

Interim report January–June 2022

John Mattson is strengthening the company for the future

In the second quarter, John Mattson's income from property management per share increased 85% year-on-year. Adjusted for non-recurring items in 2021, income from property management per share increased 63%. Growth in net asset value (NAV) per share increased 29%.

“Following a period of strong growth, we are refining the property portfolio and making the company even stronger for the future. Through the sale of three properties, we are creating the preconditions for more cost-effective property management and have made clear progress toward a lower loan-to-value ratio. During the second quarter, we signed an agreement to refinance a bank loan and procured interest rate hedges, which significantly increased our average credit and fixed-interest tenors. I am very proud that we raised our sustainability ambitions and established new long-term sustainability targets in the second quarter. We have also reviewed our long-term financial targets and removed the target for property value given that it had already been met by the end of 2021. Our other financial targets remain valid,” says Per Nilsson, CEO of John Mattson.

January–June 2022

- Rental revenues totalled SEK 312.0 million (162.6), up 92%.
- Income from property management amounted to SEK 92.5 million (45.3). Adjusted for non-recurring items in 2021, growth was 63%.
- NAV totalled SEK 7,028.0 million (4,831.2). NAV totalled SEK 185.45 per share (143.49), corresponding to a per share increase of 29%.
- Changes in property values amounted to SEK 280.8 million (434.0) and changes in the value of interest-rate derivatives amounted to SEK 225.0 million (23.3).
- Earnings after tax for the period totalled SEK 466.5 million (395.3).
- Property value totalled SEK 16,775.2 million (8,651.1).
- Investments amounted to SEK 812.0 million (260.1), of which SEK 643.2 million (170.6) pertained to acquisitions.

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John Mattson Fastighetsföretagen AB (publ)

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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 30 June 2022, the property value was SEK 16.8 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.