

Interim report January–March 2022

Growth remains strong for John Mattson

In first quarter of the year, John Mattson's growth in income from property management per share amounted to 136%. Adjusted for non-recurring items in 2021, income from property management per share increased 70%. Growth in net asset value (NAV) per share was 36%. Property value increased SEK 1 billion in the first quarter and amounted to SEK 16.9 billion at the end of March.

“Our successful acquisitions in 2021, in combination with the value created through management and project activities, are generating continued growth. The expanded property portfolio means we now have the prerequisites in place to create a more cost efficient organisation going forward. During the period, we took possession of three properties at Gullmarsplan and together with our development properties in Slakthusområdet, this means we are now eagerly anticipating being part of the expansive development of Söderstaden. Our successful apartment upgrades continue and a decision was taken during the quarter to start a new upgrade project at the Gengasen property in Örby,” comments John Mattson's CEO Per Nilsson.

January–March 2022

- Rental revenues totalled SEK 153.2 million (80.4), up 91%.
- Income from property management amounted to SEK 40.7 million (15.8). Income from property management per share was SEK 1.11 (0.47), up 136%. Adjusted for non-recurring items in 2021, growth was 70%.
- NAV totalled SEK 6,821.8 million (4,565.2). NAV totalled SEK 184.19 per share (135.59), corresponding to a per share increase of 36%.
- Changes in property values amounted to SEK 271.8 million (197.4) and changes in the value of interest-rate derivatives to SEK 118.7 million (16.8).
- Earnings after tax for the period totalled SEK 337.8 million (181.0), of which SEK 335.1 million (181.0) pertained to the Parent Company's shareholders, corresponding to SEK 9.11 per share (5.38).
- Property value totalled SEK 16,890.6 million (8,188.5).
- Investments amounted to SEK 724.3 million (34.2), of which SEK 643.2 million (0.0) pertained to acquisitions.

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About John Mattson Fastighetsföretagen AB (publ)

John Mattson is a residential property owner with 4,500 rental apartments as well as commercial premises in five municipalities of Stockholm: Lidingö, Sollentuna, Stockholm, Nacka and Upplands Väsby. As of 31 March 2022, the property value was SEK 16.9 billion. The focus of the company's strategy is on property management, adding value, 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.