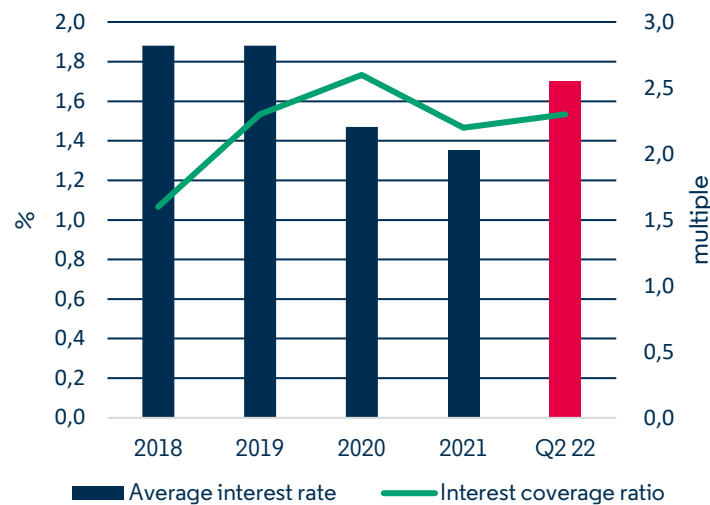
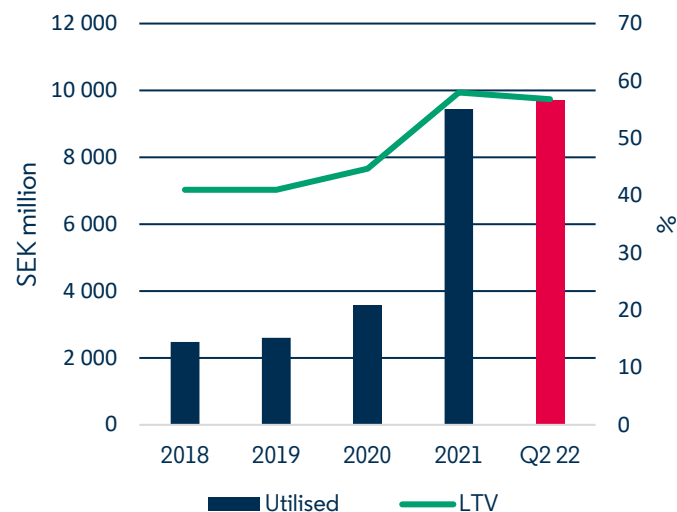
Loan-to-maturity

Interest-rate swaps

Maturity	Volume (SEK m)	Average interest (%) <sup>1)</sup>	Share (%)	Credit agreements volume (SEK m)	Utilised, SEK m	Share (%)	Volume (SEK m)	Average interest rate (%) <sup>2)</sup>
0-1 year	4,833	2.01	50	3,388	3,378	35	0	–
1-2 years	324	-0.74	3	1,632	1,497	15	471	–
2-3 years	571	1.50	6	946	946	10	300	–
3-4 years	544	1.41	6	402	402	4	518	–
4-5 years	647	1.91	7	1,668	1,668	17	200	–
>5 years	2,785	1.66	29	1,814	1,814	19	1,900	–
<b>Total</b>	<b>9,704.3</b>	<b>1.75</b>	<b>100</b>	<b>9,849.6</b>	<b>9,704.3</b>	<b>100</b>	<b>3,789</b>	<b>0.47</b>

**56.8%**  
loan-to-value  
ratio

**2.3x**  
interest  
coverage ratio



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# Outlook

- Strengthen existing cash flows
- Flexible business and project development
- Developing action plans for new sustainability targets



# Great neighbourhoods across generations



# Questions

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