

Interim Report January–September 2019

“During the period, we raised rental revenues 20% and income from property management 106%. The increase was primarily attributable to the Käppala acquisition and the newly constructed Parkhusen, which impacted net operating income in the second half of 2018. U25, a building in Larsberg with 74 apartments for young adults, was completed and will be ready for occupancy in the fourth quarter of 2019. In the third quarter of the year, we focused on an upgrade project in Käppala, whereby some 400 apartments are receiving a base upgrade,” comments Siv Malmgren, CEO of John Mattson.

- Rental revenues totalled SEK 188.2 million (156.9), up 20%.
- Income from property management was SEK 45.2 million (20.4), corresponding to SEK 1.34 per share (0.65), up 106%.
- During the period, non-recurring costs linked to the completed stock exchange listing in June of SEK 9.9 million (10.5) were recognised under income from property management.
- Changes in property values amounted to SEK 59.5 million (206.2) and changes in the value of interest-rate derivatives to negative SEK 31.7 million (positive: 7.0).
- Earnings after tax for the period totalled SEK 52.5 million (228.3), corresponding to SEK 1.56 per share (7.30).
- Property value totalled SEK 6,228.8 million (5,977.7).
- Investments amounted to SEK 129.8 million (1,032.9 (of which SEK 801.9 million pertained to the acquisition of Käppala in 2018)).

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About John Mattson

John Mattson is Lidingö's largest residential property owner with more than 2,200 rental apartments. As of 30 September 2019, the market value of John Mattson's property portfolio was SEK 6.2 billion. The property portfolio is located in southern Lidingö in the areas of Larsberg, Käppala, Baggeby and Dalénium.

The focus of the Company's strategy is on property management, refinement, densification and acquisitions. The management of the Company's properties is characterised by an overall perspective and close customer relationships.