

John Mattson divests property in Nacka

John Mattson has entered into an agreement to sell the property Sicklaön 37:46 in Nacka. The purchase price is based on an underlying property value of SEK 73 million before deductions for deferred tax. The buyer is residential developer Patriam.



Photo: Finnboda Kaj

Sicklaön 37:46 consists of an office property with a total lettable area of approximately 1,300 square meters. The property has a legally binding zone that includes an additional building right of approximately 1,300 square meters for residential use. The property will be vacant on the date of possession.

The purchase price is based on an underlying property value of SEK 73 million before deductions for deferred tax, which exceeds the book value as of the third quarter of 2025 by SEK 3 million or 3.8%. Deductions for deferred tax amount to 5.15%. The estimated impact on earnings from the transaction is approximately SEK -0 million after deductions for deferred tax, transaction costs, and reversal of previously recognized deferred tax. The net cash effect amounts to SEK 69 million. A realized value change will be reported in the fourth quarter of 2025.

The sale is structured as a share transaction.

- Going forward, John Mattson will gradually increase new residential production towards our long-term goal of starting construction of 250 apartments per year. Our focus will be on efficient rental housing projects for our own management. By divesting this property, we streamline our building rights portfolio towards this type of project. We are confident that Patriam is the right partner to realize this unique and attractive condominium project in Nacka, says Per Nilsson, CEO of John Mattson.

The agreement is unconditional, and John Mattson will transfer the property on December 18, 2025.

Wigge & Partners acted as legal advisor to the seller in the transaction.

Lidingö 18 December 2025

John Mattson Fastighetsföretagen AB (publ)

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About John Mattson Fastighetsföretagen AB (publ)

John Mattson is a residential property company with 4,300 rental apartments as well as commercial premises in the Stockholm region: Lidingö, Sollentuna, Stockholm, Nacka and Upplands Väsby. As of 30 September 2025, the property value was SEK 14.5 billion. The focus of the company's strategy is on property management, adding value, densification and acquisitions. Our vision is to create great neighbourhoods across generations. This means we make daily life easier for everyone through a holistic management perspective and close tenant contact, as well as by developing safe and attractive neighbourhoods and local communities. John Mattson's share is listed under the symbol JOMA on Nasdaq Stockholm, Mid Cap. Read more at: johnmattson.se/in-english.