

Press release

John Mattson divests property at Gullmarsplan

John Mattson has today signed an agreement to divest the property Frisen 1. This is the second divestment of residential properties since November 2025. As in the previous transaction, the buyer is a newly formed tenant-owner association. The purchase price is based on an underlying property value of SEK 48 million.

Frisen 1 comprises 22 apartments with a total lettable area of approximately 915 square metres, of which residential units account for 93 percent. The rental value of the property amounts to SEK 2.0 million. The purchase price is based on an underlying property value of SEK 48 million, which exceeds the carrying amount as of the third quarter of 2025 by SEK 6 million or 15.3 percent. The buyer will pay the stamp duty, and no deduction for deferred tax will be made. The initial yield, based on the agreed property value and the property's projected net operating income for 2026, is estimated at 2.8 percent. The estimated earnings impact from the transaction amounts to approximately SEK 5 million after deduction of transaction costs and reversal of previously recognised deferred tax. The net liquidity effect amounts to SEK 24 million. A realised value change will be recognised in the first quarter of 2026.

The sale is being carried out as a corporate transaction.

- We continuously evaluate the composition of our property portfolio to optimise capital utilisation and increase risk-adjusted returns. This is the second conversion we have completed since November 2025. The conversions have been executed at a premium to carrying amounts, which demonstrates the value potential in our property portfolio. Through these conversions, some of the company's lowest-yielding assets have been divested while capital has been freed up for investments with higher returns, with the aim of increasing cash flow and earnings per share, says Per Nilsson, CEO of John Mattson.

The agreement is unconditional, and John Mattson will transfer possession of the property on 22 January 2026.

Wigge & Partners and Hedman Modée & Partners acted as the seller's advisors in the transaction.

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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 30 September 2025, the property value was SEK 14.5 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.