

**Q3 2022**

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**JohnMattson**

# Presentation Q3

10 November 2022



**Per Nilsson,**  
CEO



**Mattias Lundström**  
CFO

# Our position

2



**High  
quality  
housing**



**Attractive areas  
in the Stockholm  
region**



**Value-creating  
player in social  
sustainability**



**Responsible  
growth**

**JohnMattson**

# Goal fulfillment

## Q3 2022 versus Q3 2021

3



**14% growth  
in net asset value**



**58% growth in  
income from  
property  
management**

**JohnMattson**

# Significant events in Q3 2022

- Transfer of one property in Östermalm at an underlying property value of SEK 800 million.

## Events after the end of the period

- The final payment of SEK 100 million was received from the sale of the Älgen 24 property.
- Reorganisation started – reduction of ten FTEs by 1 February.
- Completion of a residential building with 73 apartments in Upplands Väsby.



# Focus areas – sustainability targets

5

- 1 Dynamic and safe local communities**
  - Safe neighbourhoods as assessed by residents: to outperform the sector average for comparable properties.
  - Attractive areas according to the residents: above the sector average.
- 2 Responsible material and waste management**
  - By 2030, John Mattson will have reduced its Scope 1 and Scope 2 GHG emissions by at least 40% compared with the base year of 2021.
  - John Mattson will reduce its GHG emissions from new builds and redevelopments on a per square metre basis to match or better the property sector average.
- 3 Energy-efficient and fossil-free solutions**
- 4 Healthy and inspiring workplaces**
  - Engaged employees and an efficient organisation: above the average results of comparable companies.
  - John Mattson has an inclusive culture that enables the company to attract and retain employees with various backgrounds and perspectives. The recruitment process is competence-based and free from discrimination.
  - The proportion of women or men is not to exceed two thirds within the company, management and the Board of Directors.
  - Absenteeism among John Mattson's employees: not exceeding 3%.
  - John Mattson aims to have zero accidents leading to absenteeism of over one day at our workplaces. This applies both for John Mattson's own personnel and for contracted personnel working for John Mattson.



# Property portfolio

4

property  
management  
areas

82%

of the lettable area  
is housing

4,369

apartments

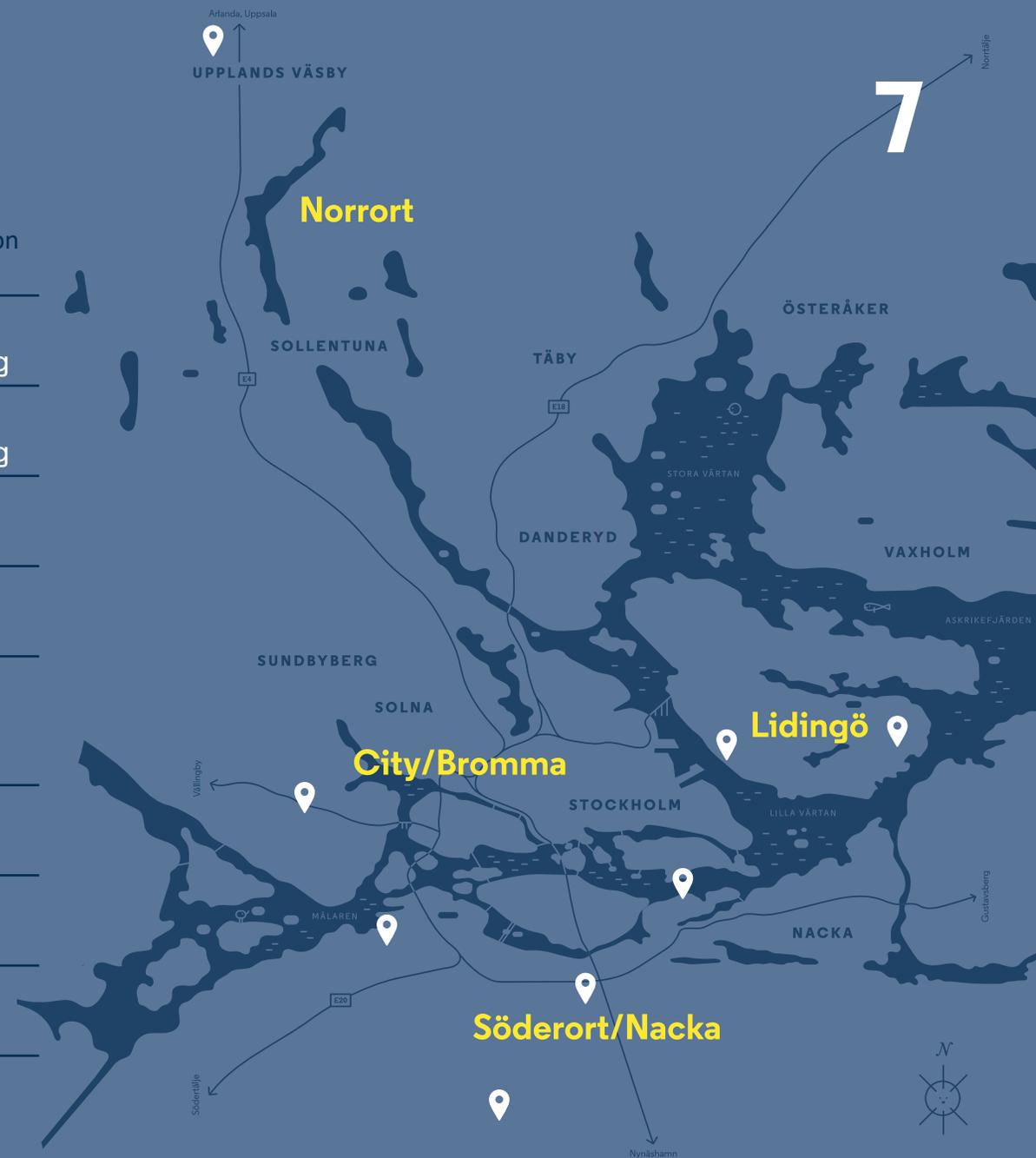
355,000

sq m  
lettable area



# Development projects

Project	Area	Number of apartments	Status	Possible construction start
Vilunda, Upplands Väsby	North Stockholm	73	Production	Ongoing
Gengasen, Örby	South Stockholm/Nacka	128	Production	Ongoing
Juno, Käppala	Lidingö	50	Early phase	2024
Geografiboken, Abrahamsberg	City/Bromma	80	Detailed Devel. plan adopted	2024
Finnboda, Nacka	South Stockholm/Nacka	20	Detailed Devel. plan in force	2024
Ekporten, Larsberg/Dalénum	Lidingö	150	Detailed Devel. plan in progress	2024
Pincetten, Örnsberg	South Stockholm/Nacka	230	Detailed Devel. plan in progress	2025
Hjälpslaktaren, Slakthusområdet	City/Bromma	100	Detailed Devel. plan in progress	2026
<b>Total development portfolio</b>		<b>831</b>		



# Key metrics January–September 2022

- Property value: SEK 15.8 billion
- Number of apartments: 4,369
- Rental value: SEK 617 million
- Rental value SEK/sq m: SEK 1,738 sq m
- Inc. from Prop. Mgmt: SEK 140 million
- NAV: SEK 6.8 billion
- Loan-to-value ratio: 56.3%

# Income from property management

9

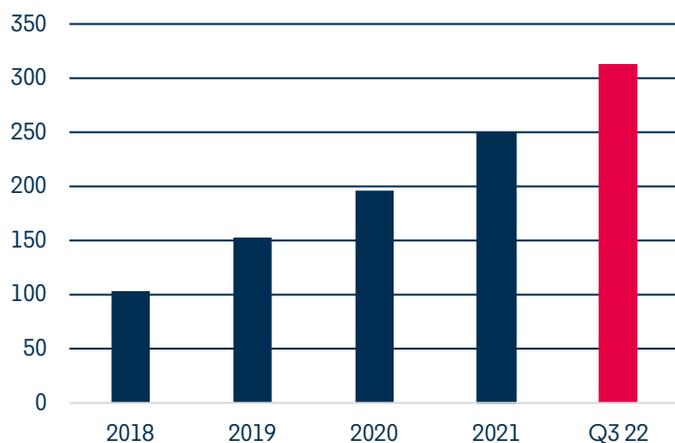
Amounts in SEK m	Note	Jul-Sep 2022	Jul-Sep 2021	Jan-Sep 2022	Jan-Sep 2021	Rolling 12 months Oct 2021-Sep 2022	Jan-Dec 2021
Rental revenues	2	157.0	101.7	468.9	264.3	612.5	407.9
Operating expenses	3	-27.7	-18.4	-99.2	-58.7	-138.2	-97.7
Maintenance	3	-8.0	-5.7	-22.4	-13.3	-34.4	-25.3
Property tax	3	-4.4	-1.7	-10.6	-4.4	-13.5	-7.3
Property administration	3	-6.0	-7.0	-23.7	-17.8	-33.7	-27.7
<b>Net operating income</b>		<b>110.9</b>	<b>68.9</b>	<b>313.0</b>	<b>170.0</b>	<b>392.7</b>	<b>249.8</b>
Central administration costs	4	-12.8	-11.4	44.2	-39.4	-61.6	-56.8
Net financial items	5	-50.8	-22.6	-128.5	-50.5	-168.0	-89.9
<b>Income from property management</b>	<b>1</b>	<b>47.4</b>	<b>34.9</b>	<b>140.3</b>	<b>80.2</b>	<b>163.2</b>	<b>103.1</b>

**58%**  
income from  
property  
management  
per share

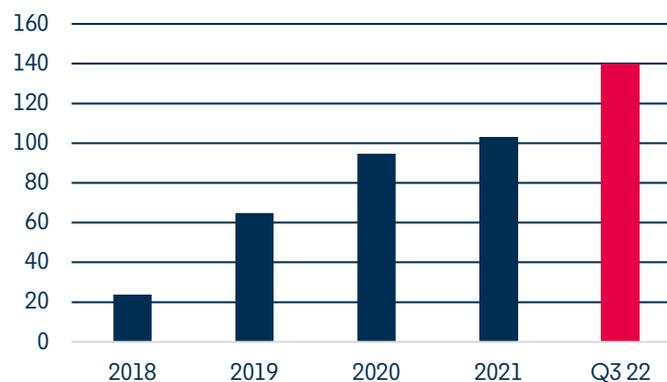
**97,1%**  
economic  
occupancy rate

**66.7%**  
surplus ratio

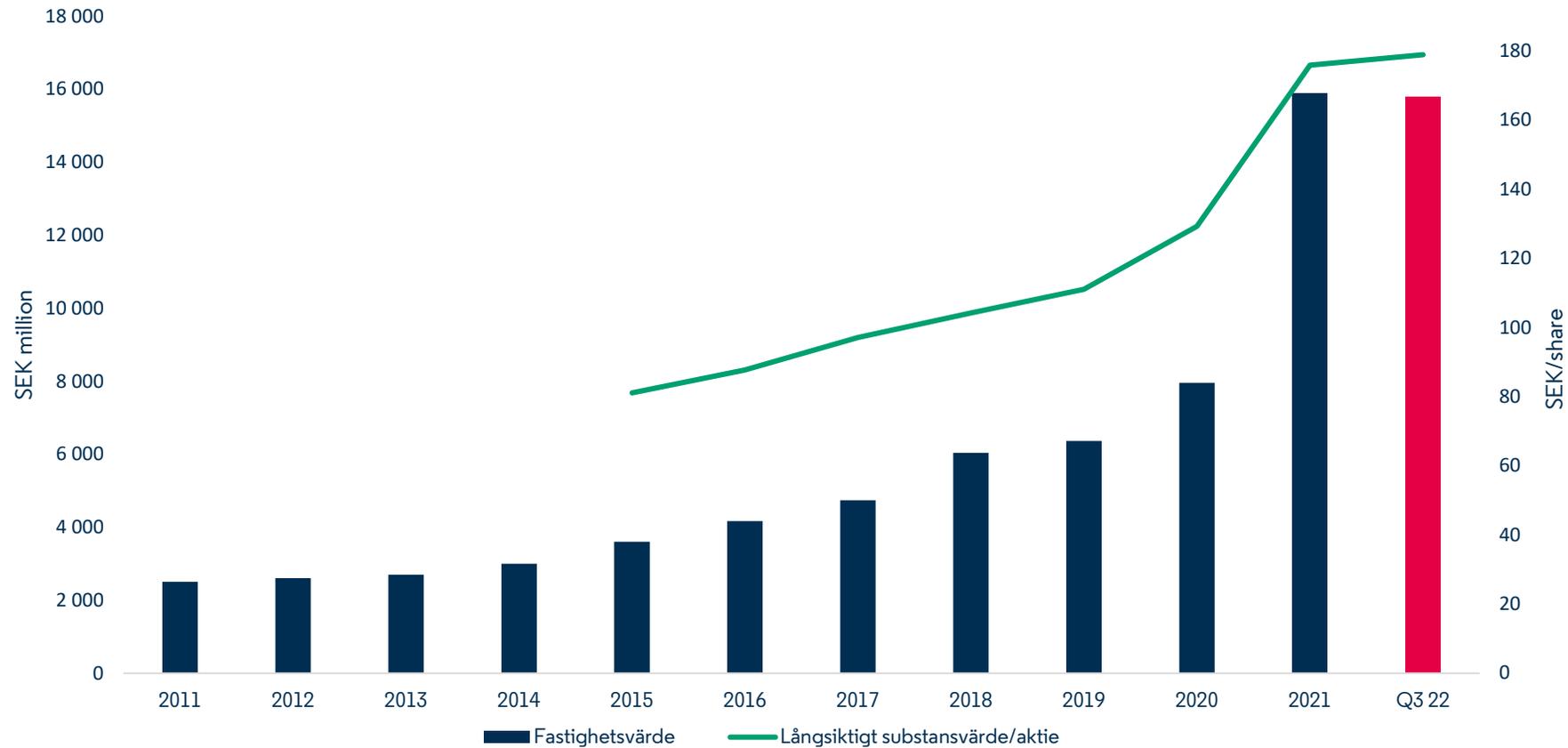
Net operating income, SEK m



Income from property management, SEK million



# Property value & net asset value



**10**  
**SEK 15.8 billion**  
in property value

**SEK 894 million**  
invested 2022

**14%**  
average growth in net asset value per share

# Financing

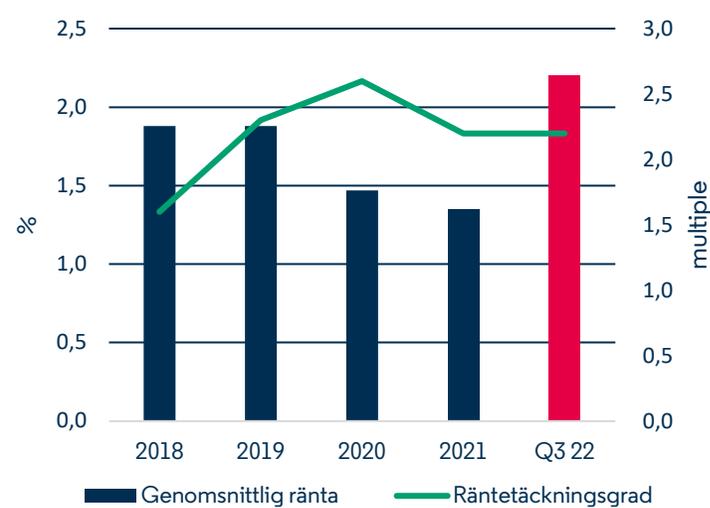
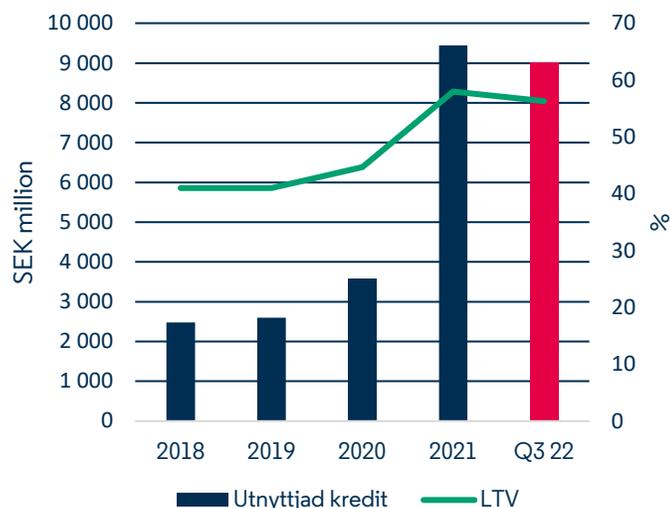


## Fixed-interest and loan-to-maturity periods on 30 September 2022

Maturity	Fixed-interest period			Loan-to-maturity			Interest-rate swaps	
	Volume (SEK m)	Average interest (%) <sup>1)</sup>	Share (%)	Credit agreements volume (SEK m)	Utilised, SEK m	Share (%)	Volume (SEK m)	Average interest rate (%) <sup>2)</sup>
0-1 year	3,011.0	3.55	33	2,518.3	2,508.3	28	0	-
1-2 years	234.0	-2.08	3	1,542.0	1,441.9	16	471	-
2-3 years	1,648.6	1.39	18	1,269.0	1,269.0	14	1,468	-
3-4 years	1,997.0	1.48	22	622.0	622.0	7	1,550	-
4-5 years	496.4	2.12	6	1,517.5	1,517.5	17	400	-
>5 years	1,615.3	1.98	18	1,643.6	1,643.6	18	900	-
<b>Total</b>	<b>9,002</b>	<b>2.19</b>	<b>100</b>	<b>9,112</b>	<b>9,002</b>	<b>100</b>	<b>4,789</b>	<b>-0.35</b>

**56.3%**  
loan-to-value  
ratio

**2.2x**  
interest  
coverage ratio



# Outlook

- Remaining proactive in an uncertain environment
  - cost-savings programme
  - postponed project starts
  - interest-rate hedges
- Ongoing rent negotiations



# Great neighbourhoods across generations

# Questions

JohnMattson