



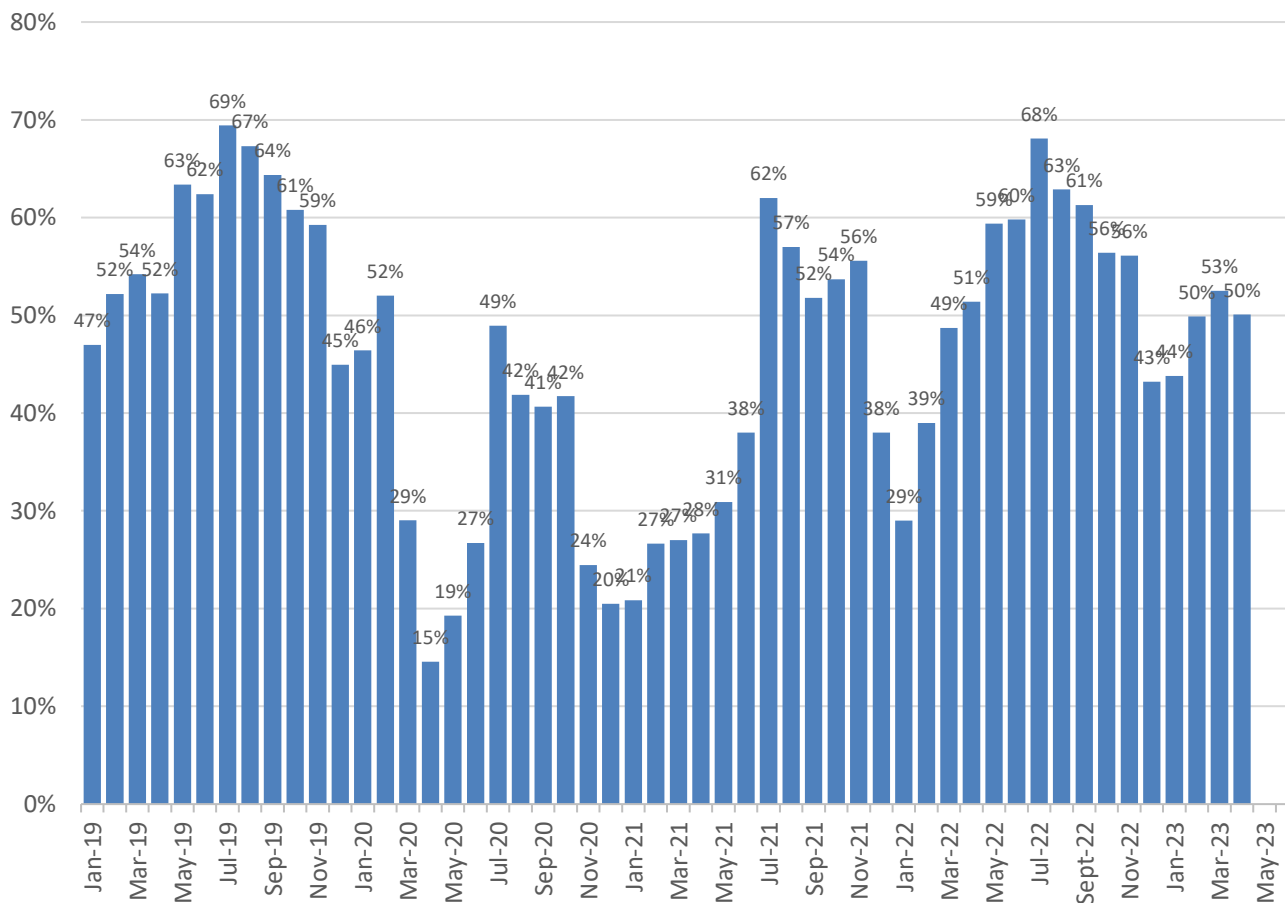
# Host Property Market update 2Q 2023

27. July 2023





# Hotel markets statistics – Sweden (Tilvaxtverket) - Occupancy

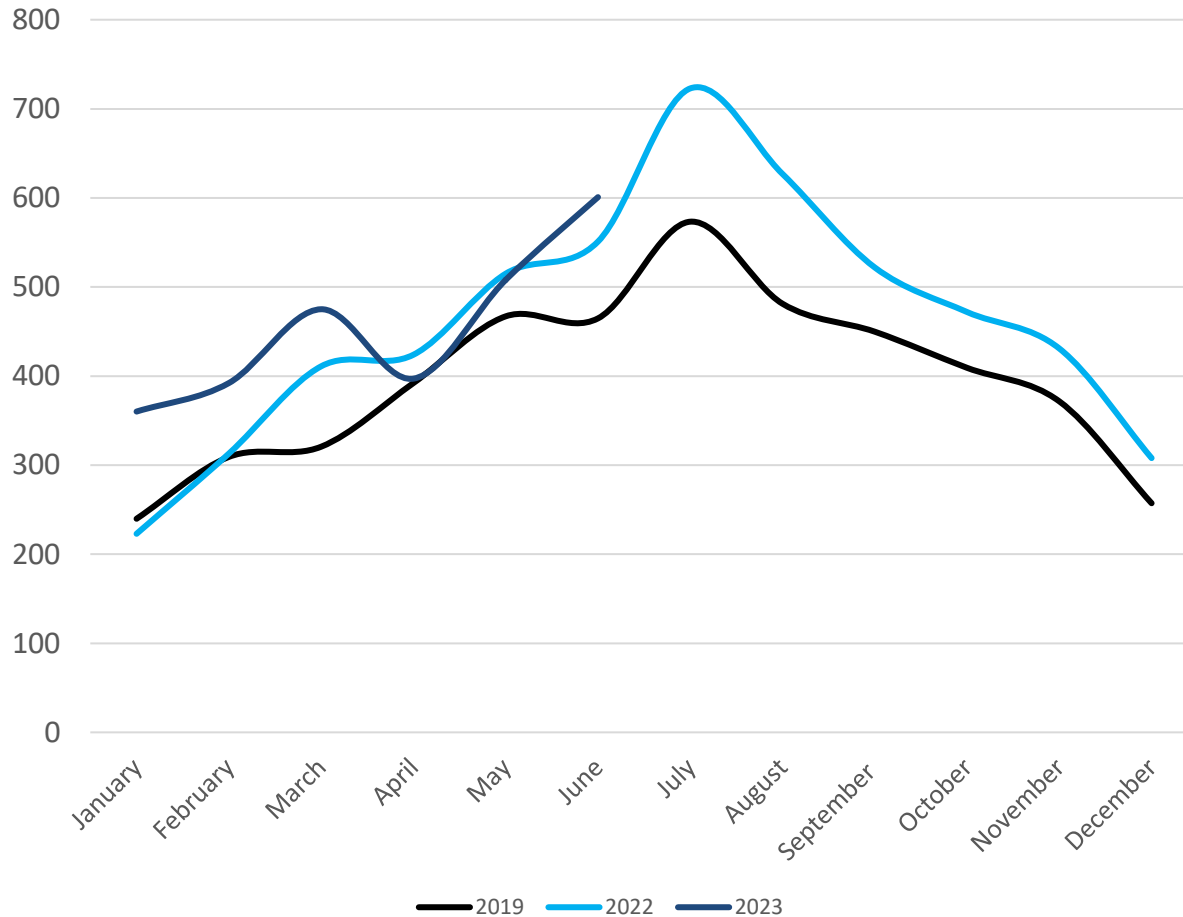


## Comments

- Strong market development during 2022 - 53% average occupancy
- Strong development in occupancy and REVPAR 2023 year to date



# HOST PROPERTY – REVPAR SEK

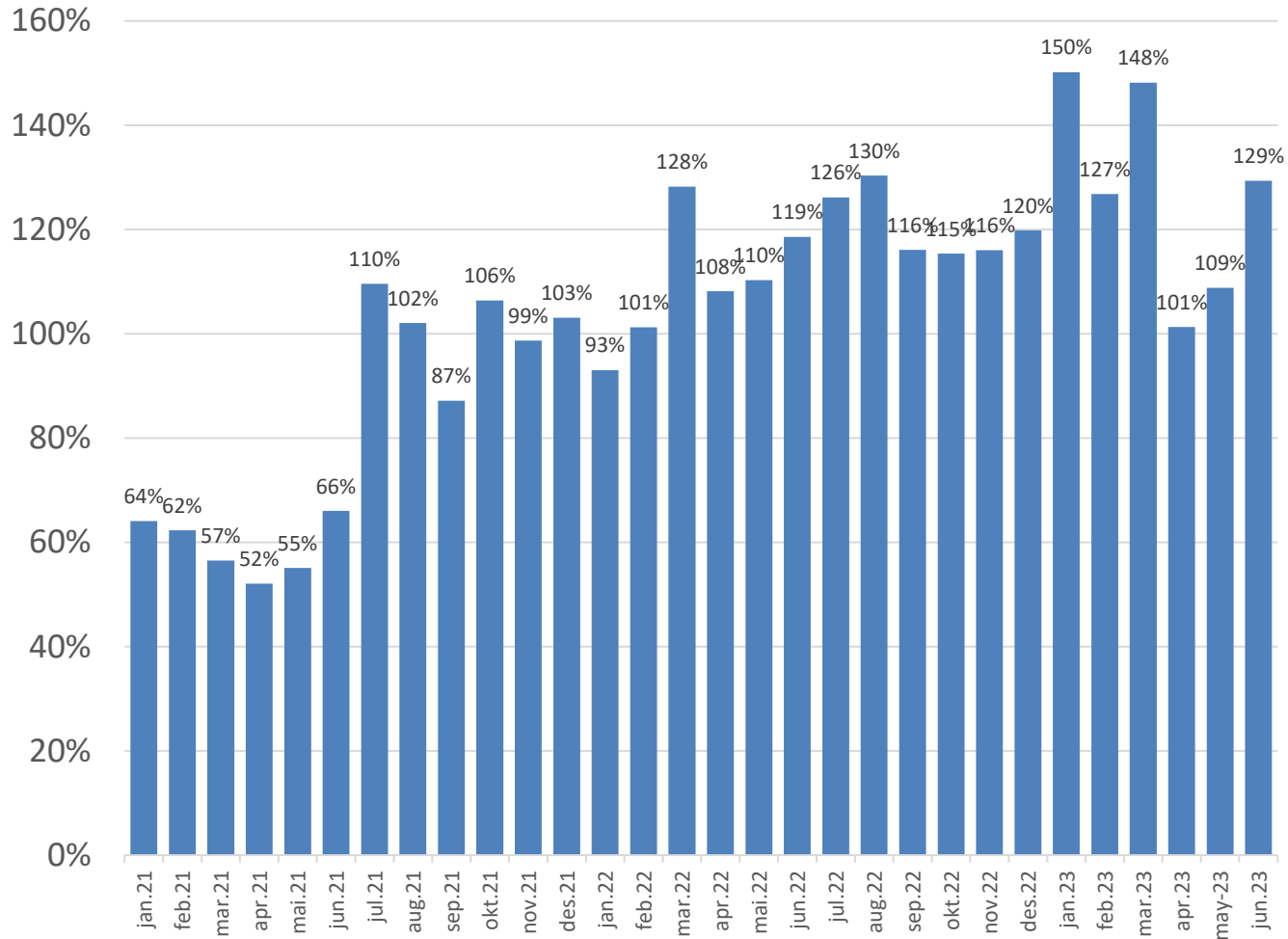


## REVPAR Host Property

- Strong development in revenues (REVPAR) during the 2Q 2023
- April lower, May in line and June 2023 higher REVPAR compared to 2022
- Continued strong development compared to the general market and historic figures



# HOST PROPERTY – REVPAR – COMPARED TO 2019



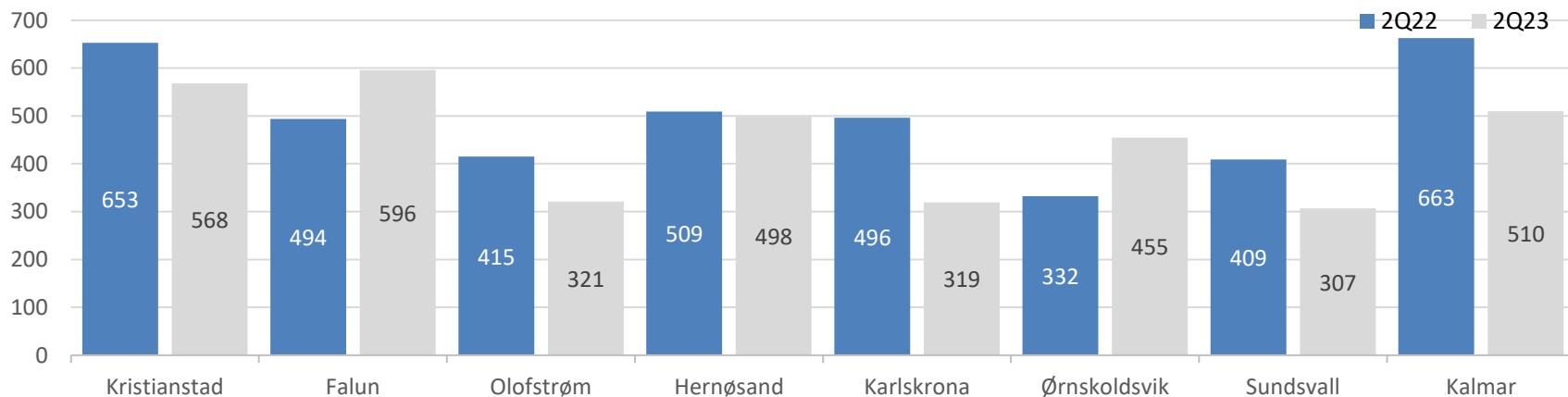
## REVPAR Host Property

- Strong development in revenues (REVPAR) from June 2021 to current date
- Revenues in line or above “normalized markets” for 24 months and counting



## Key hotel trading and profitability figures

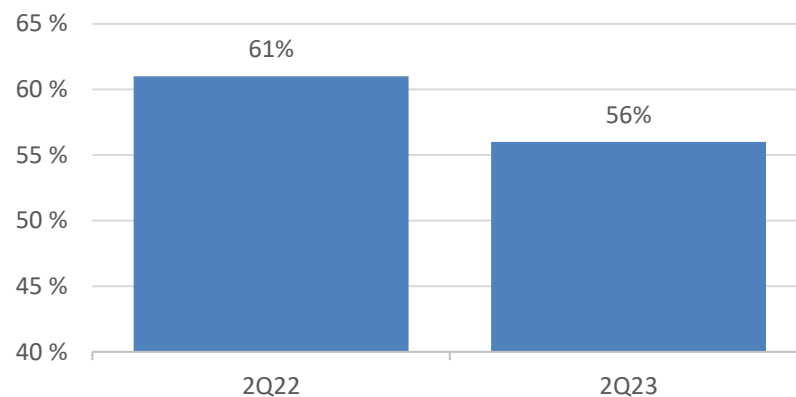
REVPAR 2Q2022 vs 2Q2023



Key hotel trading figures

- Host Property REVPAR SEK 502 for 2Q2023 compared to SEK 496 for the same quarter in 2022. Occupancy was 56% for 2Q2023 compared to 61% in 2Q2022

Occupancy





Host Property AB  
2023



<b>Profit and Loss Host Property AB consolidated Q2 2023</b>	<b>Group</b>	
<b>(SEK 1.000)</b>	<b>2023 - Q2</b>	<b>2022 - Q2</b>
<b>OPERATING INCOME</b>		
Rent income	40 589	21 235
<b>Total operating income</b>	<b>40 589</b>	<b>21 235</b>
<b>OPERATING COSTS</b>		
Other operating expenses	14 140	8 613
<b>Total operating costs</b>	<b>14 140</b>	<b>8 613</b>
<b>Operating profit (EBITDA)</b>	<b>26 449</b>	<b>12 622</b>
Depreciation and write-down of fixed assets	5 655	5 094
<b>Operating profit (EBIT)</b>	<b>20 794</b>	<b>7 528</b>
<b>Financial income and expenses</b>		
Other interest income	279	1 292
Other financial income	876	0
Income from investment in subsidiaries and joint ventures	0	0
Other interest expenses	20 742	11 354
Other financial expenses	10 138	10 860
<b>Net financial result</b>	<b>-29 725</b>	<b>-20 923</b>
Extraordinary expenses	0	
<b>Ordinary profit before tax expense</b>	<b>-8 931</b>	<b>-13 395</b>
Taxes	884	597
<b>Ordinary result</b>	<b>-8 047</b>	<b>-12 796</b>
<b>Profit for the year</b>	<b>-8 047</b>	<b>-12 796</b>

**Balance sheet**

<i>Assets</i>	2023 - Q2	Group 2022
<b>FIXED ASSETS</b>		
<b>INTANGIBLE FIXED ASSETS</b>		
Deferred tax assets	0	0
<b>Total intangible fixed assets</b>	<b>0</b>	<b>0</b>
<b>TANGIBLE FIXED ASSETS</b>		
Buildings and land	535 337	519 840
Machinery and equipment	24 714	17 664
Projects	38 022	66 939
<b>Total tangible fixed assets</b>	<b>598 074</b>	<b>604 444</b>
<b>FINANCIAL FIXED ASSETS</b>		
<b>Total fixed assets</b>	<b>598 074</b>	<b>604 444</b>
<b>CURRENT ASSETS</b>		
<b>RECEIVABLES</b>		
Accounts receivables	2 601	7 237
Accounts receivables Group companies	81 121	70 883
Other short-term receivables	6 312	5 529
Prepaid costs	4 001	5 320
<b>Total receivables</b>	<b>94 034</b>	<b>88 969</b>
<b>CASH AND BANK DEPOSITS</b>		
Cash and bank deposits	15 752	19 025
<b>Total cash and bank deposits</b>	<b>15 752</b>	<b>19 025</b>
<b>Total current assets</b>	<b>109 787</b>	<b>107 994</b>
<b>TOTAL ASSETS</b>	<b>707 860</b>	<b>712 438</b>

**Balance sheet**

<i>Equity and liabilities</i>	2023 - Q2	Group 2022
<b>EQUITY</b>		
<b>PAID-IN CAPITAL</b>		
Share capital	500	500
Share premium reserve	0	0
<b>Total paid-in capital</b>	<b>500</b>	<b>500</b>
<b>RETAINED EARNINGS</b>		
Other equity	245 036	256 792
<b>Total retained earnings</b>	<b>245 036</b>	<b>256 792</b>
<b>Total equity</b>	<b>245 536</b>	<b>257 292</b>
<b>LIABILITIES</b>		
<b>PROVISIONS</b>		
Deferred tax liabilities	88 562	85 721
<b>Total provisions</b>	<b>88 562</b>	<b>85 721</b>
<b>OTHER LONG-TERM LIABILITIES</b>		
Liabilities to financial institutions	353 420	344 680
Loans from Group companies	0	0
Other long-term liabilities	326	346
<b>Total other long-term liabilities</b>	<b>353 746</b>	<b>345 026</b>
<b>CURRENT LIABILITIES</b>		
Liabilities to financial institutions	0	0
Accounts payable	3 375	6 334
Tax payable	0	0
Dividends	0	0
Other short term liabilities Group companies	0	0
Public duties payable	4 037	3 251
Other short term liabilities	12 604	14 815
<b>Total current liabilities</b>	<b>20 016</b>	<b>24 399</b>
<b>Total liabilities</b>	<b>462 324</b>	<b>455 146</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>707 860</b>	<b>712 438</b>





<b>Cash Flow Statement</b>	<b>Group 2023 - Q2</b>
<b>Cash flow from operational activities</b>	
Net income before tax	-8 931
Depreciation	5 655
Add back noncash financial expenses	10 140
Change Accounts receivables	4 636
Change in accounts payable	-2 959
Change in group balances	-10 238
Change in other time-limited items	-1 576
<b>Net cash flow from operational activities</b>	<b>-3 272</b>
<b>Cash flows from investing activities</b>	
Investments in property and equipment	
Sold shares	
Change in long term receivables	
<b>Net cash flow from investing activities</b>	<b>0</b>
<b>Cash flows from financing activities</b>	
Reductions in long-term debt	
Netto utbetaling til konsem	
Dividends/ group contributions	
<b>Net cash flow from financing activities</b>	<b>0</b>
<b>Net change in cash and cash equivalents</b>	<b>-3 272</b>
<b>Cash and cash equivalents 01.01</b>	<b>19 025</b>
Net cash and cash equivalents	-3 272
<b>Cash and cash equivalents 31.12</b>	<b>15 753</b>