

Interim Report January–June 2020

Growth outside Lidingö

In early May, John Mattson took possession of the acquired apartments in Rotebro and Rotsunda in the municipality of Sollentuna. Plans to upgrade the apartments are now being developed in parallel with tangible measures carried out to improve well-being and safety in the area.

In May, the company signed agreements to acquire three leasehold properties in Slakthusområdet in the City of Stockholm, with completion set for July. With these acquisitions, the company is back in the City of Stockholm and established in three municipalities in the Stockholm region.

“The development project matches well with the company’s growth strategy and the Slakthusområdet is an exciting area with substantial development potential. We look forward to developing the properties according to our strategies and to collaborating with the City of Stockholm and other property owners in the area”, comments Siv Malmgren, CEO of John Mattson.

During the period, rental revenues grew 11% and income from property management rose 113% on a per share basis, which is partly explained by an improved net operating income from new construction and acquisitions, and partly by the quarter not being burdened with costs related to the IPO.

January–June 2020

- Rental revenues totalled SEK 138.8 million (124.9), up 11%.
- Income from property management was SEK 43.6 million (20.5), corresponding to SEK 1.30 per share (0.61).
- Changes in property values amounted to SEK 52.4 million (51.4) and changes in the value of interest-rate derivatives to negative SEK 16.9 million (negative: 24.7).
- Earnings after tax for the period totalled SEK 59.3 million (31.8), corresponding to SEK 1.76 per share (0.94).
- Property value totalled SEK 7,277 million (6,173).
- Investments amounted to SEK 859.4 million (82.2), of which SEK 767.5 (0.0) million pertained to the acquisition of properties in Rotebro and Rotsunda in the municipality of Sollentuna.

Lidingö, 20 August 2020

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This information is information that John Mattson Fastighetsföretagen AB (publ) is obliged to disclose pursuant to the EU Market Abuse Regulation and the Swedish Securities Market Act. The information was submitted for publication, through the agency of the contact person set out above, at 8:00 a.m. CEST on 20 August 2020.

JohnMattson

About John Mattson Fastighetsföretagen AB (publ)

John Mattson is a private residential property owner with a total of 2,800 rental apartments in Lidingö and Sollentuna as well as leasehold properties with new construction planned in Slakthusområdet in the City of Stockholm. As of 30 June 2020, the total property value was SEK 7.3 billion. The focus of the company's strategy is on property management, refinement, densification and acquisitions. The management of John Mattson's properties is characterised by an overall perspective and close customer relationships. The company's goal is to create great neighbourhoods across generations.