

Press release 6 May 2021

## Interim Report January–March 2021

### John Mattson established in four municipalities

In the space of one year, John Mattson has established operations in another three municipalities in the Stockholm region and now has, in addition to Lidingö, operations in Sollentuna, Stockholm and Nacka.

“We look forward to developing partnerships and continuing to grow in these municipalities and in the region in general. The ambition is to acquire new builds, older residential properties and development rights in locations with good development opportunities and easy access to transportation,” says Siv Malmgren, CEO of John Mattson.

During the period, income from property management increased 19% after adjustment for a non-recurring cost charged to central administration.

Over the past 12 months, net asset value has increased just over 21%, thereby exceeding John Mattson’s target for average annual growth in NAV per share of not less than 10%.

As of 31 March 2021, the property value was SEK 8.2 billion, an increase of SEK 0.2 billion during the period. The increase was mainly attributable to changed yield requirements in a rental property market that remains stable and to completed projects. In the first quarter, 36 apartments received total upgrades and 26 apartments base upgrades.

#### January–March 2021

- Rental revenues totalled SEK 80.4 million (65.2), up 23%.
- Income from property management was SEK 15.8 million (18.4), corresponding to SEK 0.47 per share (0.55). Adjusted for expensed provisions attributable to the CEO’s future pension, growth in income from property management increased 19%.
- Cash flow from operating activities before changes in working capital amounted to SEK 23.5 million (18.7).
- Changes in property values amounted to SEK 197.4 million (6.0) and changes in the value of interest-rate derivatives to SEK 16.8 million (negative: 12.3).
- Earnings after tax for the period totalled SEK 181.0 million (7.7), corresponding to SEK 5.38 per share (0.23).
- Property value totalled SEK 8,189 million (6,424).
- Investments amounted to SEK 34.2 million (53.0).

Lidingö, Sweden, 6 May 2021

**John Mattson Fastighetsföretagen AB (publ)**

# JohnMattson

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*This information is information that John Mattson Fastighetsföretagen AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact person set out above, at 8.00 a.m. CEST on 6 May 2021.*

**About John Mattson Fastighetsföretagen AB (publ)**

John Mattson is a private residential property owner with some 2,800 rental apartments, and has operations in four municipalities of Stockholm: Lidingö, Sollentuna, Stockholm and Nacka. As of 31 March 2021, the property value was SEK 8.2 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 vision 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](http://johnmattson.se) and [corporate.johnmattson.se](http://corporate.johnmattson.se)