

Year-end report 2019

Increase in income from property management and acquisitions agreed in Sollentuna

In December 2019, John Mattson entered into an agreement to acquire 541 rental apartments from Sollentuna Stadshus AB. The units are located in the areas of Rotsunda and Rotebro. We take possession in May 2020.

In the fourth quarter of 2019, tenants took up residence in our apartments for young adults in U25 in Larsberg. The upgrade of apartments in Käppala is progressing and all together, some 400 apartments will have received base upgrades by mid-2021. In 2019, the company totally upgraded fewer than 100 apartments, but including planned upgrades over the coming two-year period, we will reach our goal of 100 totally upgraded apartments per year over time.

“Rental revenues rose 16% in 2019, which was due to the Käppala acquisition and the newly constructed Parkhusen, which impacted net operating income in the second half of 2018. This helped lift average growth in income from property management per share by 159%,” says Siv Malmgren, CEO of John Mattson.

January–December 2019

- Rental revenues totalled SEK 253.0 million (218.3), up 16%.
- Income from property management was SEK 64.9 million (23.7), corresponding to SEK 1.93 per share (0.74).
- During the year, non-recurring costs linked to the completed stock exchange listing of SEK 9.9 million (19.6) were recognised under income from property management.
- Changes in property values amounted to SEK 165.6 million (208.9) and changes in the value of interest-rate derivatives to SEK 4.6 million (0.8).
- Earnings after tax for the year totalled SEK 178.8 million (222.3), corresponding to SEK 5.31 per share (6.98).
- Property value totalled SEK 6,365.2 million (6,039.5).
- Investments amounted to SEK 160.1 million (1,091.9 (of which SEK 804.5 million pertained to the acquisition of Käppala in 2018)).
- The Board of Directors proposes to the Annual General Meeting that no dividend should be distributed for the 2019 fiscal year.

Lidingö, 19 February 2020

John Mattson Fastighetsföretagen AB (publ)

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About John Mattson Fastighetsföretagen AB (publ)

John Mattson is Lidingö's largest residential property owner with more than 2,250 rental apartments. As of 31 December 2019, the market value of John Mattson's property portfolio was SEK 6.4 billion. The property portfolio is located in southern Lidingö in the areas of Larsberg, Käppala, Baggeby and Dalénum. From May 2020, the company will be managing 541 rental apartments in Sollentuna.

The focus of the company's strategy is on property management, refinement, densification and acquisitions. The management of the company's properties is characterised by an overall perspective and close customer relationships.