

## Interim report January–March 2025

### John Mattson delivers increased income from property management and continued growth

John Mattson's income from property management for the first quarter of 2025 increased 44% year-on-year. Growth in net reinstatement value (NRV) per share increased 11.5% and NRV totalled SEK 96.48 per share.

The positive value growth for the property portfolio, which commenced in 2024, has continued in the first quarter of 2025. Yield requirements remained stable during the quarter, which together with the increase in net operating income – mainly driven by rent increases, implemented energy efficiency improvements as well from value creation within the project operations – helped increase value with 0.7% for the quarter.

“We started the year well with continued growth both in terms of income from property management and in terms of net reinstatement value per share, which confirms the impact of our strategy. Our upgrade project in Rotebro is now fully underway, and provides a good example of how we combine improved residential areas together with initiatives to increase safety. In parallel, we are continuing to reduce our energy consumption, with the initiatives started and completed in the quarter resulting in savings in our total energy consumption equivalent to 7%. Sustainability matters are a high priority at John Mattson and, therefore, it is gratifying that our new Head of Sustainability has arrived to lead the work forward,” says Per Nilsson, CEO of John Mattson.

#### January–March 2025

- Rental revenue totalled SEK 165.4 million (157.5), up 5.0%.
- Net operating income was SEK 112.5 million (101.6), up 10.7%.
- Income from property management was SEK 46.8 million (32.6), corresponding to SEK 0.62 per share (0.43).
- Changes in property values amounted to an increase of SEK 102.9 million (decrease: 73.0). Positive changes in the value of interest-rate derivatives amounted to SEK 11.8 million (44.6).
- Earnings after tax for the period totalled SEK 134.0 million (5.6), corresponding to SEK 1.77 per share (0.07).
- The aggregate property value was SEK 14,251.3 million (13,563.2).
- Investments amounted to SEK 50.7 million (68.9), of which SEK 0.0 million (0.0) pertained to property acquisitions.
- Net reinstatement value (NRV) totalled SEK 7,312.3 million (6,558.8). This corresponded to SEK 96.48 per share (86.53), up 11.5%.

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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 company with 4,300 rental apartments as well as commercial premises in the Stockholm region: Lidingö, Sollentuna, Stockholm, Nacka and Upplands Väsby. As of 31 March 2025, the property value was SEK 14.3 billion. The focus of the company's strategy is on property management, adding value, densification and acquisitions. Our vision is to create great neighbourhoods across generations. This means we make daily life easier for everyone through a holistic management perspective and close tenant contact, as well as by developing safe and attractive neighbourhoods and local communities. John Mattson's share is listed under the symbol JOMA on Nasdaq Stockholm, Mid Cap. Read more at: [johnmattson.se/in-english](https://johnmattson.se/in-english).