

JohnMattson

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Press release 15 November 2023

John Mattson announces terms for the fully guaranteed rights issue of approximately SEK 1,251 million

On 18 October 2023, the Board of Directors of John Mattson Fastighetsföretagen AB (publ) ("John Mattson" or "the Company") resolved upon a new share issue with preferential rights for existing shareholders (the "Rights Issue"), conditional upon approval by an Extraordinary General Meeting to be held on 21 November 2023. The Board of Directors of John Mattson has today, 15 November 2023, decided on the terms for the Rights Issue.

The Rights Issue in brief

- The Rights issue comprises a maximum of 37,896,965 new shares.
- Shareholders in John Mattson has preferential rights to subscribe for one (1) new share per one (1) existing share.
- The subscription price has been set to SEK 33 per share which will result in a total issue proceeds of approximately SEK 1,251 million before deduction of costs related to the Rights Issue.
- The subscription period will run from 27 November 2023 up to and including 11 December 2023.
- The purpose of the Rights Issue is to:
 - strengthen the Company's balance sheet by amortization of interest-bearing debt to an amount of approximately SEK 1,100 million; and
 - finance value-creating investments in apartment upgrades and energy cost-saving investments in order to reduce energy consumption in the Company's properties and increase the share of sustainable energy sources at a total amount of approximately SEK 150 million
- The Rights Issue is fully guaranteed through subscription undertakings and guarantee commitments from John Mattson's largest shareholders AB Borudan Ett and Tagehus Holding AB, which together own approximately 50.9 per cent of the number of shares and votes in the Company. Additionally, AB Borudan Ett and Tagehus Holding AB have undertaken to vote in favour of the Rights Issue at the Extraordinary General Meeting.
- Carnegie Fonder and PriorNilsson Fonder together holding shares comprising approximately 12.2 per cent of the number of shares and votes in the Company have communicated that they are in favour of the Rights Issue and intend to support the Rights Issue.

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- The Rights Issue is conditional upon approval of the Board of Directors decision by an Extraordinary General Meeting to be on held 21 November 2023.

Terms of the Rights Issue

Those who, on the record date 23 November 2023 are registered by Euroclear Sweden as shareholders in John Mattson, will receive one (1) subscription right for each share held in John Mattson. One (1) subscription right entitle the holder to subscribe for one (1) new share. Application for subscription of new shares can also be made without subscription rights.

Should all shares not be subscribed for by virtue of subscription rights by contemporary payment, the Board of Directors shall, within the framework of the Rights Issue's maximum amount, decide on the allocation of shares which have not been subscribed for by virtue of subscription rights. In such case, shares shall firstly be allotted to those who have also applied for subscription and subscribed for shares by virtue of subscription rights, irrespective of whether or not they were shareholders on the record date, 23 November 2023, pro rata in relation to the number of subscription rights exercised for subscription of shares or, to the extent not possible, through the drawing of lots. Secondly, allotment shall be made to others who have applied for subscription of shares without exercising subscription rights pro rata in relation to the number of shares stated in the respective application form or, to the extent not possible, through the drawing of lots. Lastly, allotment shall be made to AB Borudan Ett och Tagehus Holding AB in accordance with their respective guarantee commitments. As a confirmation of the allotment of new shares subscribed for without subscription rights, a contract note will be sent to directly registered shareholders on or around 14 December 2023. Notification will only be sent to those who have been allotted shares.

The Rights issue will, assuming fully subscribed, increase John Mattson's share capital with a maximum of SEK 12,632,321.69, from the current SEK 12,632,321.69 to SEK 25,264,643.38, through the issuance of a maximum of 37,896,965 new shares.

The subscription price has been set to SEK 33 per share. Providing that the Rights Issue is fully subscribed John Mattson will raise approximately SEK 1,251 million before deduction of costs related to the Rights Issue. Upon full subscription of the Rights Issue, the number of shares in John Mattson will increase with 37,896,965 shares, from 37,896,965 outstanding shares to not more than 75,793,930 outstanding shares, which corresponds a dilution¹ of 50 per cent of the number of outstanding shares and votes in the Company. Shareholders who choose not to participate in the Rights Issue will have the possibility to fully or partly compensate for the economic dilution effect by either selling their subscription rights and/or sell current shares to the required extent to finance the subscription of new shares with the support of received subscription rights.

The record date for determining who is entitled to receive subscription rights in the Rights Issue is 23 November 2023. The shares in the Company will be traded including the right to receive subscription rights up to and including 21 November 2023. The shares will be traded excluding the right to receive subscription rights from and including 22 November 2023. Trading of subscription rights will take

¹ Calculated as the number of newly issued shares in relation to the total number of shares after completion of the Rights Issue (assuming fully subscribed).

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place on Nasdaq Stockholm during the period from and including 27 November 2023 up to and including 6 December 2023. The subscription period will run from and including 27 November 2023 up to and including 11 December 2023, or the later date decided by the Board of Directors.

Trading in paid subscribed shares (BTA) regarding shares subscribed for with subscription rights will take place on Nasdaq Stockholm during the period from and including 27 November 2023 up to and including 18 December 2023.

Extraordinary General Meeting

The Extraordinary General Meeting to approve the Board of Director's resolution regarding the Rights Issue and to resolve to amend John Mattson's articles of association regarding limitations to allowed share capital and number of shares is to be held on 21 November 2023 at 2:00 pm in Malmstensalen at Campus Lidingö (Malmstenskolan), Larsbergsvägen 8, Lidingö. Notice to attend the Extraordinary General Meeting is available at John Mattson's website johnmattson.se.

Subscription undertakings and guarantee commitments

John Mattson's largest shareholders AB Borudan Ett and Tagehus Holding AB, which together own approximately 50.9 per cent of the number of shares and votes in the Company, have undertaken to vote in favour of the Rights Issue at the Extraordinary General Meeting and to subscribe for their respective shares in the Rights Issue. In addition, AB Borudan Ett and Tagehus Holding AB have together undertaken, pro rata in relation to their respective shareholdings, to guarantee, free of charge, the part of the Rights Issue that is not covered by subscription undertakings on customary terms. Thus, the Rights Issue is covered in its entirety by subscription undertakings and guarantee commitments.

Neither the subscription undertakings nor the guarantee commitments mentioned above are secured by bank guarantees, blocked funds, pledges or similar arrangements.

In addition, Carnegie Fonder and PriorNilsson Fonder together holding shares comprising approximately 12.2 per cent of the number of shares and votes in the Company have communicated that they are in favour of the Rights Issue and intend to support the Rights Issue.

Indicative timetable for the Rights Issue

Extraordinary General Meeting	21 November 2023
Last day for trading in the Company's shares including the right to receive subscription rights	21 November 2023
First day of trading in the Company's shares without subscription rights	22 November 2023
Expected date of publication of the prospectus	22 November 2023
Record date for the right to receive subscription rights in the Rights Issue	23 November 2023
Trading in subscription rights	27 November – 6 December 2023

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Subscription period	27 November – 11 December 2023
Trading in paid subscribed shares (BTA)	27 November – 18 December 2023
Preliminary outcome of the Rights Issue is announced	12 December 2023
Final outcome of the Rights Issue is announced	14 December 2023

Prospectus

Further information regarding the Rights Issue and the Company will be provided in the prospectus which is expected to be published on or around 22 November 2023.

Financial and legal advisors

Carnegie Investment Bank AB (publ) and Handelsbanken Capital Markets are Joint Global Coordinators, Swedbank AB (publ) is Joint Bookrunner and Wigge & Partners is legal advisor to John Mattson in connection with the Rights Issue.

Lidingö 15 November 2023

John Mattson Fastighetsföretagen AB (publ)

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This information is information that John Mattson is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact person set out above, at 9:00 p.m. CET on 15 November 2023.

About John Mattson Fastighetsföretagen AB (publ)

John Mattson is a residential real estate company with 4,300 rental apartments and commercial premises in the Stockholm region; Lidingö, Sollentuna, Stockholm, Nacka and Upplands Väsby. The property value amounted to SEK 14.2 billion on September 30, 2023. The Company's strategy focuses on management, refinement, densification and acquisitions. Our vision is to create good living environments over generations. This means that we want to offer a well-functioning everyday life for everyone, through management with a holistic perspective and proximity to tenants, and through the development of safe and attractive living environments and local communities. The John Mattson share is listed as JOMA on the Nasdaq Stockholm Mid Cap list. Read more at: johnmattson.se/in-english.

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