Press release

Interim Report January–September 2025

Broader capital allocation through buy-backs

John Mattson's income from property management for the January to September period of 2025 increased 21% year-on-year. This was mainly attributable to higher rental revenue combined with stable property expenses as well as to reduced interest expenses due to a lower average interest rate compared with last year.

Growth in net reinstatement value (NRV) per share was 8.4% and was mainly attributable to continued stable yield requirements in combination with higher net operating income as a result of efficiency improvements at our properties and increased value creation in our project activities.

After the end of the period, the Board resolved to start to buy back John Mattson's shares up to an amount of SEK 100 million until the next annual general meeting.

"We are following our growth plan and delivering stronger profitability together with a positive value trend for the property portfolio. Most property companies' shares are currently trading at a discount to their net asset value – John Mattson is no exception. Our residential properties are being valued at an implicit property value of SEK 33,000 per square metre – levels that are impossible to achieve through acquisitions in the direct market. Given this, we believe that we currently create maximum shareholder value by supplementing our growth plan with the buy-back of our own shares, achievable without limiting our planned investments in existing properties or our return to new production in 2026. The positive value performance has lowered the loan-to-value ratio to 46%, which provides scope both for share buy-backs and continued investment," says Per Nilsson, CEO of John Mattson.

January–September 2025

- Rental revenue totalled SEK 504.4 million (480.2), up 5.0%.
- Net operating income was SEK 372.0 million (349.3), up 6.5%.
- Income from property management was SEK 177.9 million (147.0), corresponding to SEK 2.35 per share (1.94), up 21.0%.
- Changes in property values amounted to an increase of SEK 265.8 million (296.0). Negative changes in the value of interest-rate derivatives amounted to SEK 58.9 million (negative: 42.1).
- Earnings after tax for the period totalled SEK 301.1 million (363.1), corresponding to SEK 3.95 per share (4.75).
- The aggregate property value was SEK 14,543.9 million (13,940.6).
- Investments equalled SEK 180.4 million (167.9), of which SEK 0.0 million (0.0) pertained to property acquisitions.
- Net Reinstatement Value (NRV) totalled SEK 7,593.3 million (7,007.4), corresponding to SEK 100.18 per share (92.45), up 8.4%.

Lidingö, Sweden, 23 October 2025
John Mattson Fastighetsföretagen AB (publ)

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This information is information that John Mattson Fastighetsföretagen AB 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 23 October 2025.

About John Mattson Fastighetsföretagen AB (publ)
John Mattson is a residential property company with 4,325 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, refinement, 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.