John Mattson divests residential property in Bromma

John Mattson has today entered into an agreement to sell the leasehold property Historieboken 1. This is the fourth divestment of a residential property within 12 months. As in the previous transactions, the buyer is a newly formed tenant-owners' association. The purchase price is based on an underlying property value of SEK 50.7 million.



Photo: Historieboken 1 on Grundläggarvägen 24, Bromma

Historieboken 1, located in the Abrahamsberg district, comprises 11 apartments with a total lettable area of 1,054 square metres, of which 977 square metres comprise residential space and 77 square metres comprise commercial premises. The property's rental value amounts to SEK 1.9 million.

The purchase price is based on an underlying property value of SEK 50.7 million, which exceeds the carrying amount as of the third quarter of 2026 by approximately SEK 8.4 million, or 19.7%. The buyer will pay the stamp duty and no deduction will be made for deferred tax. The initial yield, based on the agreed property value and the property's forecast net operating income for 2026, is estimated at 2.3%. The estimated impact on earnings from the transaction amounts to approximately SEK 7.5 million after deductions for transaction costs and reversal of previously recognised deferred tax. The net liquidity effect amounts to SEK 24.7 million. A realised change in value will be recognised in the fourth quarter of 2026.

The divestment is being conducted as a corporate transaction.

"Through this conversion to tenant ownership, we continue to divest some of the company's lowest-yielding assets, freeing up capital for further share buybacks and higher-return investments. We do not rule out further conversions in the future. The sale of Historieboken is being completed at a substantial premium to book value, demonstrating the value potential of our residential property portfolio in attractive locations in the Stockholm region and Uppsala" says Per Nilsson, CEO of John Mattson.

The agreement is unconditional and John Mattson will transfer possession of the property on 13 November 2026.

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

Lidingö, 13 November 2026
John Mattson Fastighetsföretagen AB (publ)

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About John Mattson Fastighetsföretagen AB (publ)
John Mattson is a residential property company with approximately 4,573 rental apartments and commercial premises in the Stockholm region: Lidingö, Sollentuna, Stockholm, Nacka and Upplands Väsby, as well as in Uppsala. The property value amounted to SEK 15.8 billion as of 30 September 2026. The company's strategy focuses on property management, refurbishment, densification and acquisitions. Our vision is to create good living environments for generations to come. This means that we aim to provide a well-functioning everyday life for everyone through holistic property management and proximity to our tenants, as well as through the development of safe and attractive residential environments and local communities. John Mattson's share is listed under the ticker JOMA on Nasdaq Stockholm Mid Cap. Read more at johnmattson.se.