



Q4 2022

JohnMattson

Presentation Q4

22 February 2023



Per Nilsson
CEO



Mattias Lundström
CFO

Goal fulfillment

Q4 2022 versus Q4 2021

2



**38% growth in
income from
property
management**



**-1% growth
in net asset value**

Focus areas – sustainability targets

3

1

Dynamic and safe local communities



2

Responsible material and waste management



3

Energy-efficient and fossil-free solutions



4

Healthy and inspiring workplaces



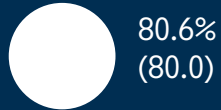
1 Dynamic and safe local communities

Sustainability targets

Outcome (target)

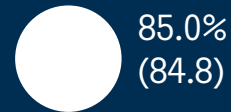
Progress and comments

Safe neighbourhoods as assessed by residents: to outperform the sector average for comparable properties.



80.6% of residents feel safe in our neighbourhoods. The results vary between different areas. The industry average for comparable areas in 2022 was 80.0%. At John Mattson's properties in Rotebro and Tureberg, this figure increased close to eight percentage points compared with 2021.

Attractive areas according to the residents: above the sector average.



85.0% of residents consider our neighbourhoods attractive. The industry average for comparable areas in 2022 was 84.8%. Well-being in the area, whether tenants would recommend other people to move there and how favourably they discuss their neighbourhood are part of the Attractive areas measurement.



2 Responsible material and waste management

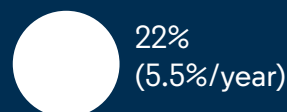
3 Energy-efficient and fossil-free solutions

Sustainability targets

Outcome (target)

Progress and comments

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.



During the year we reduced our CO2e emissions 22% compared with 2021. This exceeds the average reduction of 5.5% per year to achieve the target of a reduction of 40% by 2030.

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.



The sector's current estimations of climate impact are based on standard values, meaning that uncertainty is built into the figures. Starting in 2022, new production requires climate declarations. This will provide better documentation that enables more specific estimation. In the meantime, John Mattson is making systematic choices during new production based on currently available technology that reduces climate impact. We estimate that the climate impact of projects we finished in 2022 were aligned with those for the sector thanks to these choices.



4 Healthy and inspiring workplaces

Sustainability targets

Outcome (target)

Progress and comments

Engaged employees and an efficient organisation: above the average results of comparable companies.



Our weekly employee survey includes questions about leadership, job satisfaction, meaningfulness, autonomy, work situation, participation, personal development, team spirit and commitment. The outcome for the collective value for all of these areas was 7.1 out of 10 for Q4 2022, compared with the industry average of 7.9.

John Mattson's 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.



Through our tool for measuring well-being in the organisation, we can continuously follow up on employee experiences when it comes to being respected and included. We can detect and immediately follow up on all indications of bullying or harassment. During the fourth quarter of 2022, all employees agreed strongly or somewhat with the statement that they felt respected and included. A recruitment process free from discrimination ensures close dialogue with reliable recruiters.

The proportion of women or men is not to exceed two thirds within the company, management and the Board of Directors.



At the end of 2022, the gender breakdown was 55/45 men/women at the company, with 66/33 in management and 60/40 on the Board of Directors.

Absenteeism among John Mattson's employees: not exceeding 3%.



The collective absenteeism during the year (long- and short-term) amounted to 4%, an improvement compared to 5% for 2021.

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.



No accidents were reported for 2022.



TARGET MET



TARGET PARTIALLY MET



TARGET NOT MET

Significant events in 2022

Acquisitions

- Possession of three properties at Gullmarsplan – SEK 670 million

Consolidation

- Sale and transfer of two properties in Kungsholmen, along with one property in Östermalm – SEK 1,030 million.
- Agreed sale of two properties in Lidingö – SEK 262 million.
- Savings programme and reorganisation.

Project

- Production started on the upgrade of 76 apartments in Örby.
- Completion of Noden in Upplands Väsby – residential building with 73 rental apartments and commercial premises.
- Decision to defer project starts

Sustainability

- New long-term sustainability targets, incl. science-based climate targets, decided.

After year end

- Transfer of the Barkassen 1 and Galeasen 2 properties in Lidingö on 1 February 2023.



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Property portfolio

4

property
management
areas

83%

of the lettable area
is housing

4,515

apartments

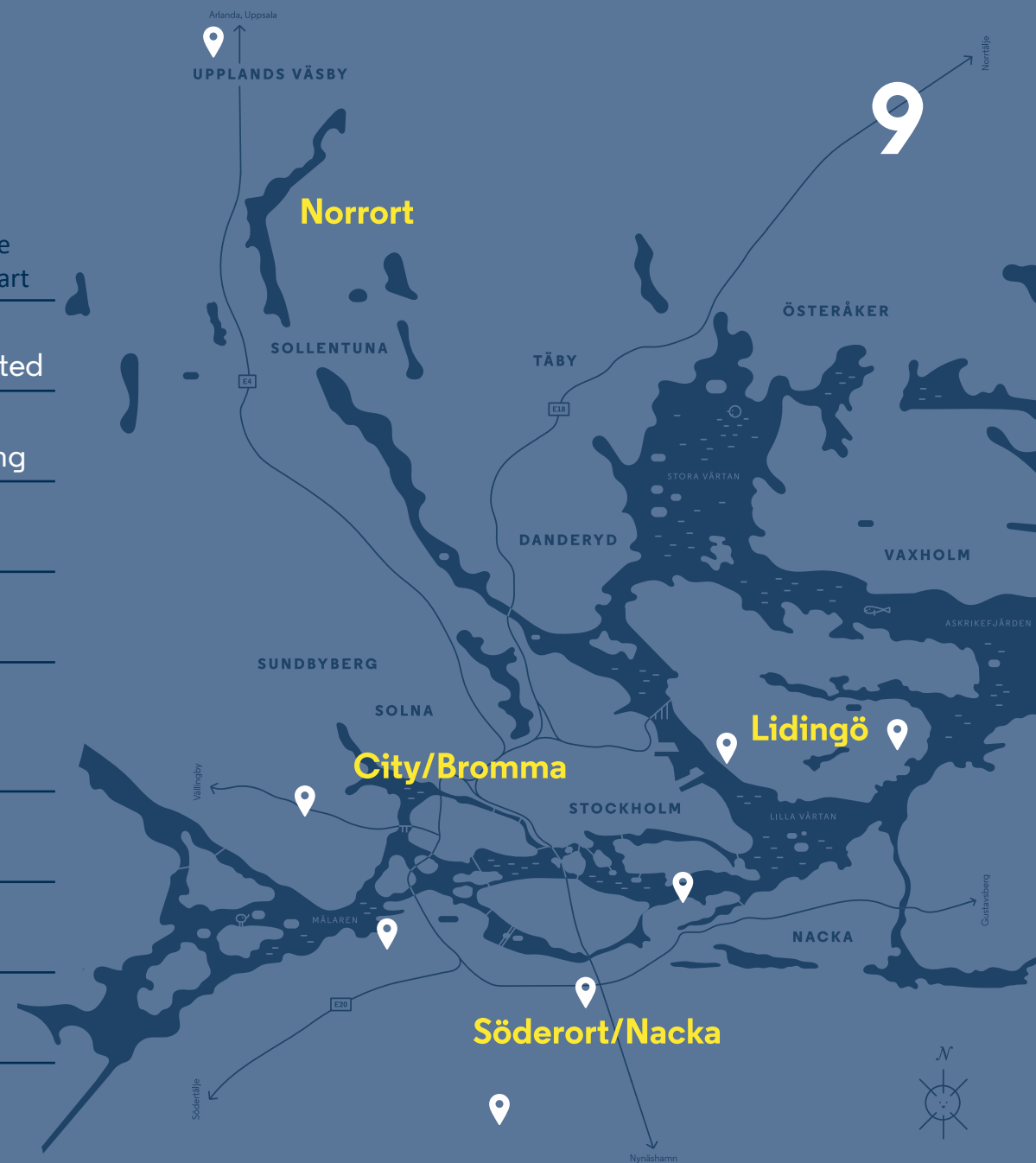
364,000

sq m
lettable area



Development projects

Project	Area	Number of apartments	Status	Possible Const. start
Vilunda, Upplands Väsby	North Stockholm	73	Production	Completed
Gengasen, Örby	South Stockholm/Nacka	129	Production	Ongoing
Juno, Käppala	Lidingö	50	Early phase	2024
Geografiboken, Abrahamsberg	City/Bromma	80	Detailed Devel. plan adopted	2024
Finnboda, Nacka	South Stockholm/Nacka	20	Detailed Devel. plan in force	2024
Ekporten, Larsberg/Dalén	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		832		



Key metrics January–December 2022

- Property value: SEK 15.7 billion
- Number of apartments: 4,515
- Rental value: SEK 627 million
- Rental value SEK/sq m: SEK 1,610sq m
- Inc. from Prop. Mgmt: SEK 154 million
- NAV: SEK 6.6 billion
- Loan-to-value ratio: 56.6%

10

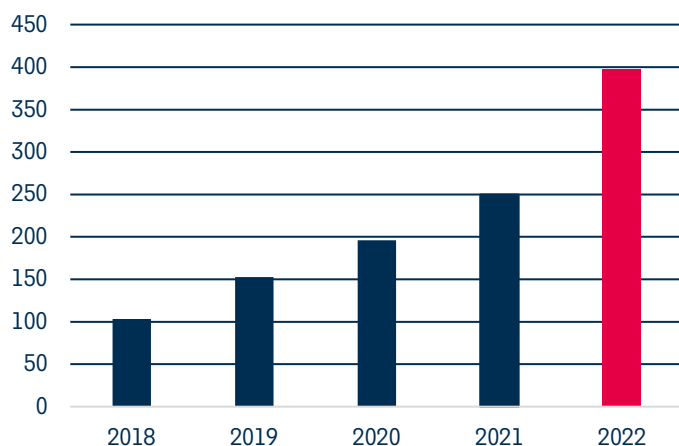
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Income from property management

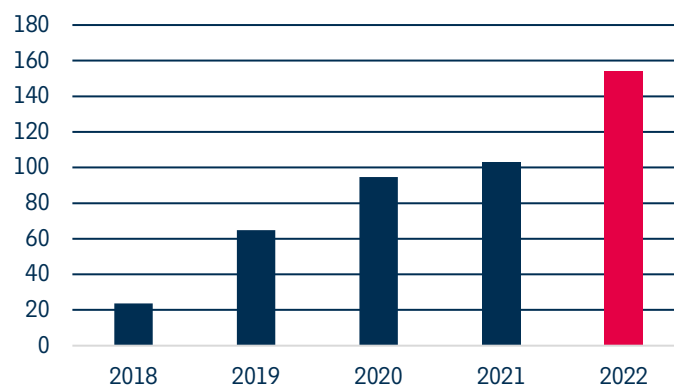
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Amounts in SEK m	Note	Oct-Dec 2022	Oct-Dec 2021	Jan-Dec 2022	Jan-Dec 2021
Rental revenues	2	151.9	143.5	620.9	407.9
Operating expenses	3	-42.1	-38.9	-141.2	-97.7
Maintenance	3	-12.8	-12	-35.2	-25.3
Property tax	3	-3.0	-2.9	-13.6	-7.3
Property administration	3	-9.3	-9.9	-33.1	-27.7
Net operating income		84.8	79.8	397.8	249.8
Central administration costs	4	-14.6	-17.4	-58.8	-56.8
Net financial items	5	-56.6	-39.4	-185.2	-89.9
Income from property management	1	13.5	22.9	153.9	103.1

Net operating income, SEK m



Income from property management, SEK million



37.6%

income from
property
management
per share

95.9%

economic
occupancy rate

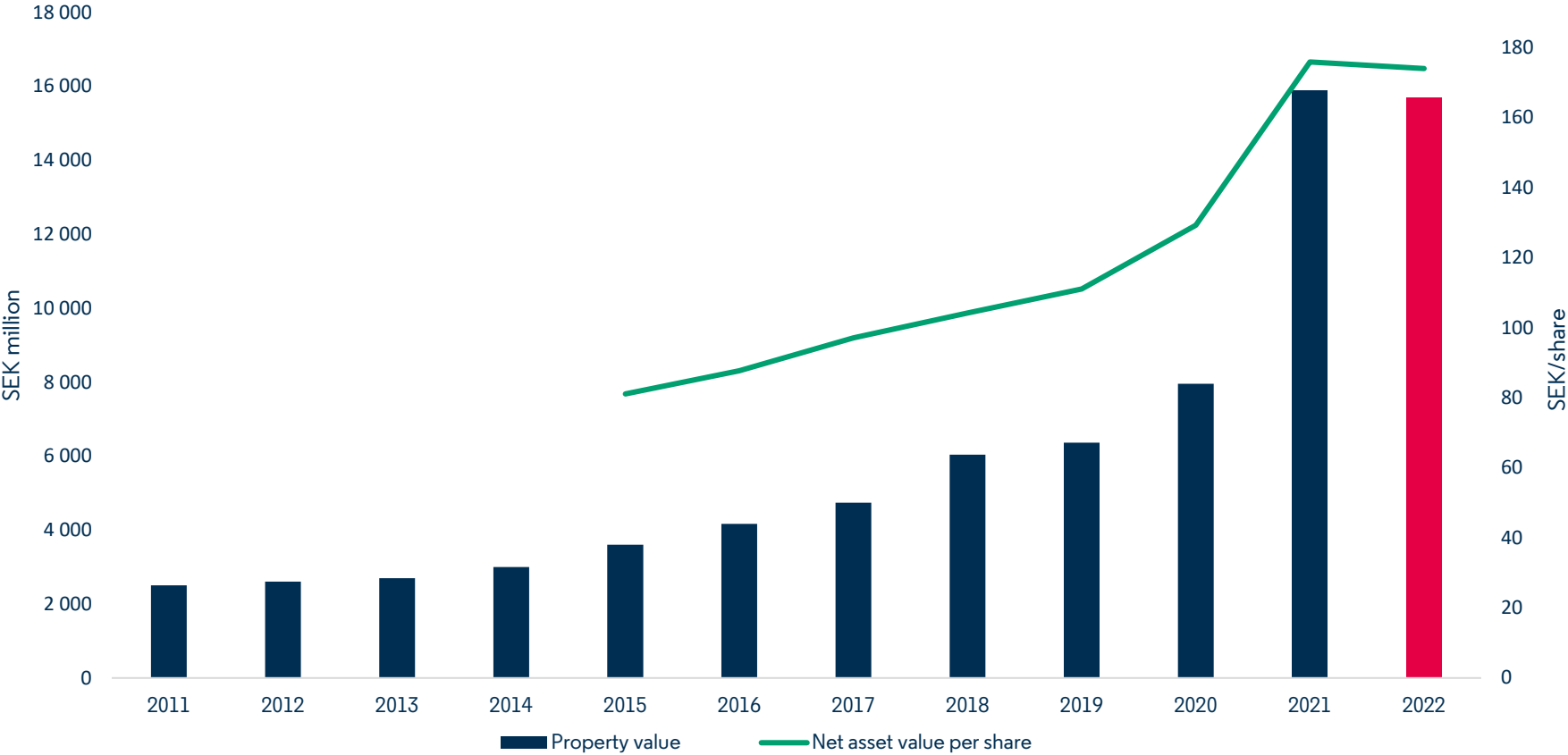
64.1%

surplus ratio

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Property value & net asset value

12



SEK 15.7 billion
in property value

SEK 1,001 million
invested 2022

-1%
average growth in net asset value per share

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Financing

13

Fixed-interest and loan-to-maturity periods as of 31 December 2022

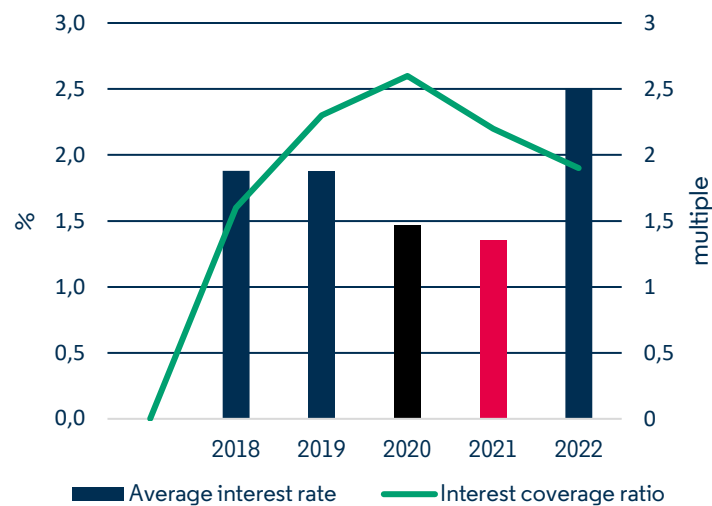
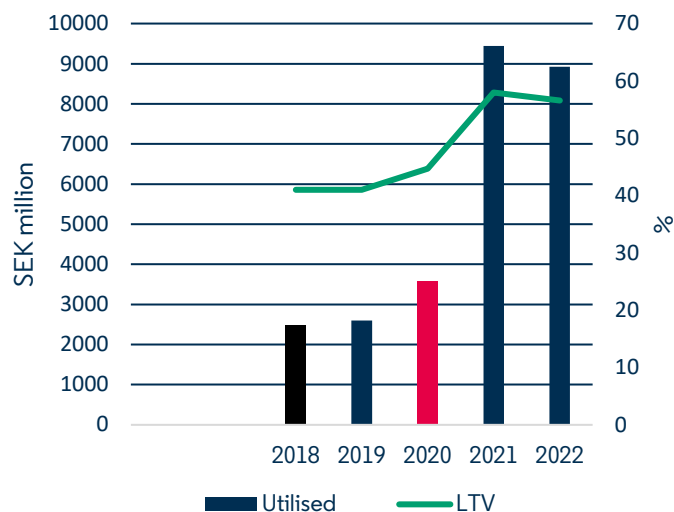
Fixed-interest period				Loan-to-maturity			Interest-rate swaps	
Maturity	Volume (SEK m)	Average interest (%) ¹⁾	Share (%)	Credit agreements volume (SEK m)	Utilised, SEK m	Share (%)	Volume (SEK m)	Average interest rate (%) ²⁾
0-1 year	3,452.9	4.05	39	2,719.9	2,559.9	29	471	
1-2 years	-15.3	24.74	0	1,713.7	1,385.0	16	0	
2-3 years	1,622.6	1.23	18	1,193.4	1,193.4	13	1,668	
3-4 years	1,752.0	1.62	20	912.0	912.0	10	1,350	
4-5 years	527.0	2.11	6	1,213.1	1,213.1	14	400	
>5 years	1,584.7	1.99	18	1,660.5	1,660.5	19	900	
Total	8,924	2.54	100	9,412.5	8,923.8	100	4,789	-1.04

56.6%

loan-to-value
ratio

1.9x

interest
coverage ratio



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Outlook

- Value generation – now
 - Ongoing rent negotiations
 - Letting vacant apartments and renegotiations
 - Cost-savings programme
- Preparation of project starts
- Next step in sustainability
 - Societal sustainability
 - Climate impact
- Remaining proactive in an uncertain environment



An aerial photograph of a suburban neighborhood. The houses are mostly two-story, with red-tiled roofs and light-colored walls. They are surrounded by lush green trees and lawns. In the background, a body of water is visible under a clear sky. The text "Great neighbourhoods across generations" is overlaid in the center in a large, white, sans-serif font.

Great neighbourhoods across generations

Questions

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Our position



**High
quality
housing**



**Attractive areas
in the Stockholm
region**



**Value-creating
player in social
sustainability**



**Responsible
growth**

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