

Interim Report January–September 2020

Active in the development of Slakthusområdet

In July, John Mattson took possession of three leasehold properties in Slakthusområdet in the City of Stockholm, which we acquired in May.

The leaseholds are in a prime location near the future Metro station entrance in the area, where we plan to drive a detailed development plan for starting the development of new housing and workplaces in 2023.

Base and total upgrades for apartments built in the 1950s and 1960s on Lidingö are continuing according to the scope planned and John Mattson is nearing its goal to totally upgrade at least 130 apartments during 2020.

During the period, rental revenues grew 15% and income from property management rose 66% on a per share basis, which was partly attributable to improved net operating income from new construction and acquisitions, and partly by the quarter not being burdened with costs related to the IPO.

“I’m pleased that we are part of the development of the exciting Slakthusområdet. We are now established in three municipalities in the Stockholm region and aim to continue to grow in locations with good development possibilities and easy access to transportation. It is also gratifying to see that our efforts to grow are having visible effects on financial performance,” comments Siv Malmgren, CEO of John Mattson.

January–September 2020

- Rental revenues totalled SEK 215.9 million (188.2), up 15%.
- Income from property management was SEK 75.0 million (45.2), corresponding to SEK 2.23 per share (1.34).
- Cash flow from operating activities before changes in working capital amounted to SEK 76.2 million (46.0), which was on a par with income from property management.
- Changes in property values amounted to SEK 62.1 million (59.5) and changes in the value of interest-rate derivatives to negative SEK 12.7 million (negative: 31.7).
- Earnings after tax for the period totalled SEK 92.1 million (52.5), corresponding to SEK 2.74 per share (1.56).
- Property value totalled SEK 7,422 million (6,229).
- Investments amounted to SEK 994.7 million (129.8), of which SEK 857.3 million (0.0) pertained to the acquisition of properties in Rotebro and Rotsunda in the municipality of Sollentuna, and leaseholds in Slakthusområdet in the City of Stockholm.

Lidingö, 5 November 2020

John Mattson Fastighetsföretagen AB (publ)

JohnMattson

For further information, please contact:

Siv Malmgren, Chief Executive Officer

Tel: +46 705 39 35 07

E-mail: siv.malmgren@johnmattson.se

Maria Sidén, Chief Financial Officer

Tel: +46 703 37 66 36

E-mail: maria.siden@johnmattson.se

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. CET on 5 November 2020.

About John Mattson Fastighetsföretagen AB (publ)

John Mattson is a residential property owner, with almost 2,800 rental properties located in Lidingö and Sollentuna, and three leasehold properties in Slakthusområdet in the City of Stockholm. By the 30 September 2020, our portfolio represented a market value of SEK 7.4 billion. 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. John Mattson is listed as JOMA on the NASDAQ Stockholm Mid Cap list.

Find out more at corporate.johnmattson.se