

Interim Report January–September 2022

Proactive in an uncertain environment

John Mattson's strong growth continued through the first three quarters of the year. Income from property management growth per share amounted to 58%. Adjusted for non-recurring items in 2021, growth was 47%. Growth in net asset value (NAV) per share was 14%. Consolidation of the company continues and John Mattson has implemented measures to address the new market conditions.

“John Mattson continues to deliver growth and stable property values. The company's property portfolio, with housing in attractive locations in the Stockholm region, remains strong in an uncertain environment. As part of a continued consolidation to manage the new market conditions, we have accelerated our work to lower our costs. The initiated cost-savings programme is estimated to have a positive effect of approximately SEK 50 million on income from property management in 2023. The challenging market conditions for project operations also entail that we now need to postpone project starts,” comments Per Nilsson, CEO of John Mattson.

January–September 2022

- Rental revenues totalled SEK 468.9 million (264.3), up 77%.
- Income from property management was SEK 139.9 million (80.2), corresponding to SEK 3.73 per share (2.36), up 58%. Adjusted for non-recurring items in 2021, growth was 47%.
- NAV amounted to SEK 6,780.1 million (5,696.5), corresponding to SEK 178.91 per share (156.65), up 14%.
- Changes in property values amounted to SEK -14.3 million (856.6) and changes in the value of interest-rate derivatives to SEK 275.1 million (32.4).
- Earnings after tax for the period totalled SEK 311 million (764.9), corresponding to SEK 8.27 per share (22.86).
- Property value totalled SEK 15,799.1 million (14,228.4).
- Investments amounted to SEK 893.9 million (5,414.8), of which SEK 643.2 million (5,268.5) pertained to acquisitions.

Lidingö, 10 November 2022

John Mattson Fastighetsföretagen AB (publ)

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About John Mattson Fastighetsföretagen AB (publ)

John Mattson is a residential property company with 4,400 rental apartments as well as commercial premises in five municipalities in the Stockholm region: Lidingö, Sollentuna, Stockholm, Nacka and Upplands Väsby. As of 30 September 2022, the property value was SEK 15.8 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.