

Press release, 24 February 2021

Year-end report 2020

John Mattson achieves growth targets for net asset value and income from property management

In 2020, income from property management per share increased 46%, and the net asset value per share rose 16%. John Mattson has thus achieved the financial targets of a minimum increase of 10% for annual growth in net asset value and income from property management per share.

At the end of 2020, property value had increased to SEK 8 billion, up SEK 1.6 billion. The goal is for the Group's property value to amount to at least SEK 10 billion by the end of 2023.

Base and total upgrades for apartments built in the 1950s and 1960s on Lidingö were completed according to plan. During the year, 150 apartments received total upgrades.

“It is gratifying that we have achieved our financial targets and exceeded the target of completing total upgrades for at least 130 apartments in 2020. During the year, John Mattson has grown outside Lidingö, and is now established in the City of Stockholm and the municipality of Sollentuna. Moreover, we intend to continue growing in the Stockholm region,” comments Siv Malmgren, CEO of John Mattson.

January–December 2020

- Rental revenues totalled SEK 294.0 million (253.0), up 16%.
- Income from property management was SEK 94.7 million (64.9), corresponding to SEK 2.81 per share (1.93).
- Cash flow from operating activities before changes in working capital amounted to SEK 94.1 million (65.9), which was on a par with income from property management.
- Changes in property values amounted to SEK 517.7 million (165.6) and changes in the value of interest-rate derivatives to negative SEK 4.3 million (positive: 4.6).
- Earnings after tax for the year totalled SEK 478.8 million (178.8), corresponding to SEK 14.22 per share (5.31).
- Property value totalled SEK 7,958 million (6,365).
- Investments amounted to SEK 1,075.0 million (160.1), of which SEK 857.7 (0.0) million pertained to the acquisition of properties in Rotebro and Rotsunda in the municipality of Sollentuna, and leaseholds in Slakthusområdet in the City of Stockholm.
- The Board of Directors proposes to the Annual General Meeting that no dividend, that is a dividend of SEK 0 (0), should be distributed for the 2020 fiscal year.

Lidingö, 24 February 2021

John Mattson Fastighetsföretagen AB (publ)

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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 31 December 2020, the property value was SEK 8.0 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. John Mattson's shares are listed under the symbol JOMA on Nasdaq Stockholm, Mid Cap.

Read more at: johnmattson.se and corporate.johnmattson.se