



Profit and Loss Host Property AB consolidated Q4 2022
(SEK 1.000)

Group
2022 - Q4 **2021 - Q4**

OPERATING INCOME

Rent income	64,445	34,249
Total operating income	64,445	34,249

OPERATING COSTS

Other operating expenses	18,399	23,430
Total operating costs	18,399	23,430

Operating profit (EBITDA)	46,046	10,819
Depreciation and write-down of fixed assets	10,188	10,915
Operating profit (EBIT)	35,857	-96

Financial income and expenses

Other interest income	2,278	3,007
Other financial income	97	0
Income from investment in subsidiaries and joint ventures	0	0
Other interest expenses	25,712	47,555
Other financial expenses	21,414	18,999
Net financial result	-44,751	-63,547

Ordinary profit before tax expense	-8,894	-63,643
Taxes	966	703

Ordinary result	-7,927	-62,940
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Profit for the year	-7,927	-62,940
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Balance sheet

Assets

	2022	Group 2021
FIXED ASSETS		
INTANGIBLE FIXED ASSETS		
Deferred tax assets	0	0
Total intangible fixed assets	0	0
TANGIBLE FIXED ASSETS		
Buildings and land	533,889	547,938
Machinery and equipment	3,861	0
Projects	66,898	56,388
Total tangible fixed assets	604,649	604,326
FINANCIAL FIXED ASSETS		
Investments in subsidiaries	0	0
Loans to group companies	0	0
Investments in associated companies	0	0
Other long-term receivables	0	0
Total financial fixed assets	0	0
Total fixed assets	604,649	604,326
CURRENT ASSETS		
RECEIVABLES		
Accounts receivables	9,122	4,823
Accounts receivables Group companies	69,938	44,000
Other short-term receivables	6,241	6,840
Prepaid costs	5,320	11,850
Total receivables	90,620	67,513
CASH AND BANK DEPOSITS		
Cash and bank deposits	19,025	40,683
Total cash and bank deposits	19,025	40,683
Total current assets	109,646	108,196
TOTAL ASSETS	714,294	712,522



Balance sheet

Equity and liabilities

	2022	Group 2021
EQUITY		
PAID-IN CAPITAL		
Share capital	500	500
Share premium reserve	0	0
Total paid-in capital	500	500
RETAINED EARNINGS		
Other equity	260,867	269,171
Total retained earnings	260,867	269,171
Total equity	261,367	269,671
LIABILITIES		
PROVISIONS		
Deferred tax liabilities	84,167	84,757
Total provisions	84,167	84,757
OTHER LONG-TERM LIABILITIES		
Liabilities to financial institutions	0	0
Loans from Group companies	0	0
Other long-term liabilities	346	0
Total other long-term liabilities	346	0
CURRENT LIABILITIES		
Other short-term liabilities	344,680	349,070
Accounts payable	6,334	4,967
Tax payable	0	0
Dividends	0	0
Other short term liabilities Group companies	0	0
Public duties payable	3,145	0
Other short-term liabilities	14,255	4,057
Total current liabilities	368,413	358,094
Total liabilities	452,927	442,851
TOTAL EQUITY AND LIABILITIES	714,294	712,522



Cash Flow Statement

Group
2022 - Q4

Cash flow from operational activities

Net income before tax	-8,894
Depreciation	10,188
Add back noncash financial expenses	9,099
Change Accounts receivable	-4,299
Change in accounts payable	1,367
Change in group balances	-25,938
Change in other time-limited items	6,983
Net cash flow from operational activities	-11,494

Cash flows from investing activities

Investments in property and equipment	- 10,510
Sold shares	
Change in long term receivables	
Net cash flow from investing activities	-10,510

Cash flows from financing activities

Reductions in long-term debt	346
Net paid group	
Dividends/ group contributions	
Net cash flow from financing activities	346

Net change in cash and cash equivalents **-21,658**

Cash and cash equivalents 01.01

40,683

Net cash and cash equivalents -21,658

Cash and cash equivalents 30.09

19,025