

Press release

John Mattson divests residential property in Gubbängen

John Mattson has today entered into an agreement for the sale of the leasehold property Gradhyveln 2. This is the company's third divestment of a residential property since November 2025. As in previous transactions, the buyer is a newly formed tenant-owner association (*bostadsrättsförening*). The purchase price is based on an underlying property value of SEK 59 million.

Gradhyveln 2 comprises 25 apartments with a total lettable area of approximately 1,431 square metres, of which residential units account for 99 percent. The rental value of the property amounts to SEK 2.8 million.

The purchase price is based on an underlying property value of **SEK 59 million**, which exceeds the carrying amount as of the third quarter of 2025 by approximately SEK 6 million or **11.1%**. The buyer will pay the stamp duty, and no deduction for deferred tax will be made. The initial yield, based on the agreed property value and the property's projected net operating income for 2026, is estimated at 2.8%.

The estimated earnings impact from the transaction amounts to approximately SEK 5 million after deduction of transaction costs and reversal of previously recognised deferred tax. The net liquidity effect amounts to SEK 37 million. A realised value change will be recognised in the first quarter of 2026.

The sale is being carried out as a corporate transaction.

— “We are completing our third conversion in a short period of time. All conversions have been executed at a premium to carrying amounts, which demonstrates the value potential in our property portfolio. Through these conversions, some of the company's lowest-yielding assets have been divested while we continue to free up capital for investments with higher returns, with the aim of increasing the company's cash flow and earnings per share,” says Per Nilsson, CEO of John Mattson.

The agreement is unconditional and John Mattson will transfer possession of the property on 29 January 2026.

Wigge & Partners and Hedman Modée & Partners acted as the seller's advisors in the transaction.

Lidingö, 29 January 2026

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.