

INTERIM REPORT

**Q3**  
**Jan-Sep**  
**2022**

The Gravyren 1 property at Gullmarsplan in central Stockholm.

#### January–September 2022

- Rental revenues totalled SEK 468.9 million (264.3), up 77%.
- Income from property management was SEK 139.9 million (80.2), corresponding to SEK 3.73 per share (2.36), up 58%. Adjusted for non-recurring items in 2021, growth was 47%.
- NAV amounted to SEK 6,780.1 million (5,696.5), corresponding to SEK 178.91 per share (156.65), up 14%.
- Changes in property values amounted to SEK -14.3 million (856.6) and changes in the value of interest-rate derivatives to SEK 275.1 million (32.4).
- Earnings after tax for the period totalled SEK 311 million (764.9), corresponding to SEK 8.27 per share (22.38).
- Property value totalled SEK 15,799.1 million (14,228.4).
- Investments amounted to SEK 893.9 million (5,414.8), of which SEK 643.2 million (5,268.5) pertained to acquisitions.

#### July–September 2022

- Rental revenues totalled SEK 157 million (101.7), up 54%.
- Income from property management amounted to SEK 47.4 million (34.9), corresponding to SEK 1.25 per share (1.01).
- NAV totalled SEK 6,780.1 million (5,696.5). NAV per share was SEK 178.91 (156.65).
- Changes in property values amounted to SEK -295.1 million (422.6) and changes in the value of interest-rate derivatives amounted to SEK 50.1 million (9.1).
- Earnings after tax for the period amounted to SEK -156 million (positive: 369.6), corresponding to SEK -4.06 per share (positive: 10.55)
- Investments amounted to SEK 82 million (5,155), of which SEK 0.0 million (5,098) pertained to acquisitions.

# JohnMattson

Great neighbourhoods across generations

This interim report has been prepared in Swedish and translated into English.  
In the event of any discrepancies between the Swedish and the translation, the former shall have precedence.

# Q3 – 2022

## Significant events during the third quarter

- Transfer of one property in Östermalm in Stockholm that was sold with an underlying property value of SEK 800 million.

## Financial targets Q3 2022 versus Q3 2021\*



14% growth in  
net asset value



58% growth in income  
from property management

\*The financial targets are presented on page 4. The target of a property value to exceed SEK 10 billion by 2023 was achieved 2021.

Key metrics	Jul-Sep 2022	Jul-Sep 2021	Jan-Sep 2022	Jan-Sep 2021	Rolling 12 months Oct 2021-Sep 2022	Jan-Dec 2021
<b>Property-related key metrics</b>						
Economic occupancy rate at the end of the period, %	97.1	95.7	97.1	95.7	97.1	95.6
Property value at the end of the period, SEK m	15,799.1	14,228.4	15,799.1	14,228.4	15,799.1	15,894.5
No. of upgraded apartments during the period	10	78	76	248	248	339
<b>Key financial metrics</b>						
Rental revenues, SEK m	157.0	101.7	468.9	264.3	612.5	407.9
Net operating income, SEK m	110.9	68.9	313.0	170.0	392.7	249.8
Income from property management, SEK m	47.4	34.9	139.9	80.2	162.8	103.1
LTV ratio at the end of the period, %	56.3	58.0	56.3	58.0	56.3	58.0
Interest coverage ratio during the period, multiple	2.0	2.6	2.2	2.6	2.0	2.2
<b>Share-related key metrics</b>						
Income from property management, SEK/share	1.25	1.01	3.74	2.36	4.46	2.98
Growth in income from property management, SEK/share, %	24.2	7.9	58.5	5.9	58.0	6.0
Profit after tax, SEK/share	-4.06	10.55	8.22	22.38	23.7	38.21
Growth in NAV, SEK/share, %	14.2	36.0	14.2	36.0	14.2	36.1
NNNAV, SEK/share	168.61	141.06	168.61	141.06	168.61	158.54
NAV, SEK/share	178.91	156.65	178.91	156.65	178.91	175.90

Definitions of key metrics are provided on page 24.



# We continue to be proactive in an uncertain environment

**John Mattson continues to deliver growth and stable property values. Consolidation of the company continues and measures have been taken to address new market conditions.**



## Growth and stable property values

John Mattson's strong growth continued through the first three quarters of the year, primarily driven by acquisitions completed in 2021. Growth in income from property management and NAV per share was 58% and 14%, respectively.

The change in value over the previous quarter was SEK -295 million in comparable holdings, corresponding to a change of -1.8%. The decrease in value was primarily due to an increase of 10 to 25 basis points in yield requirements for housing.

The company's property portfolio, with housing in attractive locations in the Stockholm region, remains strong in an uncertain environment. We believe that the low risk of vacancies in our property portfolio means it will retain stable property values.

## Proactive in an uncertain environment

In the previous quarter, John Mattson divested properties with an underlying property value of just over SEK 1 billion. We refinanced loans and procured interest-rate hedges, which significantly increased our average fixed-interest tenors and loan-to-maturity. These proved worthwhile measures, since after the summer we have experienced protracted and growing uncertainty in our operating environment.

After a period of strong growth, where three companies have become one, John Mattson has the preconditions in place to create more cost-efficient operations. As part of a continued consolidation to manage the new market conditions, with rising inflation and interest rates, we have accelerated our work to lower our costs.

We have reviewed all costs at the company and prepared a cost-savings programme that is estimated to have a positive effect of approximately SEK 50 million on income from property management in 2023. The savings are expected to be sustainable in the long term and pertain both to property expenses and central administration costs.

As part of this initiative, we started a reorganisation entailing a reduction of ten FTEs, equivalent to around 20% of the total number of employees. It is regrettable that employees will have to leave John Mattson, but unfortunately, the organisation has to be adapted.

The challenging market conditions for project operations also entail that we now need to postpone project starts. We will complete ongoing projects but will not start new construction or base upgrade projects in 2022 or 2023.

We have also remained active with interest-rate hedges. During the quarter loans with variable interest rate exposure have been reduced from 50% to approximately 30%.

Altogether, these measures mean the company will stand even stronger in an operating environment with new market conditions.

## Ongoing rent negotiations

This year's rent negotiations for residential properties entail the first-time application of a new model for setting rent. The model has been agreed between Fastighetsägarna Sverige, Sveriges Allmännytt (Public Housing Sweden) and Hyresgästföreningen (Swedish Union of Tenants). The initial offer from Stockholm property owners was 9.5%,

but the parties are in deep disagreement and there is a risk that negotiations will be drawn out. Nonetheless, I believe the new model improves conditions for receiving compensation for increased costs – even though, like previous negotiations, it entails some delays.

Just over a fifth of John Mattson's rental revenues come from our commercial portfolio, with rent that is on average regulated according to approximately 90% of the CPI or equivalent. CPI increased nearly 11% in September 2022, which indicates a strong rent increase for our commercial portfolio.

## Long-term sustainability

Despite our current focus on creating value in the near future, John Mattson remains a long-term, responsible actor and sustainability is important for our long-term value creation. It was therefore very gratifying to see the employee enthusiasm on display during our conference in September, where we together initiated the preparation of our action plans to reach our new sustainability goals.

Since the acquisition of our portfolio in Rotebro and Tureberg in the municipality of Sollentuna, we have focused on safety in these areas and worked closely with the police, the municipality and other property owners. The most recent tenant survey demonstrates that our residents feel safe in these areas, which is very rewarding and important for our long-term value creation.

In October our tenants started moving into our innovative housing project in Upplands Väsby. It is Stockholm's first apartment building without private parking spaces, and instead includes a shared economy concept for climate-smart mobility solutions. We would like to welcome our new tenants to their new homes and a sustainable lifestyle.

We, like society in general, are facing challenging times. The company's committed employees are helping us emerge from these challenges as a stronger company. We continue to be proactive in an uncertain environment.

Per Nilsson,  
CEO of John Mattson Fastighetsföretagen AB

# Business idea, goals and strategies

Our business idea revolves around the long-term ownership, management and development of residential property and attractive local communities in the Stockholm region. We make daily life easier for everyone by offering well-managed, attractive homes and safe neighbourhoods.

## Strategies

John Mattson's strategy is based on four cornerstones, in which sustainability efforts are integrated in every part.

**Property management** – Our approach to property management is integrated and near-at-hand. We know our properties and understand our customers. We apply an overall approach taking responsibility for the portfolio and activity in the outdoor areas. We work proactively with property management and continuously make efficiency enhancements and value-generating investments with the aim of achieving more sustainable property operations and increasing net operating income. Focus is on optimising property consumption and thereby reducing operating expenses.

**Adding value** – We add value to our buildings to secure the buildings' technical longevity and to generate increased net operating income. Value is added by upgrading, extending and converting space to housing or commercial operations. We have a well-established two-step model for housing upgrades, the Larsberg model. First, the initial base upgrade conducted with tenants in place secures the building's technical status. The following step, the total upgrade, brings the apartments up to contemporary standards, to meet demand from existing and new tenants. Total upgrades are carried

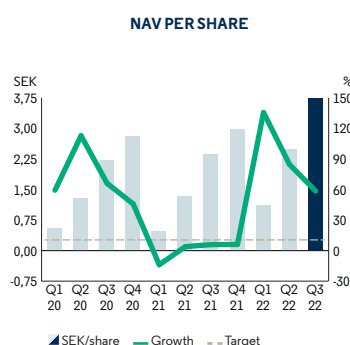
out when apartments are vacant or where tenants so wish. The objective is to totally upgrade at least a total of 100 of the apartments in the portfolio each year. All upgrades take place in dialogue with the tenants and adjusted rent levels are negotiated with Hyresgästföreningen (Swedish Union of Tenants).

**Densification** – We are increasing the housing density of our own land or adjacent to existing properties, often on already paved land. In addition to new construction, infill development is also taking place in the form of extensions to existing properties. In this way, we are expanding the residential and commercial offering, and meeting the tenants' various needs. The local community is being provided with new attributes, and diversity and variation is increasing, contributing to great neighbourhoods. The aim is to generate growth through value adding construction that concurrently makes the neighbourhoods more attractive. Development is conducted in close collaboration with the municipalities where we operate.

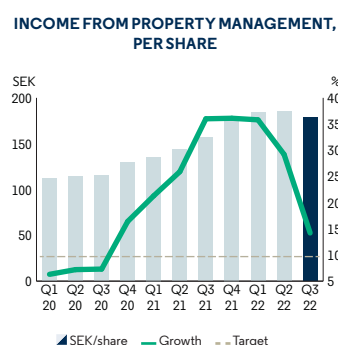
**Acquisitions** – We strive to acquire properties and development rights with development potential in attractive market locations in the Stockholm region, close to efficient infrastructure. All acquisitions are approached using a long-term ownership and management perspective, and areas with potential for adding value and development are particularly attractive.

## Financial targets

An average annual growth in NAV per share of not less than 10%, including distributions to shareholders, over a business cycle.



An average annual growth in income from property management per share of not less than 10% over a business cycle.



**Financial risk mitigation** – John Mattson aims for low financial risk. This means that:

- the long-term net loan-to-value ratio should not exceed 50%; and
- the long-term interest coverage ratio should not be less than 1.5.

**Dividend policy** – Over the long term, dividends are to amount to 50% of annual income from property management. John Mattson will prioritise value-creating investments over the forthcoming years, which means that dividends may drop below 50% or may not even transpire.

## Sustainability targets



### Dynamic and safe local communities

Commitment for social issues creates value for tenants and local communities.

### Targets

- Safe neighbourhoods as assessed by residents: to outperform the sector average for comparable properties.
- Attractive areas according to the residents: above the sector average.



### Responsible material and waste management

Responsible material choices, reusing materials and efficient waste management reduce climate impact and increase the recycling rate.

### Targets

- 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.
- 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.



### Energy-efficient and fossil-free solutions

The energy consumption during the lifespan of a property is considerable. Energy classifications, choosing fossil-free energy types and efficient management of the properties reduce their climate impact.



### Healthy and inspiring workplaces

Proactive efforts for a healthy, safe and stimulating work environment for employees and suppliers are a prerequisite for well-being and commitment.

### Targets

- Engaged employees and an efficient organisation: above the average results of comparable companies.
- 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.
- The proportion of women or men is not to exceed two thirds within the company, management and the Board of Directors.
- Absenteeism among John Mattson's employees: not exceeding 3%.
- 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.



# Property portfolio

John Mattson is a property company with operations in the Stockholm region. The company is listed on Nasdaq Stockholm, Mid Cap.

## Our areas

The portfolio has been divided into four property management areas: Lidingö, North Stockholm, City/Bromma, South Stockholm/Nacka. The property portfolio comprises 4,396 rental apartments with a total lettable area of 355,200 square metres, where residential comprised 82%.

The majority of the properties were built in the 1950s to 1970s, and have good preconditions for adding value. Growth will be through acquisitions and infill development in attractive market locations in the Stockholm region.



**4396**

apartments



**82%**

of total lettable area  
is housing



**355** thousand sq m

lettable area



Property portfolio	on 30 September 2022							January–September 2022 <sup>1)</sup>		
	Apartments		Lettable area		Property value		Rental value		Economic occupancy rate	Rental revenues
	No.	thousand sq m	thousand sq m	SEK m	SEK/sq m	SEK m	SEK/sq m	%	SEK m	Property expenses
Lidingö	2,288	172		8,058	46,744	309	1,792	98.0	236	74
North Stockholm	995	75		2,096	27,845	93	1,238	95.1	67	36
City/Bromma	446	49		2,495	51,458	95	1,952	97.3	63	21
South Stockholm/Nacka	667	59		3,150	53,314	120	2,038	95.9	101	27
<b>Total properties</b>	<b>4,396</b>	<b>355</b>		<b>15,799</b>	<b>44,476</b>	<b>617</b>	<b>1,738</b>	<b>97.1</b>	<b>467</b>	<b>158</b>
										<b>309</b>

<sup>1)</sup> The above compilation encompasses the properties owned by John Mattson at the close of the period and shows the properties' revenue and expenses as if they had been owned for the entire period. The discrepancy between the net operating income reported above and the net operating income in the income statement is attributable to the net operating income for acquired and transferred properties and completed projects during the period being revised upward as if they had been owned for the entire period and the exclusion of divested and transferred properties for the entire period.

On 30 September 2022		Rental value		Vacancies and discounts		Contract value		Occupancy rate	
Object	No.	Lettable area, thousand sq m	Rental value, SEK m	No.	Lettable area, thousand sq m	Vacancies and discounts, SEK m	No.	Let area, thousand sq m	Contract value, SEK m
Housing	4,396	293	468	80	5	6	4,316	288	462
Commercial		62	127		5	6		57	119
Parking places			22			4			18
<b>Total</b>	<b>4,396</b>	<b>355</b>	<b>617</b>	<b>80</b>	<b>10</b>	<b>16</b>	<b>4,316</b>	<b>345</b>	<b>599</b>
									<b>97.1</b>

<sup>1)</sup> Vacancies primarily pertain to properties with ongoing upgrade projects.

## Lidingö

John Mattson's largest property management area is in Lidingö, both in terms of number of apartments and property value. The properties mainly comprise residentials in the Larsberg area and in Käppala, which account for 95% of the total lettable area. The commercial premises house local services and educational premises. The portfolio also includes a development property with an ongoing detailed development plan process and identified potential development rights. The majority of the properties were constructed in the 1960s, but also include new buildings from the turn of the century.

Since 62% of the portfolio has received total upgrades or is newly built, the housing is of a generally high standard. All the apartments have received base upgrades and total upgrades are ongoing both in Larsberg and in Käppala. During the period, 76 (134) apartments were upgraded.

The planning process for new housing is ongoing for the Fyrtornet 5 property in Larsberg in Lidingö under the project name of Ekporten. Possibilities are being investigated in Käppala regarding the construction of loft apartments at existing properties, but the project is at an early stage. A number of additional potential infill development projects have been identified in Larsberg and Käppala.

Key metrics, Lidingö	Q3 2022
Area, residentials, thousand sq m	164
Rental value, residentials, SEK/sq m	1,730
Economic occupancy rate, residentials, %	98.6
Property value, residentials, SEK/sq m	46,551
Surplus ratio, residentials, %	66 <sup>1)</sup>

SHARE OF LETTABLE AREA



## North Stockholm

North Stockholm comprises John Mattson's residential management portfolio in the municipality of Sollentuna, in the areas of Rotebro, Rotsunda, Häggvik and Tureberg. The largest share of properties was built in the 1970s, but some are also older (built in the 1940s and 1950s) and newer (built in the 1990s or later).

Upgrade plans for the properties in Rotebro and Rotsunda are underway. Upgrades in Rotebro are expected to start in 2024.

Production of one apartment block with 73 rental apartments in the area of Vilunda in central Upplands Väsby has entered its final stages. Occupancy will begin in October 2022. The property is adjacent to the commuter train station and close to Väsby centrum. The project is Stockholm's first apartment building for sustainable mobility that does not require private parking spaces.

Key metrics, North Stockholm	Q3 2022
Area, residentials, thousand sq m	79
Rental value, residentials, SEK/sq m	1,237
Economic occupancy rate, residentials, %	95.2
Property value, residentials, SEK/sq m	27,845
Surplus ratio, residentials, %	41 <sup>1)</sup>

SHARE OF LETTABLE AREA



## City/Bromma

In City/Bromma, John Mattson's residential management portfolio includes properties in Slakthusområdet, Hammarby Sjöstad, Johanneshov and Abrahamsberg. Residential properties account for 54% of the total lettable area. The buildings were constructed from the early 1900s to 2017, with the majority dating back to the 1940s. City and Bromma have the largest share of commercial properties, which account for 35% of the total lettable area. The commercial properties contain premises for local services, offices and public sector operations.

In the second and third quarters of 2022, two residential properties in Kungsholmen, along with one property in Östermalm, were sold and transferred.

Development properties are located in Abrahamsberg and in Söderstaden (urban development area comprising Globenområdet, Slakthusområdet and Gullmarsplan-Nynäsvägen).

A detailed development plan has been adopted for the construction of a nursing and care home at the Geografiboken 1 property in Bromma. Construction is scheduled to start in 2024.

The planning process for the expansive Slakthusområdet in Söderstaden started in the first quarter of 2022 for the construction of new housing, with a preliminary construction start in 2026. John Mattson's leaseholds are in a prime location near the future Metro station entrance in the area.

Key metrics, City/Bromma	Q3 2022
Area, residentials, thousand sq m	31
Rental value, residentials, SEK/sq m	1,965
Economic occupancy rate, residentials, %	98.6
Property value, residentials, SEK/sq m	58,661
Surplus ratio, residentials, %	67 <sup>1)</sup>

SHARE OF LETTABLE AREA





## South Stockholm/Nacka

John Mattson's portfolio in South Stockholm and Nacka is mainly concentrated to Hägerstensåsen, Västberga and Örby. Residential properties account for 72% of the total lettable area and mainly comprise properties built in the 1990s. Commercial properties account for 28% of the total lettable area and mainly comprise offices, nursing and care homes, and local services. The area has three development properties at different stages of development.

The development of the Gengasen property is ongoing at Örby centrum, a new production project that includes rental apartments, store premises and

LSS housing. The project started in 2021 and occupancy is expected for the second half of 2023. An upgrading project for apartments also began in the second quarter of 2022.

A land allocation has been received in Örsnberg for the Pincetten project, where work is ongoing with the detailed development plan for the new construction of 230 rental and tenant-owner apartments, commercial premises and a preschool.

The Sicklaön 37:46 property at Finnboda kaj in Nacka Municipality includes development rights for residential properties with a possible construction start in 2024.

Key metrics, South Stockholm/Nacka	Q3 2022
Area, residentials, thousand sq m	43
Rental value, residentials, SEK/sq m	1,912
Economic occupancy rate, residentials, %	98.0
Property value, residentials, SEK/sq m	53,452
Surplus ratio, residentials, %	67 <sup>1)</sup>

SHARE OF LETTABLE AREA



<sup>1)</sup> The surplus ratio for residential properties pertains to rolling 12 month outcomes, whereby acquired and transferred properties and completed projects have been restated at the full-year rate, and divested and transferred properties excluded from the period.

## Development projects

The challenging market conditions for project operations, including high contractor costs and uncertain yield requirements, entail the postponement of planned projects. We are completing ongoing projects but have no plans to start new

construction or base upgrade projects in 2022 or 2023. Initially, the estimated construction starts for the Juno, Geografiboken and Finnboda projects have been postponed to 2024.

Project	Area	Category	Type	No. of Apts. <sup>1)</sup>	Additional lettable area <sup>1)</sup>	Status	Possible construction start <sup>2)</sup>
Vilunda, Upplands Väsby	North Stockholm	Own management	Rental properties	73	4,400	Production	Completed
Gengasen, Örby	South Stockholm/Nacka	Own management	Rental properties	128	8,400	Production	Ongoing
Juno, Käppala	Lidingö	Own management	Rental properties	50	1,750	Early phase	2024
Geografiboken, Abrahamsberg	City/Bromma	Own management	Nursing and care home	80	5,900	Detailed development plan adopted	2024
Finnboda, Nacka	South Stockholm/Nacka	Own management	Rental properties	20	1,300	Detailed development plan entered force	2024
Ekporten, Larsberg/Dalén	Lidingö	Own management	Rental properties	150	8,500	Detailed development plan in progress	2024
Pincetten, Örsnberg	South Stockholm/Nacka	Own management	Rental properties and housing	230	13,500	Detailed development plan in progress	2025
Hjälpslaktaren, Slakthusområdet	City/Bromma	Own management	Rental properties	100	9,000	Detailed development plan in progress	2026
<b>Total development portfolio</b>				<b>831</b>	<b>52,750</b>		

<sup>1)</sup> The number of apartments and the area are assessments by John Mattson and are therefore only preliminary. The figures could change during the course of the project.

<sup>2)</sup> The possible construction start is an estimate of when the project could start. The detailed development plan for the Geografiboken project has been revoked by the Land and Environment Court.  
The City of Stockholm has appealed the case with the Land and Environment Court of Appeal.



# Current earnings capacity

The table illustrates John Mattson's current earnings capacity on a 12-month basis as per 30 September 2022, after taking the entire property portfolio on the balance-sheet date into consideration. The properties acquired and taken possession of, and the projects completed during the period have been restated on an annualised basis. Deductions are made for any divested and transferred properties, but none are made for properties where a sales agreement has been reached but the transfer has not yet been made.

Current earnings capacity is reported in conjunction with interim and year-end reports. The aim is to highlight the company's underlying earning capacity. It is important to note that the current earnings capacity is not the same as a projection for the forthcoming 12 months.

The earnings capacity includes no assessments of rental, vacancy or interest-rate changes. Moreover, John Mattson's earnings are impacted by changes in the values of properties and derivatives. None of the above was taken into consideration when assessing current earnings capacity. Rental revenues are based on contractual revenue on the balance-sheet date. The vacancy level shown in the earnings capacity primarily pertains to upgrade projects. Property expenses are based on LTM property expenses.

Property administration costs are based on estimated costs on a rolling 12-month basis using the scope and extent of property administration on the balance-sheet date.

Central administration costs are based on estimated costs on a rolling 12-month basis using the scope and extent of central administration at the balance-sheet date. For more information about central administration costs, refer to Note 4, page 11.

Net financial items have been calculated based on net interest-bearing debt on the balance-sheet date with supplements for ground rent. Any interest on cash and cash equivalents has not been taken into account and the interest on interest-bearing liabilities has been calculated using the current average interest rate at the balance-sheet date.

Amounts in SEK m	30 Sep 2022
Rental value	617.3
Vacancies and discounts	-18.5
<b>Rental revenues</b>	<b>598.8</b>
Operating expenses	-134.6
Maintenance expenses	-32.1
Property tax	-12.3
Property administration	-33.6
<b>Net operating income</b>	<b>386.1</b>
Central administration costs	-52.3
Net financial items	-188.8
Less non-controlling interests	-2.1
<b>Income from property management</b>	<b>142.9</b>



The outdoor cinema in Larsberg is based on a longstanding partnership between the municipality of Lidingö Stad and John Mattson. In the last weekend of August, the event saw a total of 2,000 visitors of all ages. This year there was a focus on sustainability, with a free changing room for cyclists and secure bicycle storage during the film screening.

# Condensed consolidated income statement

Amounts in SEK m	Note	Jul-Sep 2022	Jul-Sep 2021	Jan-Sep 2022	Jan-Sep 2021	Rolling 12 months Oct 2021-Sep 2022	Jan-Dec 2021
Rental revenues	2	157.0	101.7	468.9	264.3	612.5	407.9
Operating expenses	3	-27.7	-18.4	-99.2	-58.7	-138.2	-97.7
Maintenance	3	-8.0	-5.7	-22.4	-13.3	-34.4	-25.3
Property tax	3	-4.4	-1.7	-10.6	-4.4	-13.5	-7.3
Property administration	3	-6.0	-7.0	-23.7	-17.8	-33.7	-27.7
<b>Net operating income</b>		<b>110.9</b>	<b>68.9</b>	<b>313.0</b>	<b>170.0</b>	<b>392.7</b>	<b>249.8</b>
Central administration costs	4	-12.8	-11.4	-44.2	-39.4	-61.6	-56.8
Net financial items	5	-50.8	-22.6	-128.5	-50.5	-168.0	-89.9
<b>Income from property management</b>	<b>1</b>	<b>47.4</b>	<b>34.9</b>	<b>140.3</b>	<b>80.2</b>	<b>163.2</b>	<b>103.1</b>
Participation in profits of associates		-	2.2	-	2.2	-	2.2
Changes in property values	6	-295.1	422.6	-14.3	856.6	668.2	1,539.0
Change in the value of interest-rate derivatives	6	50.1	9.1	275.1	32.4	290.7	48.0
<b>EBT</b>		<b>-197.6</b>	<b>468.8</b>	<b>401.1</b>	<b>971.3</b>	<b>1,122.1</b>	<b>1,692.3</b>
Current tax	7	-2.8	-0.1	-9.3	-0.1	-12.3	-3.0
Deferred tax	7	44.4	-99.1	-80.8	-206.4	-231.3	-356.9
<b>Profit for the period</b>		<b>-156.0</b>	<b>369.6</b>	<b>311.0</b>	<b>764.9</b>	<b>878.5</b>	<b>1,332.5</b>
<b>Statement of comprehensive income</b>							
Comprehensive income for the period							
Profit for the period		-156.0	369.6	311.0	764.9	878.5	1,332.5
Other comprehensive income		-	-	-	-	-	-
<b>Comprehensive income for the period</b>		<b>-156.0</b>	<b>369.6</b>	<b>311.0</b>	<b>764.9</b>	<b>878.5</b>	<b>1,332.5</b>
Comprehensive income for the period attributable to:							
Parent Company shareholders		-154.0	365.8	309.7	761.1	870.5	1,322.0
Non-controlling interests		-2.0	3.8	1.3	3.8	8.0	10.5
Average No. of shares, thousand		37,896	34,667	37,424	34,006	36,482	34,601
Profit for the period attributable to Parent Company shareholders before and after dilution, per share		-4.10	10.55	8.27	22.38	23.86	38.21

# January to September 2022 period

The comparative figures pertain to the year-earlier period. Some amounts have been rounded off, which means that tables and calculations do not always tally. The stated SEK per square metre figures pertain to rolling 12 month outcomes, whereby acquired and transferred properties and completed projects have been restated at the full-year rate, and divested and transferred properties excluded from the period.

## Note 1 Income from property management

Income from property management (that is, profit excluding value changes, participation in profits of associates and tax) for the period was SEK 139.9 million (80.2), corresponding to SEK 3.74 per share (2.36). This corresponded to annual growth in income from property management per share of 58%.

## Note 2 Revenue

The Group's revenue for the period amounted to SEK 468.9 million (264.3), corresponding to SEK 1,698 per sq m (1,661). Of total revenue for the period of SEK 204.6 million, acquired properties accounted for SEK 186.2 million, and completed upgrades and infill developments for SEK 10.2 million.

Rental revenues for residential properties totalled SEK 233.9 million (219), corresponding to SEK 1,556 per sq m (1,476). The general annual housing rent negotiations for 2022 resulted in increases of 1.6–1.8%.

Revenue	Jan-Sep 2022, SEK m	30 Sep 2022, SEK/sq m	Jan-Sep 2021, SEK m	30 Sep 2021, SEK/sq m
Lidingö	235.9	1,823	212.5	1,620
North Stockholm	66.5	1,166	30.7	1,104
City/Bromma	65.1	1,831	11.2	1,922
South Stockholm/Nacka	101.4	1,903	10.0	1,929
<b>Total</b>	<b>468.9</b>	<b>1,698</b>	<b>264.3</b>	<b>1,661</b>

## Note 3 Property expenses

Property expenses totalled SEK 155.9 million (94.2), corresponding to SEK 619 per sq m (575), representing a cost increase of SEK 44 per sq m or 8%. The increase in costs was mainly due to higher operating and maintenance expenses attributable to acquired properties and higher costs for media due to price rises.

Operating expenses amounted to SEK 99.2 million (58.7), SEK 31.2 million of which pertained to acquired properties. Maintenance expenses amounted to SEK 22.4 million (13.3), SEK 9.5 million of which pertained to acquired properties.

Property administration expenses amounted to SEK 23.7 million (17.8), mainly attributable to greater property holdings and higher costs in conjunction with the integration of completed acquisitions.

Property expenses	Jan-Sep 2022, SEK m	30 Jun 2022, SEK/sq m	Jan-Sep 2021, SEK m	30 Sep 2021, SEK/sq m
Lidingö	73.9	604	70.6	542
North Stockholm	36.4	695	17.5	622
City/Bromma	19.8	586	3.3	596
South Stockholm/Nacka	25.8	589	2.9	628
<b>Total</b>	<b>155.9</b>	<b>619</b>	<b>94.3</b>	<b>575</b>

Property expenses/sq m	Lidingö	North Stockholm	City/Bromma	South Stockholm/Nacka	Total
Operating expenses	381	441	335	354	383
Maintenance	80	117	103	103	95
Property tax	36	31	58	42	39
Property administration	107	107	91	91	102
<b>Total</b>	<b>604</b>	<b>695</b>	<b>586</b>	<b>589</b>	<b>619</b>

## Note 4 Central administration costs

Central administration costs comprise costs for company management, business development and central support functions. During the period, expenses amounted to SEK 44.2 million (39.4).

## Note 5 Net financial items

Net financial items amounted to SEK 129.0 million (50.5). Rising market interest rates (SEK 70.3 million) and increased credit volume (SEK 8.2 million) accounted for the SEK 78.5 million increase and in net financial items. Capitalised financial expenses for ongoing projects amounted to SEK 1.5 million (1.7). Ground rent of SEK 9.0 million (1.8) is included in net financial items. The average interest rate, including the effects of interest-rate derivatives, was 2.19% (1.40) at the end of the period. The average interest coverage ratio was a multiple of 2.2 (2.6) at the end of the period.

## Note 6 Changes in value

Changes in property values amounted to a loss of SEK 14.3 million (gain: 856.6). Realised changes in the value of divested properties in the period amounted to a loss of SEK 14.0 million (gain: 0.9). Unrealised changes in property values amounted to a loss of SEK 0.3 million (gain: 855.7). The value changes were also attributable to an improved net operating income linked to implemented investments, changed yield requirement assessments and acquired properties.

The average valuation yield for the Group was 2.8% (2.7% on 31 December 2021).

Unrealised changes in value	Jan-Sep 2022, SEK m	Jan-Sep 2021, SEK m
Change in net operating income	197.2	65.7
Ongoing projects/development rights	191.3	111.7
Yield requirement	-415.5	501.2
Acquired properties	26.8	177.1
<b>Total</b>	<b>-0.3</b>	<b>855.7</b>

Unrealised changes in the value of interest-rate derivatives in the period amounted to SEK 275.1 million (32.4). The change was mainly due to rising market interest rates.

**Note 7 Tax**

Current tax for the period was an expense of SEK 9.3 million (expense: 0.1). Deferred tax amounted to an expense of SEK 80.8 million (expense: 206.3) and was impacted by unrealised changes in net property and derivative values of a negative SEK 53.7 million (negative: 183.1). Other fiscal adjustments are not included in non-deductible interest expenses of SEK 2.3 million (30.7), for which the tax value has not been capitalised since the opportunities to utilise these adjustments in the future is deemed uncertain.

The Group's loss carryforwards are estimated at SEK 534.6 million (533.4 on 31 December 2021), and comprise the basis for the Group's deferred tax assets. The deferred tax liability pertains primarily to temporary differences between the fair values and the fiscal residual values of properties. The properties' fair values exceed their fiscal values by SEK 11,352.4 million (11,658.0 on 31 December 2021). The full nominal tax rate of 20.6% is recognised as deferred tax liabilities, less deferred tax pertaining to historical asset acquisitions.

SEK m	Tax base, current tax	Tax base, deferred tax
Income from property management	139.9	–
<i>Tax deductible</i>		
Depreciation	-76.3	76.3
New builds and redevelopments	-25.0	25.0
Other fiscal adjustments	5.5	31.2
<b>Taxable income from property management</b>	<b>44.1</b>	<b>132.5</b>
Changes in property values	–	-14.3
Changes in derivative values	–	275.1
<b>Taxable earnings before loss carryforwards</b>	<b>44.1</b>	<b>393.3</b>
Loss carryforwards, opening balance	-533.4	533.4
Loss carryforwards, closing balance	534.6	-534.6
<b>Taxable profit</b>	<b>45.3</b>	<b>392.1</b>
<b>Tax for the period</b>	<b>-9.3</b>	<b>-80.8</b>

SEK m	Tax base	Nominal tax liability	Actual tax liability/asset
Properties	11,352.4	-2,338.6	-681.1
Derivatives	-249.9	-51.5	-47.5
Loss carryforwards	534.6	110.1	90.9
Untaxed reserves	-38.2	-7.9	-2.3
<b>Total</b>	<b>-11,105.9</b>	<b>-2,287.8</b>	<b>-640.0</b>
Property, asset acquisitions	4756.1	979.8	–
<b>Total</b>	<b>-6,349.9</b>	<b>-1,308.1</b>	<b>-640.0</b>
<b>According to balance sheet</b>		<b>-1,308.1</b>	

The nominal tax liability recognised in the balance sheet was a net amount of SEK 1,308.1 million (1,072.7). However, the actual net tax liability was calculated at SEK 640.0 million (526.0). A tax rate of 6% has been assumed for the estimated, actual deferred tax on the Group's properties, based on a discount interest rate of 3%. This estimation was conducted with regard to the applicable tax legislation, which means that properties can be sold in a corporate wrapper with no tax consequences. The assumption underlying this assessment is that the properties will be divested on an ongoing basis over a 50-year period and where 90% of the properties will be sold using a corporate wrapper and 10% will be divested through direct property transfers.

Tax deductions for the indirect transactions have been estimated at 5.5%. In respect of loss carryforwards and derivatives, the estimated actual tax liability was calculated based on a discount interest rate of 3%, whereby the assessment is that the loss carryforwards will be realised over a ten-year period and the derivatives will be realised over an eight-year period. This means that the estimated actual tax is 17% for loss carryforwards and 19% for derivatives.



# Condensed consolidated balance sheet

Amounts in SEK m	Note	30 Sep 2022	30 Sep 2021	31 Dec 2021
<b>Assets</b>				
Investment properties	8	15,799.1	14,228.4	15,894.5
Right-of-use assets, leaseholds	9	332.8	292.0	332.8
Interest-rate derivatives	10	249.9	–	–
Other non-current assets		12.5	11.3	11.9
<b>Total non-current assets</b>		<b>16,394.3</b>	<b>14,531.7</b>	<b>16,239.2</b>
Current receivables		191.6	56.7	79.1
Cash and cash equivalents		109.5	167.9	227.5
<b>Total current assets</b>		<b>301.1</b>	<b>224.6</b>	<b>306.6</b>
<b>Total assets</b>		<b>16,695.4</b>	<b>14,756.3</b>	<b>16,545.7</b>
<b>Equity and liabilities</b>				
Equity attributable to Parent Company shareholders	10	5,721.9	4,583.0	5,143.9
Non-controlling interests		107.6	99.6	106.2
<b>Total equity</b>		<b>5,829.5</b>	<b>4,682.5</b>	<b>5,250.2</b>
Provisions		1.5	1.8	1.8
Lease liability, leaseholds	9	332.8	292.0	332.8
Non-current interest-bearing liabilities	10	6,493.6	5,444.0	6,224.6
Other non-current liabilities		7.0	10.1	10.1
Deferred tax liabilities	7	1,308.1	1,072.7	1,227.5
Interest-rate derivatives	10	–	40.8	25.2
<b>Total non-current liabilities</b>		<b>8,143.0</b>	<b>6,861.4</b>	<b>7,821.9</b>
Current interest-bearing liabilities	10	2,508.6	2,975.1	3,221.9
Other current liabilities		214.3	237.3	251.8
<b>Total current liabilities</b>		<b>2,722.9</b>	<b>3,212.4</b>	<b>3,473.7</b>
<b>Total liabilities</b>		<b>10,865.9</b>	<b>10,073.8</b>	<b>11,295.6</b>
<b>Total equity and liabilities</b>		<b>16,695.4</b>	<b>14,756.3</b>	<b>16,545.7</b>

# Condensed consolidated statement of changes in equity

Amounts in SEK m	Total shares outstanding, thousand <sup>1, 2)</sup>	Share capital	Other contributed capital	Retained earnings	Equity attributable to Parent Company shareholders	Non-controlling interests	Total equity
<b>Equity on 1 Jan 2021</b>	<b>33,670</b>	<b>11.2</b>	<b>362.8</b>	<b>3,039.7</b>	<b>3,413.7</b>	<b>–</b>	<b>3,413.7</b>
Non-cash issue	2,695	0.9	407.3	–	408.2	–	–
Acquired non-controlling interest	–	–	–	–	–	95.8	–
Profit for the period	–	–	–	761.1	761.1	3.8	764.9
<b>Equity on 30 Sep 2021</b>	<b>36,365</b>	<b>12.1</b>	<b>770.1</b>	<b>3,800.7</b>	<b>4,583.0</b>	<b>99.6</b>	<b>4,682.5</b>
Non-cash issue	–	–	–	–	–	–	–
Acquired non-controlling interest	–	–	–	–	–	–	–
Transactions with non-controlling interests	–	–	–	–	–	–	–
Profit for the period	–	–	–	560.9	560.9	6.7	567.6
<b>Equity on 31 Dec 2021</b>	<b>36,365</b>	<b>12.1</b>	<b>770.1</b>	<b>4,361.7</b>	<b>5,143.9</b>	<b>106.2</b>	<b>5,250.2</b>
Non-cash issue	1,532.1	0.2	267.9	–	268.4	–	268.4
Profit for the period	–	–	–	309.7	309.7	1.3	311.0
<b>Equity on 30 Sep 2022</b>	<b>37,897.0</b>	<b>12.6</b>	<b>1,038.0</b>	<b>4,671.2</b>	<b>5,721.9</b>	<b>107.5</b>	<b>5,829.5</b>

<sup>1)</sup> Two new issues, of 672,208 and 859,930 shares respectively, were conducted in conjunction with the acquisition of properties by Gullmarsplan. The shares were registered on 3 February and 6 May 2022. The number of shares on 30 September was 37,896,965.

<sup>2)</sup> On 30 September 2022, the quotient value of the shares was SEK 0.33 per share (SEK 0.33).

# Balance sheet

## on 30 September 2022

### Note 8 Investment properties

John Mattson's property portfolio is located across five municipalities in the Stockholm region – in Lidingö, Sollentuna, Nacka, Upplands Väsby and in the City of Stockholm.

At the end of the period, property value totalled SEK 15,799.1 million (15,894.5 on 31 December 2021). The property value has decreased SEK 95.4 million compared with the end of last year, which was primarily due to divestments, acquisitions and investments in new builds and investment properties. Residential properties account for 87% of the portfolio's value, commercial properties for 9% and development properties for 4%. The total lettable area amounted to 355,200 square metres (355,500) and the rental value on 30 September amounted to SEK 617 million (551). The portfolio comprises 4,396 apartments (4,414).

### Sales and disposals

During the period, total investments amounted to SEK 893.9 million (6,398.4), of which SEK 643.2 million (6,143.8) pertained to acquisitions. Investments in new builds amounted to SEK 178.9 million (95.9), and mainly pertained to the new build projects in Upplands Väsby and Örby centrum. Investments in completed upgrades amounted to SEK 31.35 million (116.3). During the period, 76 (339) apartments were upgraded.

Change in property value	SEK m
<b>Property value, opening balance on 1 Jan 2022</b>	<b>15,894.5</b>
+ Acquisitions	643.2
+ Investments in new builds	178.9
+ Investments in base upgrades	31.3
+ Other investments	40.4
- Sales	989.0
+/- Unrealised changes in value	-0.3
<b>Property value, closing balance on 30 Sep 2022</b>	<b>15,799.1</b>

### Property value

The Group's properties are recognised at fair value in line with level 3 under IFRS. As of 30 September 2022, parts of the portfolio were externally valued by Cushman & Wakefield, which corresponded to 25% of the property portfolio's total value. The remainder of the property portfolio was valued internally. The valuations of investment properties use a cash-flow model with an individual assessment for each property's future

earnings potential. The valuations are based on an analysis of completed property transactions for similar properties to assess market yield requirements.

Development properties are valued either as development rights or ongoing projects. Development rights are valued based on their assessed market value per square metre GFA. Ongoing projects are valued at their completed value less remaining investments and a risk premium depending on the phase of the project.

The external valuations are normally conducted using a calculation period of ten years, the period from October 2022 to December 2032. For an assessment of residual value at the end of the calculation horizon, net operating income for 2033 has been calculated. A couple of the valuation objects comprise new build projects that are not liable for property tax for a period of 15 years from completion. For these properties, the calculation horizon has been extended to take this into account.

The internal valuation model has been prepared and is based on a residual value calculation supported by inputs from external valuations. Moreover, ongoing assessments are made of any other indications affecting the fair value of the properties, such as tenants vacating, notice of termination and significant changes in yield requirements.

In addition to assumed long-term inflation of 2.0%, the assessment of a property's future earnings capacity has also taken into consideration any changes in rent levels, occupancy rates and yield requirements.

Property-related key metrics	Jan-Sep 2022	Jan-Sep 2021	Jan-Dec 2021
Rental value SEK/sq m	1,746	1,758	1,715
Economic occupancy rate, %	96.9	95.7	95.6
Property expenses, SEK/sq m	619	575	618
Net operating income, SEK/sq m	1,079	1,086	1,009
Property value, SEK/sq m	44,476	45,357	44,710
Lettable area at the end of the period, thousand sq m	355	314	356
Average valuation yield, %	2.8	2.8	2.7

### Note 9 Right-of-use assets and lease liabilities

In accordance with IFRS 16 – Leases, the value of leaseholds is recognised as a right-of-use asset together with a corresponding lease liability. As of 30 September 2022, the estimated total value of the right-of-use assets and the liability was SEK 332.8 million (332,8).

# Financing

## Note 10 Financing

John Mattson strives to keep financial risk low with a long-term LTV ratio that is not permitted to exceed 50% and a long-term interest coverage ratio of not less than 1.5.

### Equity

As of 30 September 2022, equity attributable to Parent Company shareholders totalled SEK 5,721.9 million (5,143.9), which corresponds to SEK 150.99 (141.45) per share. During the period, equity attributable to Parent Company shareholders increased SEK 309.7 million (1,322.0) with profit for the period and SEK 268.4 million through the non-cash issue.

### Interest-bearing liabilities

John Mattson conducts its borrowing through banks using mortgage deeds as collateral. At the end of the period, John Mattson had credit agreements for SEK 9,112.5 million (9,518.6).

The credit volumes utilised at the end of the period amounted to SEK 9,002.3 million (9,446.5), of which SEK 6,494.0 million (6,224.6) was a non-current liability and SEK 2,508.3 million (3,221.9) was a current liability.

External borrowing during the period amounted to SEK 1,696.5 million (4,363.7). Loan repayments during the period amounted to SEK 2,140.8 million (11.2).

At the end of the period, net interest-bearing liabilities amounted to SEK 8,892.6 million (9,219.0), corresponding to an LTV ratio of 56.3% (58.0).

Disposable liquidity, which comprises unutilised overdraft facilities and cash balances, amounted to SEK 109.5 million (262.2) at the end of the period. Moreover, a credit facility for SEK 25 million is in place for future financing needs.

The average loan-to-maturity, including credit commitments, was 2.9 years (2.) at the end of the period.

### Fixed interest and interest-rate derivatives

The interest-rate maturity structure is allocated over time to ensure the stability of net financial items. John Mattson utilises derivatives in the form of interest-rate swaps to limit risk for floating-rate loans. An interest-rate swap is an agreement between two parties to swap interest payments over a fixed period. By combining floating rate (Stibor) loans with interest-rate swaps, a predetermined interest rate can be secured for the duration of the swap. The agreement means that the

company receives a floating interest rate (corresponding to the interest rate under the loan agreement) at the same time as a fixed interest rate (swap interest rate) is paid.

In accordance with the accounting rules in IFRS 9, these derivatives must be marked to market. Irrespective of the credit margin, if the agreed interest rate for a derivative deviates from the market interest rate, a theoretical surplus or deficit value arises for the interest-rate derivative, and this non-cash item is recognised in profit or loss. On expiry, the derivative contract's market value dissolves entirely and, accordingly, the value change over time has had no impact on equity.

John Mattson has contracted interest-rate swaps to a nominal value of SEK 4,789.0 million (2,343.0), corresponding to 61.9% (37.1) of interest-bearing liabilities with a floating rate (Stibor).

The contracted interest-rate swaps mature from 2023 to 2030. The market value of interest-rate derivatives at the end of the period was SEK 250.4 million (negative: 25.2). The amount will be gradually reversed and recognised in profit or loss up to the end date of the derivatives, regardless of the interest-rate level. No hedge accounting is applied. The fair values of non-current interest-bearing liabilities do not deviate significantly from their carrying amounts, since the discounting effect is not material.

John Mattson's average fixed-interest tenor, including interest-rate swaps, was 2.8 years (2.0) at the end of the period.

The average interest rate for the Group's total interest-bearing liability, including the effect of interest-rate swaps, was 2.19% (1.35) at the end of the period.

## Note 11 Transactions with related parties

The Group's related parties include all Board Members and members of executive management as well as individuals and companies related to these parties. All transactions with related parties are conducted on commercial terms. Chairman of the Board Johan Ljungberg is a part-owner of John Mattson Fastighetsföretagen AB via Tagehus Holding AB. Tagehus Holding AB owns the construction consultancy Credentia AB, from which John Mattson purchased services during the period from 1 January to 30 September 2022 for SEK 0.0 (0.0). All transactions were conducted on normal market terms. No other transactions with related parties took place.

### Fixed-interest and loan-to-maturity periods on 30 September 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	3,011.0	3.55	33	2,518.3	2,508.3	28	0	-
1-2 years	234.0	-2.08	3	1,542.0	1,441.9	16	471	-
2-3 years	1,648.6	1.39	18	1,269.0	1,269.0	14	1,468	-
3-4 years	1,997.0	1.48	22	622.0	622.0	7	1,550	-
4-5 years	496.4	2.12	6	1,517.5	1,517.5	17	400	-
>5 years	1,615.3	1.98	18	1,643.6	1,643.6	18	900	-
<b>Total</b>	<b>9,002</b>	<b>2.19</b>	<b>100</b>	<b>9,112</b>	<b>9,002</b>	<b>100</b>	<b>4,789</b>	<b>-0.35</b>

<sup>1)</sup> Average interest rate at the end of the period including derivatives.

<sup>2)</sup> Volume-weighted average interest for interest-rate derivatives.



# Condensed consolidated cash-flow statement

Amounts in SEK m	Jul-Sep 2022	Jul-Sep 2021	Jan-Sep 2022	Jan-Sep 2021	Rolling 12 months Oct 2021-Sep 2022	Jan-Dec 2021
<i>Operating activities</i>						
<b>EBT</b>	<b>-197.2</b>	<b>468.8</b>	<b>401.1</b>	<b>971.3</b>	<b>1,122.2</b>	<b>1,692.3</b>
<i>Adjustment for non-cash items</i>						
Change in property values	295.1	-422.6	14.3	-855.7	-668.2	-1,538.2
Change in value of interest-rate derivatives	-50.1	-9.1	-275.1	-32.4	-290.7	-48.0
Depreciation and disposals	0.9	0.7	2.5	2.1	3.4	3.0
Other non-cash items, etc.	0.3	-5.8	-0.2	0.3	-2.3	-1.8
Taxes paid	-2.8	-4.4	-9.3	-4.5	-10.4	-5.6
<b>Cash flow from operating activities before changes in working capital</b>	<b>46.2</b>	<b>27.6</b>	<b>133.2</b>	<b>81.1</b>	<b>153.8</b>	<b>101.7</b>
<i>Cash flow from changes in working capital</i>						
Change in operating receivables	-14.9	7.7	-6.9	5.3	0.1	12.3
Change in operating liabilities	32.4	12.0	-156.5	19.0	-168.4	7.1
<b>Cash flow from operating activities</b>	<b>63.7</b>	<b>47.3</b>	<b>-30.2</b>	<b>105.4</b>	<b>-14.4</b>	<b>121.1</b>
<i>Investing activities</i>						
Investments in equipment	-0.6	-0.7	-3.7	-3.3	-4.8	-4.4
Net acquisition of investment properties <sup>1)</sup>	0.0	-2,965.3	-263.9	-3,120.0	-1,138.1	-3,994.2
Investments in investment properties	-81.9	-57.1	-250.7	-146.5	-358.8	-254.6
Divestments of non-current assets	662.8	-	874.9	1.0	874.9	1.0
<b>Cash flow from investing activities</b>	<b>580.3</b>	<b>-3,023.0</b>	<b>356.6</b>	<b>-3,268.8</b>	<b>-626.7</b>	<b>-4,252.1</b>
<i>Financing activities</i>						
Borrowings	459	3,114.8	1,696.5	3,333.6	2,726.6	4,363.7
Repayments of borrowings	-1,161.2	-2.8	-2,140.8	-8.4	-2,143.7	-11.2
<b>Cash flow from financing activities</b>	<b>-702.2</b>	<b>3,112.0</b>	<b>-444.3</b>	<b>3,325.3</b>	<b>582.9</b>	<b>4,352.5</b>
<i>Cash flow for the period</i>	<b>-58.3</b>	<b>136.2</b>	<b>-117.9</b>	<b>161.9</b>	<b>-58.3</b>	<b>221.5</b>
Opening balance, cash and cash equivalents	167.8	31.6	227.5	6.0	167.9	6.0
Closing balance, cash and cash equivalents	109.5	167.9	109.5	167.9	109.5	227.6

<sup>1)</sup> Consolidated additional cash-flow statement disclosures

## Acquisition of investment properties in corporate wrappers:

Amounts in SEK m	Jul-Sep 2022	Jul-Sep 2021	Jan-Sep 2022	Jan-Sep 2021	Rolling 12 months Oct 2021-Sep 2022	Jan-Dec 2021
Investment properties	-	5,097.9	643.2	5,268.5	1,518.5	6,143.8
Operating receivables	-	25.3	5.7	25.3	19.4	39.0
Cash and cash equivalents	-	158.1	6.8	158.1	143.4	294.7
Deferred tax assets, accrual reserves	-	-1.3	-	-1.3	-5.5	-6.8
Assumed operating liabilities	-	-117.3	-116.6	-133.2	-125.9	-142.5
Assumed interest-bearing liabilities	-	-1,533.1	-	-1,533.1	-	-1,533.1
Less: Previously recognised participation in profits of associates	-	-2.2	-	-2.2	-	-2.2
Net assets acquired	-	3,627.4	539.0	3,782.1	1,549.8	4,792.9
Non-cash issue *	-	-408.2	-268.4	-408.2	-268.4	-408.2
Acquired non-controlling interest	-	-95.8	-	-95.8	-	-95.8
Purchase price paid	-	3,123.4	270.7	3,278.1	1,281.5	4,288.9
Less: Cash and cash equivalents in acquired operations	-	-158.1	-6.8	-158.1	-143.4	-294.7
Net impact on cash and cash equivalents (positive = decrease)	-	2,965.3	263.9	3,120.0	1,138.1	3,994.4

# Parent Company

The operations of the Parent Company, John Mattson Fastighetsföretagen AB (publ) with corporate identification number 556802-2858, primarily encompass shared Group services pertaining to strategy, communication, business development and accounting/finance.

## Condensed Parent Company income statement

Amounts in SEK m	Jan-Sep 2022	Jan-Sep 2021	Jan-Dec 2021
Revenue	10.0	9.4	20.2
Central administration costs	-30.5	-26.8	-36.5
<b>EBIT</b>	<b>-20.5</b>	<b>-17.4</b>	<b>-16.3</b>
Net interest	-39.4	-6.9	-19.4
<b>Loss after financial items</b>	<b>-59.9</b>	<b>-24.3</b>	<b>-35.7</b>
Appropriations	-	-	36.2
<b>EBT</b>	<b>-59.9</b>	<b>-24.3</b>	<b>0.5</b>
Tax	4.2	3.6	-2.9
<b>Profit/loss for the period</b>	<b>-55.7</b>	<b>-20.7</b>	<b>-2.4</b>

## Condensed Parent Company balance sheet

Amounts in SEK m	30 Sep 2022	30 Sep 2021	31 Dec 2021
<b>Assets</b>			
Participations in Group companies	5,317.5	5,307.9	5,317.5
Deferred tax assets	7.2	9.5	3.0
Receivables from Group companies	-	254.7	387.4
Other current receivables	8.7	9.8	7.6
Cash and cash equivalents	6.1	6.2	9.9
<b>Total assets</b>	<b>5,339.5</b>	<b>5,587.9</b>	<b>5,725.5</b>
<b>Equity and liabilities</b>			
Equity	1,850.2	1,619.2	1,637.5
Non-current liabilities to credit institutions	475.0	1,400.0	1,800.0
Liabilities to Group companies	1,983.7	855.7	977.7
Current liabilities to credit institutions	1,017.0	1,700.0	1,300.0
Other current liabilities	13.6	13.1	10.3
<b>Total equity and liabilities</b>	<b>5,339.5</b>	<b>5,587.9</b>	<b>5,725.5</b>

Two new issues, of 672,208 and 859,930 shares respectively, were conducted in conjunction with the acquisitions of properties by Gullmarsplan. The shares were registered on 3 February and 6 May 2022. The number of shares on 30 September was 37,896,965.

# Opportunities and risks in the Group and Parent Company

**John Mattson has a stable cash flow with with 82% of the lettable area comprising residential properties in attractive locations in the Stockholm region. It is the company's assessment that demand for rental properties in these locations will remain high.**

## Opportunities and risks in cash flow

Of John Mattson's total rental revenues, around 76% is generated by residential tenants. The vacancy rate is low and rents are relatively secure and predictable. John Mattson's properties are located in attractive areas with healthy demand in the Stockholm region.

The main operating expenses for John Mattson are for media, which include electricity, heat and water. Electricity costs have been more volatile in 2022 than in previous periods.

John Mattson has stable cash flow from operating activities before changes in working capital.

Interest expenses are one of John Mattson's single largest expenses and are impacted by changes in market interest rates, whereby rising market interest rates over time are normally an effect of economic growth and rising inflation. Accordingly, the interest-bearing borrowing means that John Mattson is exposed to interest-rate risk, among other risks.

Full-year effect, next 12 months, SEK m	Change +/-	Impact on income from property management
Rental value	5%	+/- 31.0
Economic occupancy rate	1 percentage point	+/- 6.2
Property expenses	5%	+/- 10.8
Underlying market interest rate	1 percentage point	-46.8 / +25.3

## Opportunities and risks with property values

John Mattson initially recognises its properties at fair value with changes in value recognised in profit or loss. This entails increased volatility, primarily for earnings, but also for the financial position.

The market value of properties is determined by market supply and demand. The properties' values are based on their net operating income and yield requirements. A higher net operating income or lower yield requirement has a positive impact on the value. A lower net operating income or higher yield requirement has a negative impact on the value. The impact of a percentage change in property value on the LTV ratio is illustrated below.

	-20%	-10%	0%	+10%	+20%
Change in value, SEK m	-3,160	-1,580	0	1,580	3,160
Loan-to-value (LTV) ratio, %	70.4	62.5	56.3	51.2	46.9

## Financial risk

John Mattson strives to limit financial risks with a long-term LTV ratio that is not permitted to exceed 50% and a long-term interest coverage ratio of not less than 1.5. At the end of the period, the loan-to-value ratio was 56.3% (58.0). Access to external funding is one of the key risk parameters that the company has to manage. This is kept in check through access to disposable liquidity, in addition to a low LTV ratio.

Disposable liquidity, which comprises unutilised overdraft facilities and cash balances, amounted to SEK 109.5 million (262.6) at the end of the period. Moreover, a credit facility for SEK 25 million is in place for future financing needs. The company's volume-weighted average loan-to-maturity amounted to 2.9 years (2.1) at the end of the period. To limit the company's exposure to increasing interest rates, agreements concerning interest-rate swaps have been concluded with banks for a nominal amount of SEK 4,789 million (2342,6), representing 61.9% (37,1) of interest-bearing liabilities with a floating rate (Stibor).

## Sustainability risks

John Mattson's sustainability agenda is integrated into the company's business model. Sustainability-related risks that are deemed the most material for the company's development are social conditions, negative environmental impact and climate change as well as issues related to the company's code of conduct and employees.

John Mattson takes an overall approach towards buildings as well as outdoor areas to create safe, attractive and sustainable neighbourhoods and local communities. The company works together with municipalities, the police, other property owners and organisations on safety issues and works systematically to prevent improper rental conditions.

In 2022, John Mattson strengthened its initiatives in environmental sustainability through the adoption of new long-term sustainability targets, including science-based climate targets, as well as through the decision to strengthen the environmental organisation to enable delivery on these sustainability targets.

The code of conduct is reviewed annually, and each year all employees review the supplemental policies. In areas that involve all employees, the company's core values are continuously reinforced. John Mattson has a clear process for performance appraisals and works systematically to prevent accidents and work-related illness.

## A turbulent business environment

The war in Ukraine is having both a direct and an indirect impact on the company. Rising inflation and interest rates as well as supply chain disruptions mean the company needs to continuously analyse current conditions and take appropriate action when needed.

# Key metrics

Key metrics	Jul-Sep 2022	Jul-Sep 2021	Jan-Sep 2022	Jan-Sep 2021	Rolling 12 months Oct 2021-Sep 2022	Jan-Dec 2021
<b>Property-related key metrics</b>						
Surplus ratio during the period, %	70.7	67.7	66.7	64.3	64.1	61.3
Economic occupancy rate at the end of the period, %	97.1	95.7	97.1	95.7	97.1	95.6
Rental value at the end of the period, SEK m	617.3	551.4	617.3	551.4	617.3	609.7
Rental value, apartments, at the end of the period, SEK/sq m	1,599	1,575	1,599	1,575	1,599	1,557
Lettable area at the end of the period, thousand sq m	355.2	313.7	355.2	313.7	355.2	355.5
Investments in new builds, extensions and redevelopments, SEK m	82.0	56.8	250.7	146.3	359.1	254.6
Investments – acquisitions, SEK m	5.3	5,097.9	643.2	5,268.5	1,523.8	6,143.8
Property value at the end of the period, SEK m	15,799.1	14,228.4	15,799.1	14,228.4	15,799.1	15,894.5
Property value, at the end of the period, SEK/sq m	44,476	45,357	44,476	45,357	44,476	44,710
Total number of apartments	4,396	3,891	4,396	3,891	4,396	4,414
No. of upgraded apartments during the period	10	78	76	248	167	339
<b>Key financial metrics</b>						
Rental revenues, SEK m	157.0	101.7	468.9	264.3	612.5	407.9
Net operating income, SEK m	110.9	68.9	313.0	170.0	392.7	249.8
Income from property management, SEK m	47.4	34.9	139.9	80.2	162.8	103.1
Earnings after tax for the period	-156.0	369.6	311.0	764.9	880.2	1,332.5
LTV ratio at the end of the period, %	56.3	58.0	56.3	58.0	56.3	58.0
Average interest rate at the end of the period, %	2.2	1.4	2.2	1.4	1.7	1.4
Interest coverage ratio during the period, multiple	2.0	2.6	2.2	2.6	2.0	2.2
Fixed-interest tenor, at the end of the period, years	2.8	2.1	2.8	2.1	2.8	2.0
Loan-to-maturity at the end of the period, years	2.9	2.3	2.9	2.3	2.9	2.1
NAV, SEK m	6,780.1	5,696.5	6,780.1	5,696.5	6,780.1	6,396.6
NNNAV, SEK m	6,390.0	5,129.7	6,390.1	5,129.7	6,390.1	5,765.1
<b>Share-related key metrics</b>						
Income from property management, SEK/share	1.25	1.01	3.73	2.36	4.46	2.98
Growth in income from property management, SEK/share, %	24.2	7.9	58.5	5.9	58.0	6.0
Profit after tax attributable to Parent Company shareholders, SEK/share	-4.06	10.55	8.27	22.38	23.7	38.21
NAV, SEK/share	178.91	156.65	178.91	156.65	178.91	175.90
Growth in NAV, SEK/share, %	14.2	36.0	14.2	36.0	14.2	36.1
NNNAV, SEK/share	168.61	141.06	168.61	141.06	168.61	158.54
Equity attributable to Parent Company shareholders, SEK/share	150.99	126.03	150.99	126.03	150.99	141.45
Market capitalisation at the end of the period, SEK/share	82.10	172.00	82.10	172.00	82.10	199.40
Average No. of shares during the period	37,896,965	34,666,916	37,424,431	34,005,978	36,481,527	34,600,537
No. of shares outstanding at the end of period	37,896,965	36,364,827	37,896,964	36,364,827	37,896,965	36,364,827

Definitions of key metrics are provided on page 24.



# Accounting policies

The condensed interim report for the Group has been prepared in accordance with IAS 34 Interim Financial Reporting together with the appropriate provisions of the Annual Accounts Act. The accounting and measurement policies applied remain unchanged from the annual report. John Mattson monitors the business as a single unit whose earnings in their entirety are reported to and evaluated by the CODM. Accordingly, the Group only reports one segment.

## Parent Company

The Parent Company applies the same accounting policies as the Group with the exceptions stipulated in Note 1 of the Parent Company notes in the 2021 Annual Report. For further information on the accounting policies, please refer to the Group's 2021 Annual Report, which is available on John Mattson's website.

---

## Significant events after the end of the period

- A reorganisation was started in October entailing a reduction of ten FTEs, equivalent to around 20% of the total number of employees. The organisational change will be implemented gradually until 1 February 2023.
- The final part of the payment was received from the sale of the Älgen 24 property. The purchaser took possession of the property on 30 September with payment of SEK 100 million of the price following possession.
- Completion of an apartment building in Upplands Väsby with 73 apartments.

Lidingö, 10 November 2022

**Johan Ljungberg**  
*Chairman of the Board*

**Håkan Blixt**  
*Board Member*

**Ulrika Danielsson**  
*Board Member*

**Ingela Lindh**  
*Board Member*

**Christer Olofsson**  
*Board Member*

**Per Nilsson, CEO**  
*Chief Executive Officer*

# Auditor's review report

To the Board of Directors of John Mattson Fastighetsföretagen AB (publ), Corp. Reg. No. 556802-2858

## Introduction

We have reviewed the condensed interim financial information (interim report) of John Mattson Fastighetsföretagen AB (publ) as of 30 September 2022 and the nine-month period then ended. The Board of Directors and the CEO are responsible for the preparation and presentation of the interim financial information in accordance with IAS 34 and the Swedish Annual Accounts Act. Our responsibility is to express a conclusion on this interim report based on our review.

## Scope of review

We conducted our review in accordance with the International Standard on Review Engagements ISRE 2410, Review of Interim Report Performed by the Independent Auditor of the Entity. A review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with

International Standards on Auditing, ISA, and other generally accepted auditing standards in Sweden.

The procedures performed in a review do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

## Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim report is not prepared, in all material respects, in accordance with IAS 34 and the Swedish Annual Accounts Act regarding the Group, and with the Swedish Annual Accounts Act regarding the Parent Company.

Stockholm, 10 November 2022

Ernst & Young AB

Katrine Söderberg  
Authorised Public Accountant

# The John Mattson share

John Mattson's shares are listed on Nasdaq Stockholm, Mid Cap.  
As of 30 September 2022, the market capitalisation was SEK 3.3 billion.

John Mattson's share was listed on Nasdaq Stockholm, Mid Cap as of 5 June 2019. The share price in conjunction with the listing was SEK 90 and the closing price on 30 September 2022 was SEK 82.10. The lowest closing price in the quarter was SEK 80.20, recorded on 29 September. The highest closing price in the quarter was SEK 115.0, recorded on 12 August.

Over the quarter, stock turnover on Nasdaq Stockholm amounted to 1,229,991 shares with a combined value of SEK 116.8 million, representing an annualised stock turnover of 13.0%. Nasdaq Stockholm accounted for 83.57% of all trading in John Mattson shares.

John Mattson has one class of shares and each share entitles the holder to one vote.

## Net asset value

By the end of the period, NAV amounted to SEK 178.91 per share (156.65). NAV increased 14.2% compared with 30 September 2021. NNNAV amounted to SEK 6,390.0 million (5,129.7) or SEK 168.61 per share (141.06) at the end of the period, following deductions for the estimated actual deferred tax liability.

## Dividend policy

Over the long term, dividends are to amount to 50% of annual income from property management. Because John Mattson will prioritise value-creating investments in the property portfolio over the years ahead, dividends over the next few years may in the short term drop below the long-term target or may not even transpire.

## Main shareholders on 30 September 2022

The table below presents the owners with a shareholding in John Mattson exceeding 3% together with other shareholders.

	No. of shares	Percentage
AB Borudan Ett	14,351,055	37.9
Tagehus Holding AB	4,786,698	12.6
Carnegie Fonder	3,250,000	8.6
Fidelity Investments (FMR)	1,882,922	5.0
Prior & Nilsson Fonder	1,747,337	4.6
Other shareholders	11,878,953	31.3
<b>Total</b>	<b>37,896,965</b>	<b>100%</b>
Of which, foreign shareholders	3,616,976	9.54

Source: Consolidated and compiled data from Euroclear/Modular Finance

## Net asset value

	30 Sep 2022		30 Sep 2021		31 Dec 2021	
	SEK m	SEK/ share	SEK m	SEK/ share	SEK m	SEK/ share
Equity attributable to Parent Company share-holders, according to balance sheet	5,721.9	150.99	4,583	126.03	5,143.9	141.45
<b>Add back</b>						
Derivatives according to balance sheet	-249.9	-6.59	40.8	1.12	25.2	0.69
Deferred tax liability in balance sheet	1,308.1	34.52	1,072.7	29.5	1,227.5	33.76
<b>NAV</b>	<b>6,780.1</b>	<b>178.91</b>	<b>5,696.5</b>	<b>156.65</b>	<b>6,396.6</b>	<b>175.90</b>
<b>Less:</b>						
Derivatives according to balance sheet	249.9	6.59	-40.8	-1.12	-25.2	-0.69
Estimated actual deferred tax liability	-640.0	-16.89	-526.0	-14.46	-606.3	-16.67
<b>NNNAV</b>	<b>6,390.0</b>	<b>168.61</b>	<b>5,129.7</b>	<b>141.06</b>	<b>5,765.1</b>	<b>158.54</b>

## Share-related key metrics

	Jan-Sep 2022	Jan-Sep 2021	Jan-Dec 2021
Income from property management, SEK/share	3.73	2.36	2.98
Growth in income from property management, SEK/share, %	58.5	5.9	6.0
Profit after tax attributable to Parent Company shareholders, SEK/share	8.27	22.38	38.21
NAV, SEK/share	178.91	156.65	175.90
Growth in NAV, SEK/share, %	14.2	36.0	36.1
NNNAV, SEK/share	158.61	141.06	158.54
Equity attributable to Parent Company shareholders, SEK/share	150.99	126.03	141.45
Market capitalisation at the end of the period, SEK/share	82.10	172.0	199.40
Market capitalisation (SEK/share)/NAV, SEK/share at the end of the period	0.46	1.10	1.13
Average No. of shares during the period	37,424,431	34,005,978	34,600,537
No. of shares outstanding at the end of period	37,896,965	36,364,827	36,364,827

## Development of share capital

Year	Event	Changes in no. of shares <sup>1, 2)</sup>	Total no. of shares	Change in share capital (SEK)	Share capital (SEK)	Quotient value (SEK)
2010	Founded	1,000	1,000	100,000	100,000	100
2011	Bonus issue	-	1,000	9,900,000	10,000,000	10,000
2018	Share split 10,000:1	9,999,000	10,000,000	-	10,000,000	1
2018	New share issue	1,223,344	11,223,344	1,223,344	11,223,344	1
2019	Share split 3:1	22,446,688	33,670,032	-	11,223,344	0.33
2021	Non-cash issue	2,694,795	36,364,827	898,265	12,121,609	0.33
2022	Non-cash issue	672,208	37,037,035	224,069	12,345,678	0.33
2022	Non-cash issue	859,930	37,896,965	286,643	12,632,321	0.33

<sup>1)</sup> Two non-cash issues, of 672,208 and 859,930 shares respectively, were decided in February 2022 in conjunction with the acquisition of properties. The shares were registered on 3 February and 5 May. The number of shares on 30 September was 37,896,965.

<sup>2)</sup> On 30 September 2022, the quotient value of the shares was SEK 0.33 per share (SEK 0.33).

# Definitions

**John Mattson Fastighetsföretagen AB (publ) applies the European Securities and Markets Authority's (ESMA) Guidelines on Alternative Performance Measures (APMs). Under these Guidelines, an APM is a financial measure of historic or projected earnings trends, financial position, financial performance or cash flows that are neither defined nor specified in applicable rules for financial reporting, such as IFRS and the Swedish Annual Accounts Act.**

Key metrics	Definition	Objective
<b>NNNAV, SEK/share</b>	Net asset value (NAV) excluding interest-rate derivatives and estimated actual tax liability at the end of the period divided by shares outstanding on the balance-sheet date.	Used to illustrate John Mattson's current net asset value per share in a manner compatible with other listed companies.
<b>NNNAV, SEK m</b>	NAV excluding interest-rate derivatives and estimated actual tax liability at the end of the period.	An established metric for the Group's net asset value that facilitates analyses and comparison.
<b>LTV ratio at the end of the period, %</b>	Interest-bearing liabilities, excluding lease liabilities for leasehold properties, less cash and cash equivalents as a percentage of the carrying amount for the properties at the end of the period.	Used to illustrate John Mattson's financial risk and shows how large a share of the operations is mortgaged with interest-bearing liabilities. This metric facilitates comparability with other property companies.
<b>Residential properties</b>	Residential property pertains to property that primarily consists of housing, but where a portion of the lettable area may also include other premises and garages.	Not an alternative performance measure.
<b>Equity, SEK/share</b>	Recognised equity attributable to Parent Company shareholders divided by the number of shares outstanding on the balance-sheet date.	This metric shows how large a share of John Mattson's recognised shareholders' equity that each share represents.
<b>Economic occupancy rate at the end of the period, %</b>	Annualised contracted rents in relation to contracted rents plus annualised discounts and vacancies at the end of the period.	This metric facilitates assessment of John Mattson's efficiency at using the floor area in its investment properties.
<b>Property expenses, SEK m</b>	This item includes direct property expenses, such as costs for operations, maintenance and property taxes, as well as indirect property expenses in the form of lettings and property administration.	Not an alternative performance measure.
<b>Property value, at the end of the period, SEK/sq m</b>	The fair value of properties excluding ongoing projects divided by lettable area for properties owned at the end of the period.	Used to illustrate John Mattson's average property value per sq m.
<b>Income from property management, SEK m</b>	Profit excluding value changes and tax.	This metric facilitates increased understanding of John Mattson's profit generation.
<b>Income from property management, SEK/share</b>	Earnings excluding value changes and tax divided by the average number of shares outstanding during the period.	This metric facilitates increased understanding of the trend in income from property management taking shares outstanding into account.
<b>Average economic occupancy rate, %</b>	Rental revenues for the period in relation to the period's gross rents.	This metric is used to measure John Mattson's efficiency during the period at using the floor area in its investment properties.
<b>Average economic occupancy rate, apartments, %</b>	Residential rental revenue for the period in relation to gross rents during the period.	This metric is used to measure John Mattson's efficiency during the period at using the residential floor area in its investment properties.
<b>Average interest rate at the end of the period, %</b>	Weighted average contractual interest rate for all credits in the debt portfolio, including interest-rate derivatives, excluding liabilities and interest rates pertaining to IFRS 16 Leases.	Used to illustrate John Mattson's financial risk.
<b>Rental value, apartments, at the end of the period, SEK/sq m</b>	Annualised contractual residential floor area plus the value of vacancies and discounts at period-end divided by lettable residential floor area for properties owned at the end of the period.	Used to illustrate John Mattson's revenue potential in respect of housing, per square metre.
<b>Rental value at the end of the period, SEK m</b>	Annualised contractual rent plus the annualised value of vacancies and discounts at the end of the period.	Used to illustrate John Mattson's revenue potential.
<b>Contract value at the end of the period, SEK m</b>	This item pertains to contracted annual rents for properties owned at the end of the period.	Not an alternative performance measure.
<b>NAV, SEK m</b>	Recognised equity attributable to Parent Company shareholders, adding back interest-rate derivatives and deferred tax.	An established metric for the Group's net asset value that facilitates analyses and comparison.
<b>NAV, SEK/share</b>	Recognised equity attributable to Parent Company shareholders, adding back interest-rate derivatives and deferred tax, and divided by the number of shares outstanding on the balance-sheet date.	Used to illustrate John Mattson's long-term net asset value per share in a manner compatible with other listed companies.
<b>Net interest-bearing liabilities at the end of the period, SEK m</b>	Interest-bearing liabilities, excluding lease liabilities for leasehold properties, less cash and cash equivalents at the end of the period.	Used to illustrate John Mattson's level of debt.
<b>Interest coverage ratio during the period, multiple</b>	Earnings before value changes with the addition of interest expenses in relation to interest expenses, excluding ground rents recognised as an interest expense under IFRS 16.	This metric is used to illustrate how sensitive John Mattson's earnings are to changes in interest rates; i.e. it shows how many times the company could pay the interest it incurs using profit from business operations.
<b>Surplus ratio, %</b>	Net operating income for the period as a percentage of recognised rental revenues.	Used to illustrate the proportion of John Mattson's revenue that remains after deducting property expenses. This metric is an efficiency ratio that is comparable over time and also between property companies.

# Reconciliation tables

		Jul-Sep 2022	Jul-Sep 2021	Jan-Sep 2022	Jan-Sep 2021	Rolling 12 months	Jan-Dec 2021
<b>NNNAV, SEK/share</b>							
A	NNNAV at the end of the period, SEK m	6,390.0	5,129.7	6,390.0	5,129.7	6,390.0	5,765.1
B	Number of shares outstanding at the end of the period, thousand	37,897	36,365	37,897	36,365	37,897	36,365
<b>A/B</b>	<b>NNNAV, SEK/share</b>	<b>168.61</b>	<b>141.06</b>	<b>168.61</b>	<b>141.06</b>	<b>168.61</b>	<b>158.54</b>
<b>LTV ratio at the end of the period, %</b>							
A	Interest-bearing debt, excluding lease liabilities for leasehold properties, at the end of the period according to balance sheet, SEK m	9,002.2	8,419.1	9,002.2	8,419.1	9,002.2	9,446.5
B	Cash and cash equivalents at the end of the period according to balance sheet, SEK m	109.5	167.9	109.5	167.9	109.5	227.5
C	Investment properties according to balance sheet at the end of the period, SEK m	15,799.1	14,228.4	15,799.1	14,228.4	15,799.1	15,894.5
<b>(A-B)/C</b>	<b>LTV ratio at the end of the period, %</b>	<b>56.3</b>	<b>58.0</b>	<b>56.3</b>	<b>58.0</b>	<b>56.3</b>	<b>58.0</b>
<b>Equity, SEK/share</b>							
A	Equity attributable to Parent Company shareholders at the end of the period, SEK m	5,721.9	4,583.0	5,721.9	4,583.0	5,721.9	5,143.9
B	Number of shares outstanding at the end of the period, thousand	37,897	36,365	37,897	36,365	37,897	36,365
<b>A/B</b>	<b>Equity, SEK/share</b>	<b>150.98</b>	<b>126.03</b>	<b>150.98</b>	<b>126.03</b>	<b>150.98</b>	<b>141.45</b>
<b>Economic occupancy rate at the end of the period, %</b>							
A	Annualised contract value at the end of the period, SEK m	599.0	527.5	599.0	527.5	599.0	582.9
B	Annualised vacancy value at the end of the period, SEK m	16.0	23.9	16.0	23.9	16.0	26.9
<b>A/(A+B)</b>	<b>Economic occupancy rate during the period, %</b>	<b>97.1</b>	<b>95.7</b>	<b>97.1</b>	<b>95.7</b>	<b>97.1</b>	<b>95.6</b>
<b>Property value, at the end of the period, SEK/sq m</b>							
A	Investment properties according to balance sheet at the end of the period, SEK m	15,799.1	14,228.4	15,799.1	14,228.4	15,799.1	15,894.5
B	Lettable area at the end of the period, thousand sq m	355.2	313.7	355.2	313.7	355.2	355.5
<b>A/B</b>	<b>Property value, at the end of the period, SEK/sq m</b>	<b>44,476</b>	<b>45,357</b>	<b>44,476</b>	<b>45,357</b>	<b>44,476</b>	<b>44,710</b>
<b>Income from property management, SEK/share</b>							
A	Income from property management during the period, SEK m	47.4	34.9	139.9	80.2	162.8	103.1
B	Average number of shares outstanding during the period, thousand	37,897	34,667	37,424	34,006	36,482	34,601
<b>A/B</b>	<b>Income from property management, SEK/share</b>	<b>1.25</b>	<b>1.01</b>		<b>2.36</b>		<b>2.98</b>
<b>Income from property management, SEK m</b>							
A	Profit for the period	-156.0	369.6	311.0	764.9	878.5	1,332.5
B	Current and deferred tax	-41.6	99.2	90.1	206.5	243.6	359.9
C	Change in value of investment properties and interest-rate derivatives	-245	431.7	260.8	889.0	958.9	1,587.0
D	Participation in profits of associates	0	2.2	0	2.2	0	2.2
<b>A+B-C-D</b>	<b>Income from property management, SEK m</b>	<b>47.4</b>	<b>34.9</b>	<b>140.3</b>	<b>80.2</b>	<b>163.2</b>	<b>103.1</b>
<b>Average interest rate at the end of the period, %</b>							
A	Annualised interest expense, excluding interest under IFRS 16 Leases, at the end of the period, SEK m	197.1	118.3	197.1	118.3	197.1	127.2
B	Interest-bearing debt, excluding lease liabilities under IFRS 16 Leases, at the end of the period according to balance sheet, SEK m	9,002.2	8,419.1	9,002.2	8,419.1	9,002.2	9,446.5
<b>A/B</b>	<b>Average interest rate at the end of the period, %</b>	<b>2.2</b>	<b>1.4</b>	<b>2.2</b>	<b>1.4</b>	<b>2.2</b>	<b>1.3</b>
<b>Rental value at the end of the period, SEK m</b>							
A	Annualised contract value at the end of the period, SEK m	617.0	527.5	617.0	527.5	617.0	582.9
B	Annualised vacancy value at the end of the period, SEK m	16.0	23.9	16.0	23.9	16.0	26.9
<b>A+B</b>	<b>Rental value at the end of the period, SEK m</b>	<b>633</b>	<b>551.4</b>	<b>633</b>	<b>551.4</b>	<b>633</b>	<b>609.7</b>
<b>Rental value, apartments, at the end of the period, SEK/sq m</b>							
A	Annualised contract value, apartments, at the end of the period, SEK m	468.0	396.3	468.0	396.3	468.0	444.5
B	Annualised vacancy value, apartments, at the end of the period, SEK m	5.8	11.4	5.8	11.4	5.8	10.9
C	Lettable area of apartments at the end of the period, thousand sq m	292.9	258.9	292.9	258.9	292.9	292.4
<b>(A+B)/C</b>	<b>Rental value, apartments, at the end of the period, SEK/sq m</b>	<b>1,618</b>	<b>1,575</b>	<b>1,618</b>	<b>1,575</b>	<b>1,618</b>	<b>1,557</b>
<b>NAV, SEK/share</b>							
A	NAV at the end of the period, SEK m	6,780.1	5,696.5	6,780.1	5,696.5	6,780.1	6,396.6



## OTHER INFORMATION

		Jul-Sep 2022	Jul-Sep 2021	Jan-Sep 2022	Jan-Sep 2021	Rolling 12 months	Jan-Dec 2021
B	Number of shares outstanding at the end of the period, thousand	37,897	36,365	37,897	36,365	37,897	36,365
A/B	NAV, SEK/share	178.91	156.65	178.91	156.65	178.91	175.90
<b>EPRA NAV and NNNAV, SEK m</b>							
A	Equity attributable to Parent Company shareholders at the end of the period, SEK m	5,721.9	4,583.0	5,721.9	4,583.0	5,721.9	5,143.9
B	Derivatives according to the balance sheet at the end of the period, SEK m	-249.9	40.8	-249.9	40.8	-249.9	25.2
C	Deferred tax liabilities according to the balance sheet at the end of the period, SEK m	1,308.1	1,072.7	1,308.1	1,072.7	1,308.1	1,227.5
A+B+C=D	NAV, SEK m	6,780.1	5,696.5	6,780.1	5,696.5	6,780.1	6,396.6
B	Derivatives according to the balance sheet at the end of the period, SEK m	249.9	-40.8	249.9	-40.8	249.9	-25.2
E	Estimated actual deferred tax liability at the end of the period, SEK m	-640.0	-526.0	-640.0	-526.0	-640.0	-606.3
D-B-E	NNNAV, SEK m	6,390.0	5,129.7	6,390.0	5,129.7	6,390.0	5,765.1
<b>Net interest-bearing liabilities at the end of the period, SEK m</b>							
A	Annualised interest-bearing liabilities, excluding lease liabilities for leasehold properties, at the end of the period, SEK m	9,002.2	8,419.1	9,002.2	8,419.1	9,002.2	9,446.5
B	Cash and cash equivalents at the end of the period, SEK m	109.5	167.9	109.5	167.9	109.5	227.5
A-B	Net interest-bearing liabilities at the end of the period, SEK m	8,892.6	8,251.2	8,892.6	8,251.2	8,892.6	9,219.0
<b>Interest coverage ratio during the period, multiple</b>							
A	Income from property management during the period according to income statement, SEK m	47.4	34.9	139.9	80.2	168.8	103.1
B	Financial expenses during the period, excluding ground rents recognised as an interest expense under IFRS 16, SEK m	48.2	21.6	120.8	48.7	157.6	85.5
(A+B)/B	Interest coverage ratio during the period, multiple	2.0	2.6	2.2	2.6	2.0	2.2
<b>Growth in income from property management, SEK/share, %</b>							
A	Income from property management, SEK/share during the period	1.25	1.01	3.74	2.36	4.46	2.98
B	Income from property management, SEK/share during the preceding period	1.01	0.93	2.36	2.23	2.82	2.81
(A-B)/B	Growth in income from property management, SEK/share, %	24.2	7.9	58.5	5.9	58.0	6.0
<b>Growth in NAV, SEK/share, %</b>							
A	NAV at the end of the period, SEK/share	178.91	156.65	178.91	156.65	178.91	175.90
B	NAV at the end of preceding 12-month period, SEK/share	156.65	115.19	156.65	115.19	156.65	129.25
(A-B)/B	Growth in NAV, SEK/share, %	14.2	36.0	14.2	36.0	14.2	36.1
<b>Surplus ratio during the period, %</b>							
A	Net operating income during the period according to income statement, SEK m	110.9	68.9	313.0	170.0	392.7	249.8
B	Rental revenues during the period according to income statement	157.0	101.7	468.9	264.3	612.5	407.9
A/B	Surplus ratio during the period, %	70.7	67.7	66.7	64.3	64.1	61.3

# Contact information and calendar

## Financial calendar

Year-end report 2022: **24 February 2023**  
2022 Annual Report: **March 2023**  
Interim Report January–March 2023: **5 May 2023**  
Interim report January–June 2023: **17 August 2023**  
Interim Report January–September 2023: **9 November 2023**

## Information

You can download and subscribe to press releases and interim reports on John Mattson's website [corporate.johnmattson.se](https://corporate.johnmattson.se)



**Per Nilsson, CEO**  
[per.nilsson@johnmattson.se](mailto:per.nilsson@johnmattson.se)  
Tel: +46 (0)72-224 90 28



**Mattias Lundström, CFO**  
[mattias.lundstrom@johnmattson.se](mailto:mattias.lundstrom@johnmattson.se)  
Tel: +46 (0)72-220 21 33