

Q2 2023

JohnMattson

Presentation Q2

17 August 2023



Per Nilsson,
CEO



Lars Ingman
acting CFO

Goal fulfillment

Q2 2023 versus Q2 2022

2



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



**-14% growth
in net asset value**

Significant events in Q2 2023

- Transfer of one property in Lidingö with an underlying property value of SEK 525 million.
- The company's CFO stepped down and has been replaced by an interim CFO until further notice.



Property portfolio

4

property
management
areas

82%

of the lettable area
is housing

4,294

apartments

345,000

sq m
lettable area



Development projects

Project	Area	Number of apartments	Status	Possible Const. start
Gengasen, Örby	South Stockholm/Nacka	129	Production	Ongoing
Geografiboken, Abrahamsberg	City/Bromma	80	Detailed Devel. plan in force	2024
Finnboda, Nacka	South Stockholm/Nacka	20	Detailed Devel. plan in force	2024
Ekporten, Larsberg/Dalénum	Lidingö	150	Detailed Devel. plan in progress	2025
Pincetten, Örsberg	South Stockholm/Nacka	230	Detailed Devel. plan in progress	2025
Juno, Käppala	Lidingö	50	Early phase	2025
Hjälpslaktaren, Slakthusområdet	City/Bromma	100	Detailed Devel. plan in progress	2026
Total development portfolio		759		



Key metrics January–June 2023

- Property value: SEK 14.5 billion
- Investments: SEK 190 million
- Rental value: SEK 622 million
- Rental value /sq m: SEK 1,802
- Inc. from Prop. Mgmt: SEK 58.2 million
- NAV: SEK 6.0 billion
- Loan-to-value ratio: 57.2%



Income from property

8

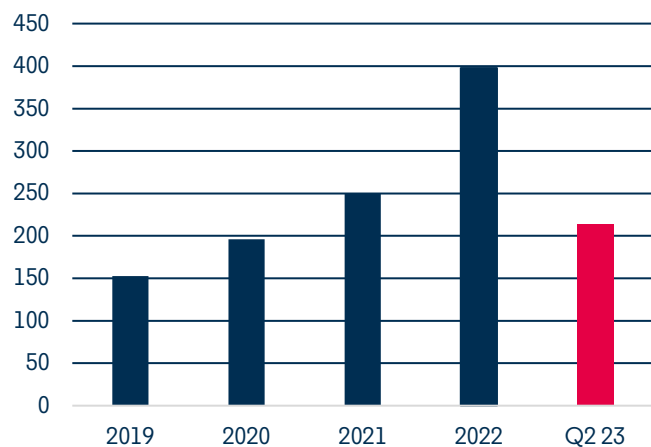
Belopp i Mkr	Not	2023 apr-jun	2022 apr-jun	2023 jan-jun	2022 jan-jun	Rullande 12 mån jul 22-jun 23	2022 jan-dec
Hysesintäkter	2	155,7	158,7	309,5	312,0	618,4	620,9
Driftkostnader	3	-29,4	-30,6	-68,5	-71,5	-138,3	-141,2
Underhåll	3	-3,1	-7,3	-7,8	-14,5	-28,5	-35,2
Fastighetsskatt	3	-3,5	-3,1	-6,9	-6,2	-14,3	-13,6
Fastighetsadministration	3	-7,4	-8,9	-12,9	-17,7	-28,3	-33,1
Driftöverskott		112,2	108,9	213,3	202,1	409,0	397,8
Centrala administrationskostnader	4	-13,2	-15,8	-23,8	-31,4	-51,2	-58,8
Finansnetto	5	-70,2	-41,3	-131,3	-78,2	-238,3	-185,2
Förvaltningsresultat	1	28,8	51,8	58,2	92,5	119,5	153,9

-38.0%
income from
property
management
per share

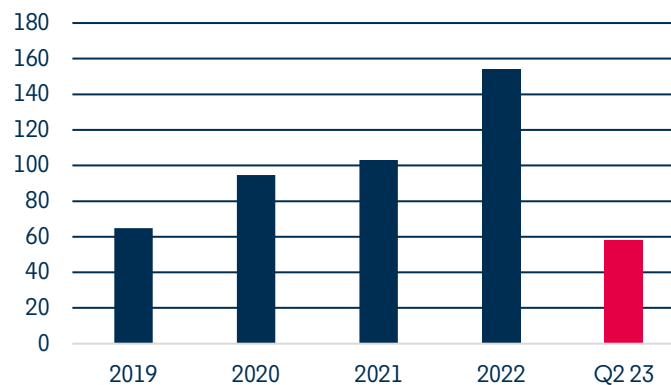
95.7%
economic
occupancy rate

68.9%
surplus ratio

Net operating income, SEK m



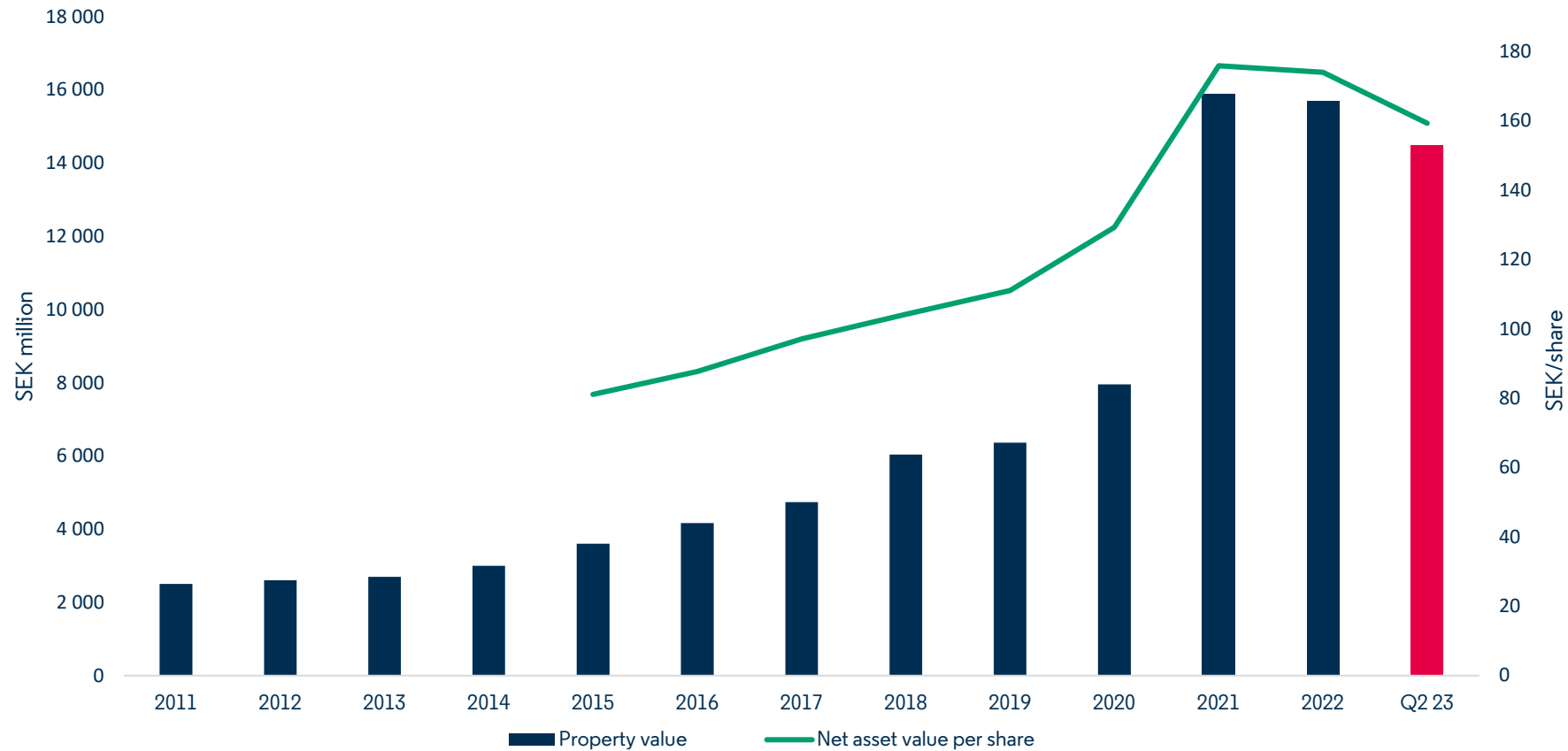
Income from property management, SEK m



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Property value & net asset value

9



SEK 14.5 billion
in property value

SEK 100 million
invested
Q2 2023

-14%
average growth
in net asset
value per share

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Financing

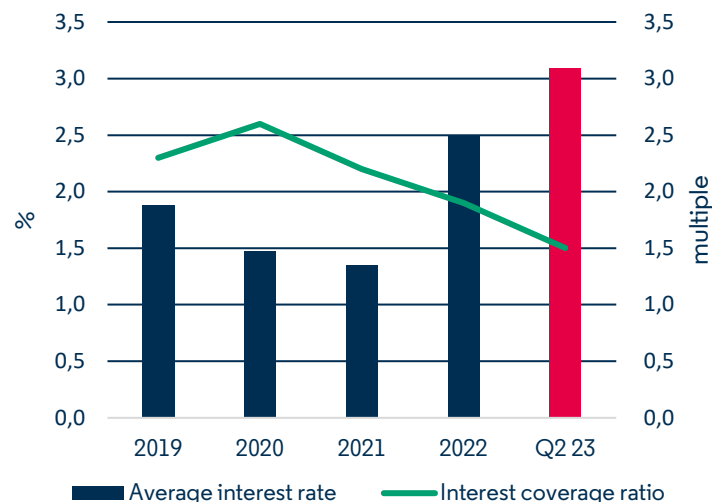
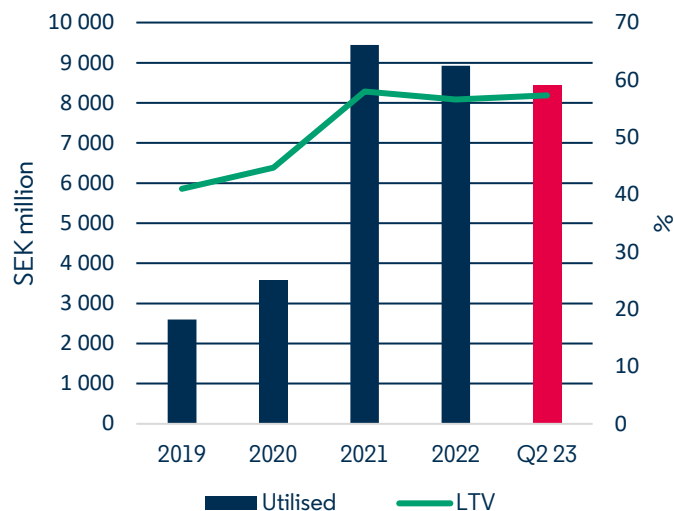
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Ränte- och kreditbindning 30 juni 2023

Räntebindning				Kapitalbindning			Ränteswappar	
Löptid	Volym (Mkr)	Snittränta (%) ¹⁾	Andel (%)	Kreditavtal volym (Mkr)	Utnyttjat, Mkr	Andel (%)	Volym (Mkr)	Snittränta (%) ²⁾
0-1 år	2 269,2	6,88	27	2 845,6	2 423,3	29	471	
1-2 år	696,0	1,15	8	856,0	856,0	10	515	
2-3 år	1 544,1	1,10	18	1 618,9	1 773,2	21	1 518	
3-4 år	1 846,9	1,75	22	1 628,0	1 628,0	19	1 600	
4-5 år	1 236,0	2,04	15	1 116,1	1 116,1	13	500	
> 5 år	849,0	2,58	10	645,0	645,0	8	800	
Summa	8 441,5	3,09	100	8 709,5	8 441,5	100	5 404	-1,71

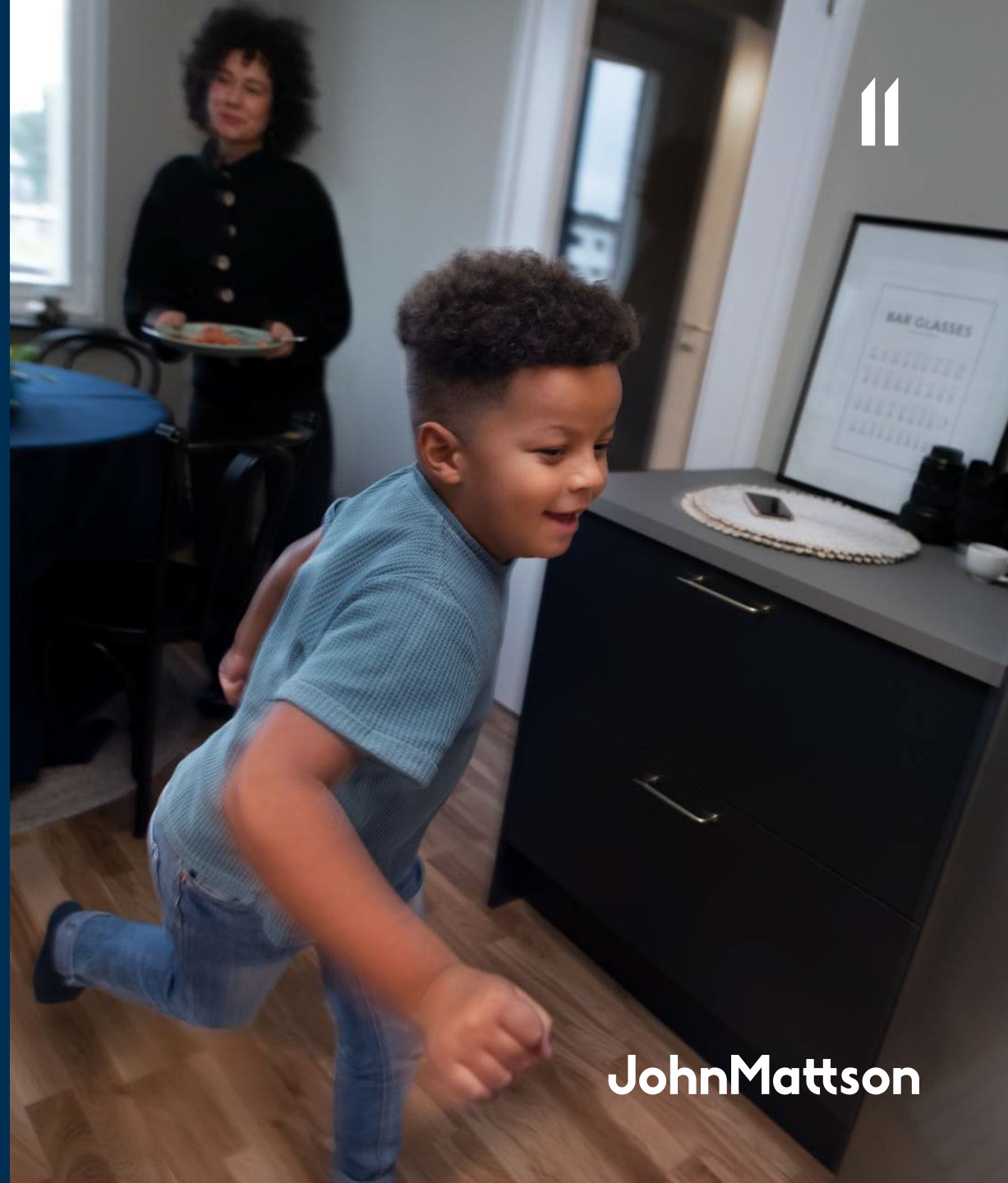
57.2%
loan-to-value
ratio

1.5x
interest
coverage ratio



Outlook

- Preparedness for an uncertain business environment
- Energy savings



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Great neighbourhoods across generations



Questions

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