

Interim report January-March 2020

Growth of income from property management

During the first quarter of the year, 29 basic and total upgrades of apartments were completed and in 107 apartments upgrades are ongoing. During the quarter, we have prepared for taking possession of the property portfolio in the Rotebro and Rotsunda areas of the municipality of Sollentuna. During the period, rental income increased by 5% and management income per share by 59%, partly explained by an improved net operating income and partly by the quarter not being burdened with costs related to the IPO.

- The long-term impact of the Corona pandemic on the real estate industry is still too early to predict. Despite the crisis, John Mattson is on firm ground, thanks to improved cash flow, comments Siv Malmgren, CEO John Mattson.

- Rental revenues totalled SEK 65.2 million (62.0), up 5%.
- Income from property management was SEK 18.4 million (11.5), corresponding to SEK 0.55 per share (0.34).
- Cash flow from operating activities before changes in working capital amounted to SEK 18.7 million (11.6), which was on a par with income from property management.
- Changes in property values amounted to SEK 6.0 million (21.4) and changes in the value of interest-rate derivatives to negative SEK 12.3 million (negative: 9.2).
- Earnings after tax for the period totalled SEK 7.7 million (16.3), corresponding to SEK 0.23 per share (0.48).
- Property value totalled SEK 6,424.2 million (6,099.1).
- Investments amounted to SEK 53.0 million (38.2).

Lidingö, 7 May 2020

John Mattson Fastighetsföretagen AB (publ)

For further information, please contact:

Siv Malmgren, Chief Executive Officer

Tel: +46 705 39 35 07, e-mail: siv.malmgren@johnmattson.se

Maria Sidén, Chief Financial Officer

Tel: +46 703 37 66 36, e-mail: maria.siden@johnmattson.se

This information is information that John Mattson Fastighetsföretagen AB (publ) is obliged to disclose pursuant to the EU Market Abuse Regulation and the Swedish Securities Market Act. The information was submitted for publication, through the agency of the contact person set out above, at 8:00 a.m. CEST on 7 May 2020.

JohnMattson

About John Mattson Fastighetsföretagen AB (publ)

John Mattson is a private residential property owner with rental apartments on Lidingö and, since 4 May 2020 also in Sollentuna, a total of 2,800 apartments. As of March 31 2020, the market value of John Mattson's property portfolio was SEK 6.4 billion. 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.