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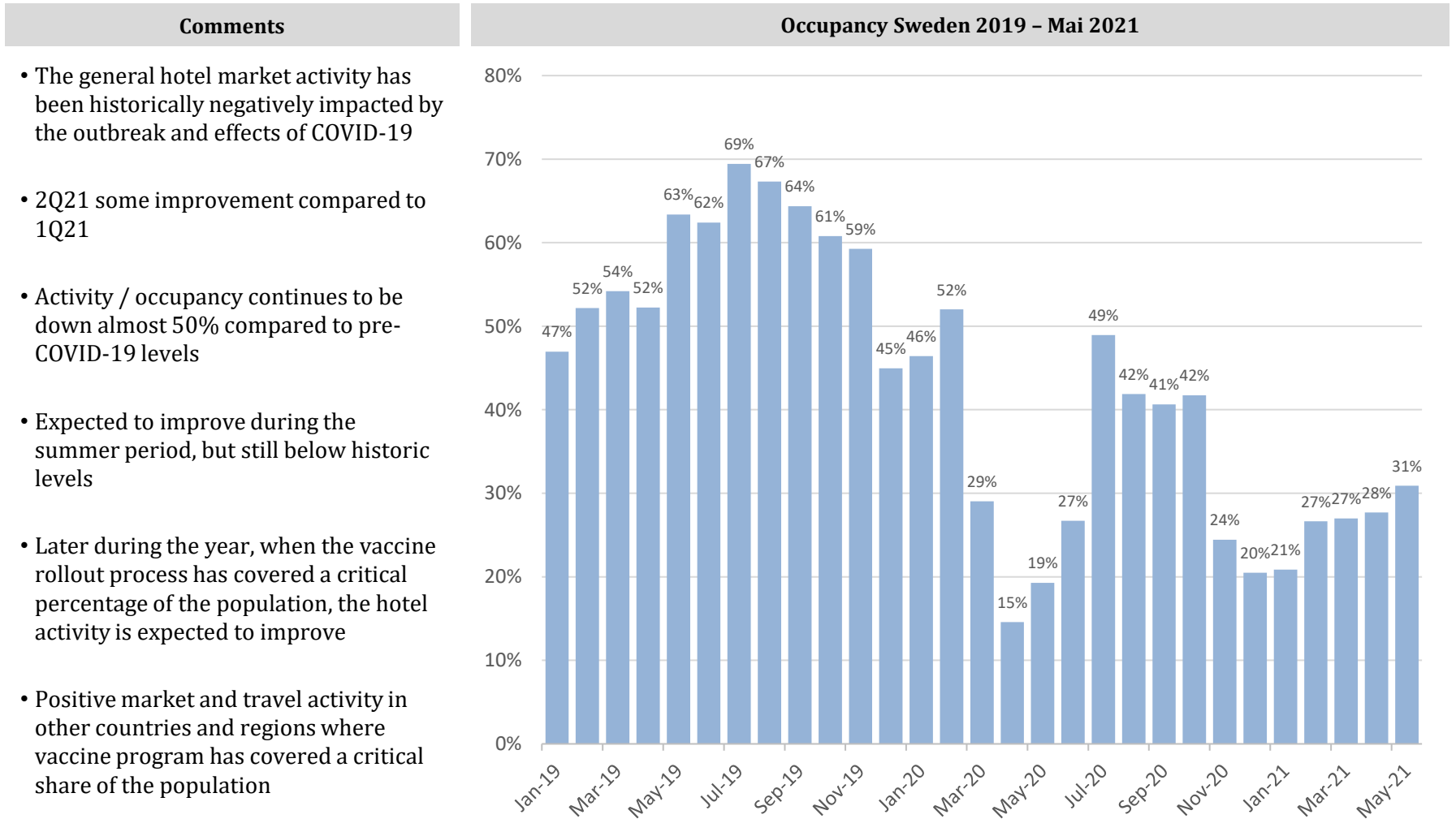
Host Property AB

Market update 2Q2021

28. July 2021



HOTEL MARKET STATISTICS

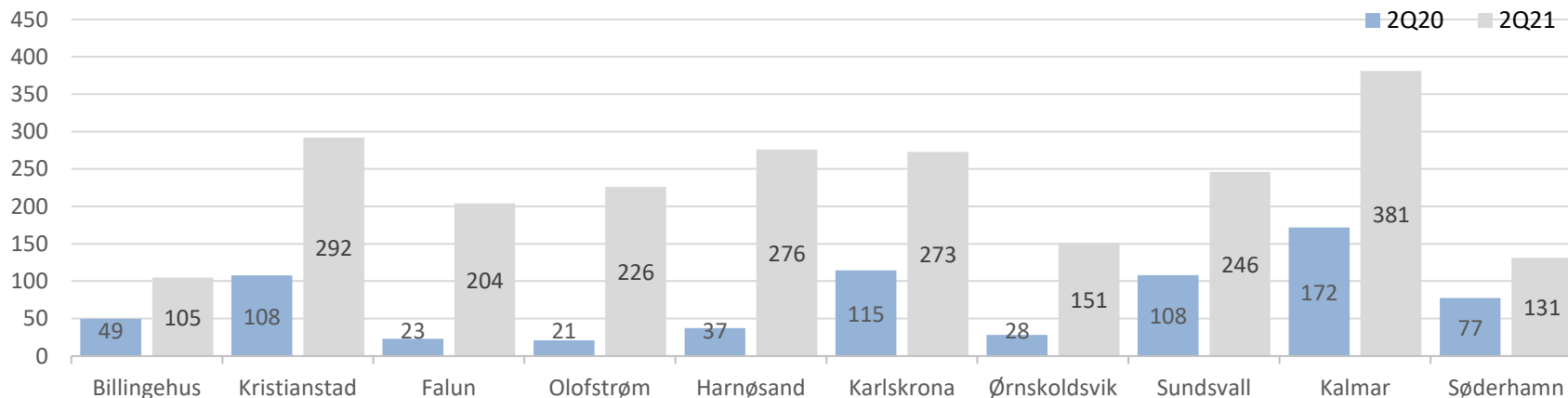


Source: SCB



HOST PROPERTY - KEY HOTEL TRADING AND PROFITABILITY FIGURES

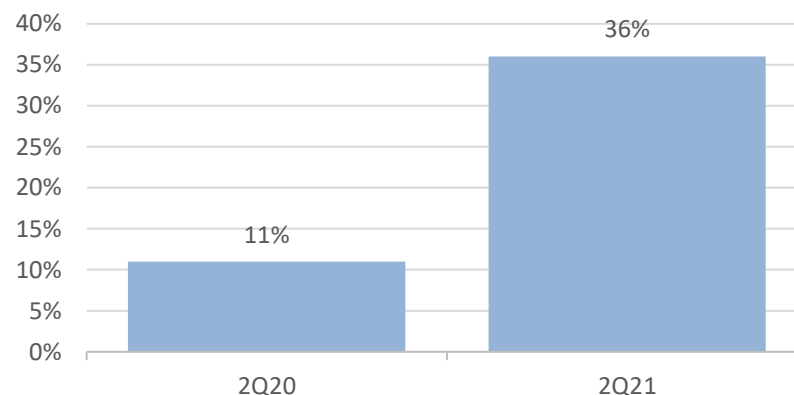
REVPAR 2Q2021 vs 2Q2020 - SEK



Key hotel trading figures *

- Host Property REVPAR SEK 229 for 2Q2021 compared to SEK 74 for the same quarter in 2020. Occupancy was 36% for 2Q2021 compared to 11% in 2Q2020
- Improvement during the quarter and going into the summer. 25% occupancy during 1Q2021
- 2Q2020 historic low REVPAR and occupancy due to a number of the hotels closed in periods during the first phase of the COVID-19 lockdown
- 2Q2021 REVPAR and occupancy still substantially below pre-COVID-19 levels. 2019 REVPAR at SEK 387 and 48% occupancy

Occupancy



Source: Benchmark Alliances and company figures, * unweighted average



HOTEL MARKET STATISTICS – INTERNATIONAL DEVELOPMENT

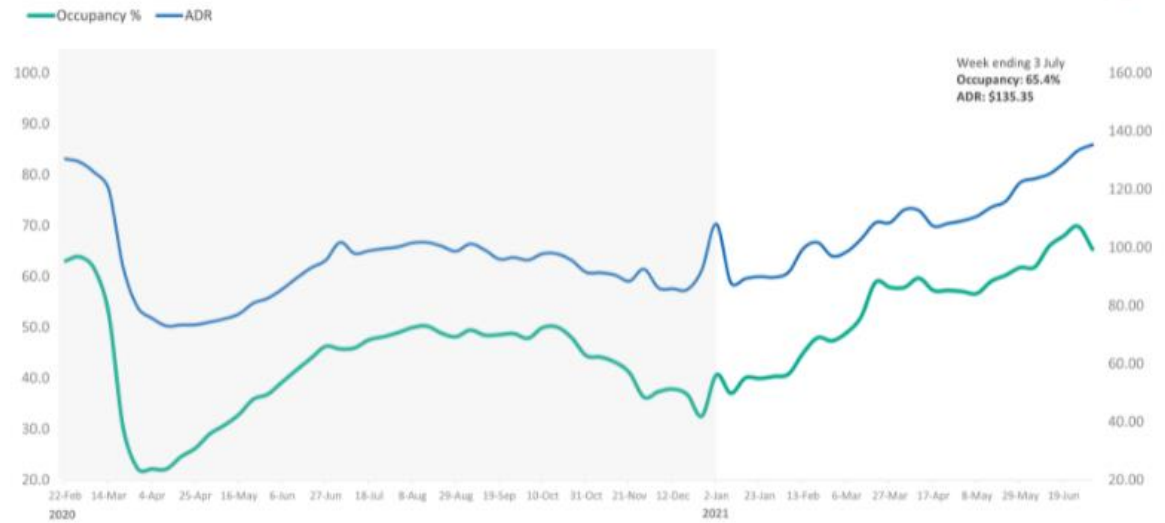
Comments

- Still uncertain market development for the Swedish hotel market in the short term
- Still, positive signs in other international markets in Asia, US and the UK in terms of increased travel and hotel activity
- US occupancy and ADR (average daily rates) continues to move towards pre-COVID-19 levels

US Hotel occupancy – week ending 3. July 2021

U.S. Hotel Occupancy and Average Daily Rate

Weeks ending with specified dates



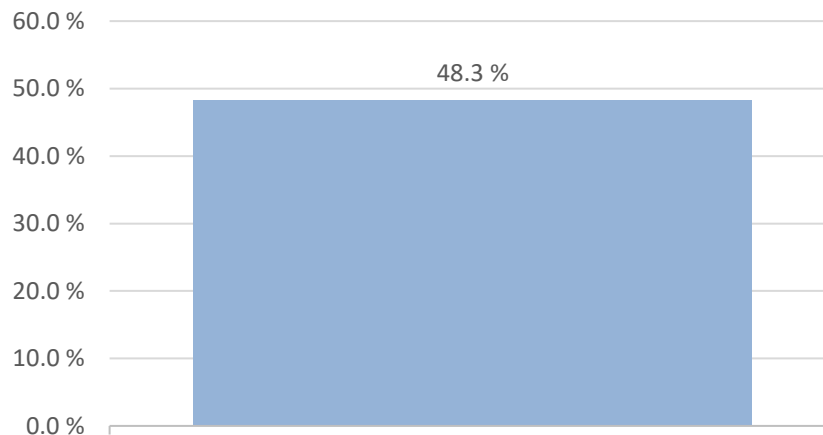


HOST PROPERTY - KEY DEBT FIGURES

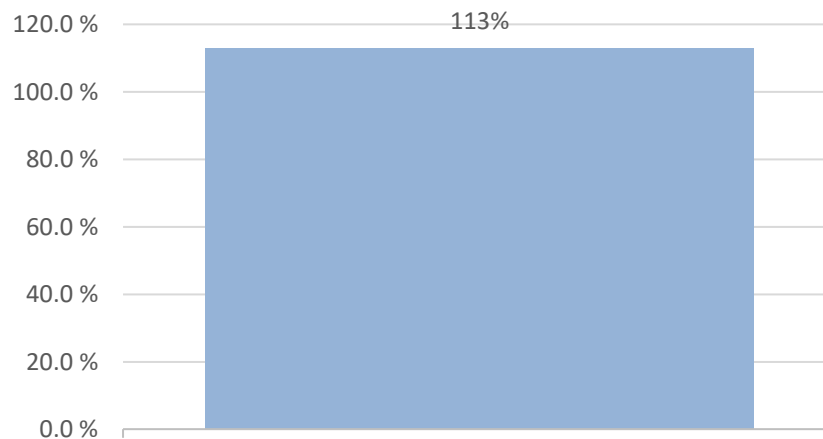
Comments

- The 2Q 2021 external valuation was completed in early July 2021. Market value at SEK 882 million
- Loan to value at 48.3%
- SEK 20 million remaining on the CAPEX-account in April 2021 after SEK 65 million payment
- Host Property received SEK 8,0 million in cash (“Received Cash” according to amended T&C) during the 2Q2021 from Group Companies outside Host Property AB and Parent (Host AB)
- Cash interest coverage ratio was 113% for the quarter

Loan to value 2Q2021



Cash Interest coverage ratio (according to amended T&C)





INCOME STATEMENT 2Q2021

	Host 2021 YTD Q2	Host 2020 YTD Q2
OPERATING INCOME		
Rent income	3 648	32 377
Other operating income	0	0
Profit from property sale	0	0
Total operating income	3 648	32 377
OPERATING COSTS		
Depreciations	-4 196	-4 051
Other operating costs	-8 335	-6 926
Total operating costs	-12 531	-10 977
EBIT	-8 883	21 400
Ebitda	-4 687	25 451
FINANCIAL INCOME AND COSTS		
Other interest income	2 960	3 098
Other financial income	0	479
Net interest costs	-15 545	-16 723
Other financial costs	-4 985	-2 317
Net financial items	-17 570	-15 463
EBT	-26 453	5 937
Tax payable	0	0
Taxes	142	148
NET PROFIT	-26 311	6 085



BALANCE SHEET 2Q2021

Balance Sheet Host Property AB consolidated	(MM SEK)		Balance Sheet Host Property AB consolidated	(MM SEK)	
	Host	Host		Equity and debt	Host
Assets	2021 YTD Q2	2020 Year	Equity and debt	2021 YTD Q2	2020 Year
LONG TERM ASSETS			EQUITY		
INTANGIBLE ASSETS			PAID-IN EQUITY		
Deferred taxes	0	0	Share capital	500	500
Licenses/rights/goodwill	0	0	Total paid-in equity	500	500
Total intangible assets	0	0	EARNED EQUITY		
FIXED ASSETS			Profit for period	-26 311	-79 760
Land and buildings	590 496	563 142	Other equity	332 908	365 227
Machines, inventory and equipment	9 086	8 105	Total earned equity	306 597	305 467
Projects	74 847	78 852	Total equity	307 097	305 967
Total fixed assets	674 429	650 099	DEBT		
FINANCIAL LONG TERM ASSETS			PROVISIONS FOR COMMITMENTS		
Investment in subsidiaries	0	0	Deferred taxes	64 027	60 724
Investments in shares	0	0	Total provisions for commitments	64 027	60 724
Other long term receivables	60 603	54 429	OTHER LONG TERM DEBT		
Total financial long term assets	60 603	54 429	Debt to financial institutions	435 000	500 000
Total Long Term Assets	735 032	704 528	Other long term debt	181	116
CURRENT ASSETS			Total other long term debt	435 181	500 116
RECEIVABLES			SHORT TERM DEBT		
Accounts receivables	11 010	15 310	Debt to financial institutions	0	0
Intercompany receivables	35 661	51 626	Accounts payables	2 526	6 541
Other receivables	2 050	0	Taxes payable	332	2 905
Prepaid costs	0	0	Intercompany debt	1 500	0
Total receivables	48 721	66 936	Other short term debt	4 339	5 069
CASH AND BANK DEPOSITS			Total short term debt	8 757	14 515
Cash, bank deposits etc.	31 309	109 858	Total debt	507 965	575 355
Total cash and bank deposits	31 309	109 858	TOTAL DEBT AND EQUITY	815 062	881 322
Total Current Assets	80 030	176 794			
TOTAL ASSETS	815 062	881 322			