

John Mattson signs lease agreement and construction contract for care home in Bromma

John Mattson has signed a 15-year lease agreement with Vardaga, a subsidiary of Ambea, regarding the development and operational management of a new care home in the Geografiboken property in Abrahamsberg, Bromma. In parallel, a construction contract has been entered into with RO-Gruppen for the development of the building. The agreements formalise the collaboration with Vardaga and RO-Gruppen, which was initiated through a letter of intent in 2025.

The project comprises the construction of a new care home planned to include approximately 100 beds, with a lettable area of 6,568 square metres. The project is intended to be certified in accordance with Miljöbyggnad Silver.

-We are very pleased to now take the next step and formalise our collaboration with both Vardaga and RO-Gruppen. Together, we look forward to delivering a project with high climate ambitions that contributes to attractive and functional living environments for the elderly. The project marks our first return to new construction and represents an important part of our strategy to grow within community properties with stable and long-term cash flows," says Per Nilsson, CEO of John Mattson.

John Mattson will own and manage the property on a long-term basis, while Vardaga will be responsible for the operational activities and will contribute extensive experience in the development and operation of care homes.

-We look forward to the collaboration with John Mattson and to jointly developing additional care home capacity in an area where demand is high. For us, this is about creating more than a care home – we want to create a home, with a focus on personal care and a meaningful everyday life," says Jon van Geffen, Head of Growth & Property at Ambea.

The construction contract with RO-Gruppen comprises a design-and-build contract, under which RO-Gruppen will be responsible for both the design and construction of the care home.

-We are proud of the continued confidence and to now take the project into the implementation phase. Together, we are creating a modern and sustainable environment with high standards for quality and climate performance," says Annika Grönberg, Deputy Business Area Manager at RO-Gruppen.

Both agreements are conditional upon the granting of a building permit. Construction is planned to commence in the second quarter of 2026, with completion scheduled for the fourth quarter of 2028.

JohnMattson

Lidingö, 20 April 2026

John Mattson Fastighetsföretagen AB (publ)

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About John Mattson Fastighetsföretagen AB (publ)

John Mattson is a residential property company with 4,255 rental apartments as well as commercial premises in the Stockholm region: Lidingö, Sollentuna, Stockholm, Nacka and Upplands Väsby. As of 31 December 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.



Image 1, Scott Rasmusson Källander (SR-K)



Image 2, Scott Rasmusson Källander (SR-K)