



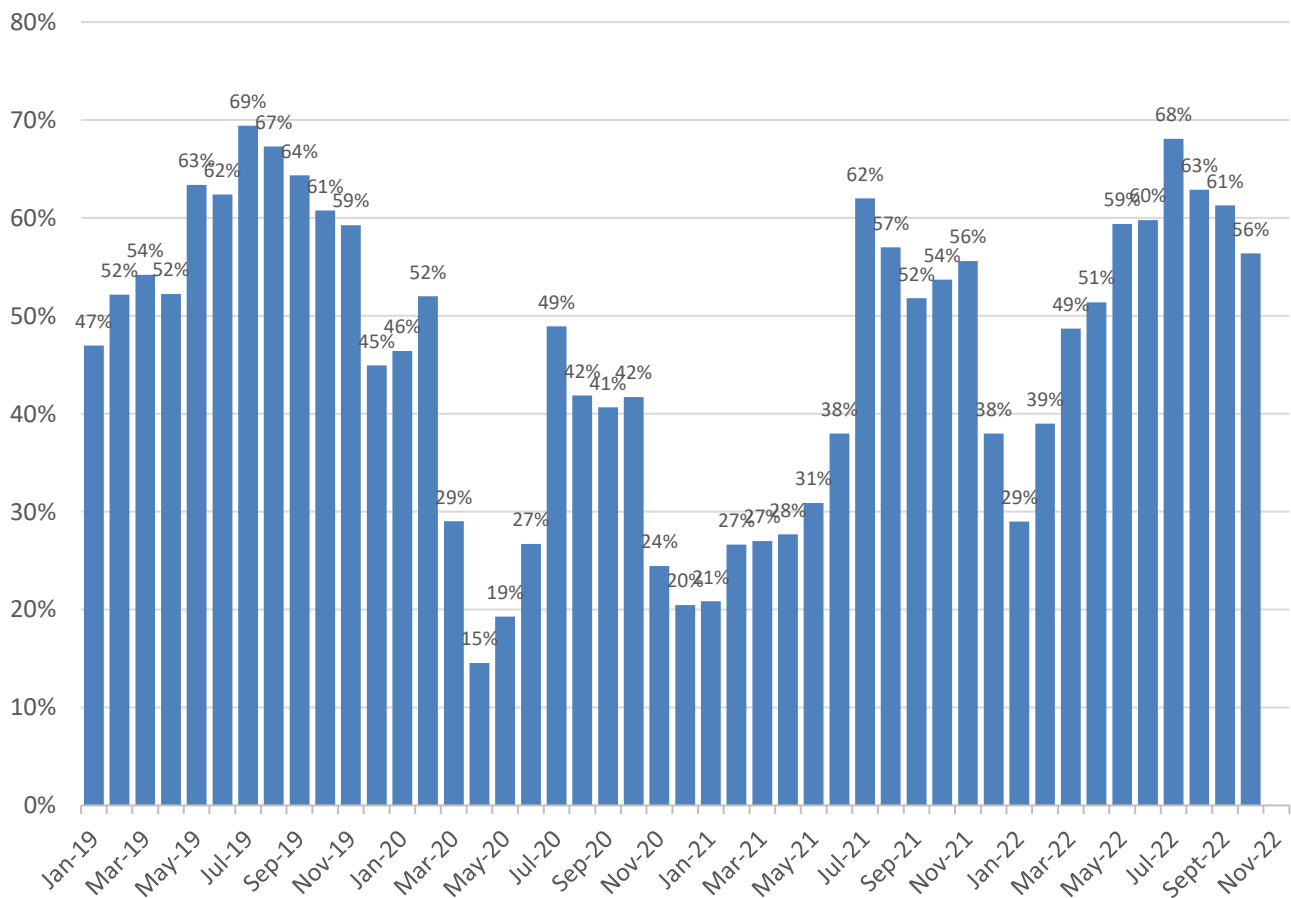
Host Property Market update 4Q 2022

30. January 2023





Hotel markets statistics – Sweden (Tilvaxtverket)

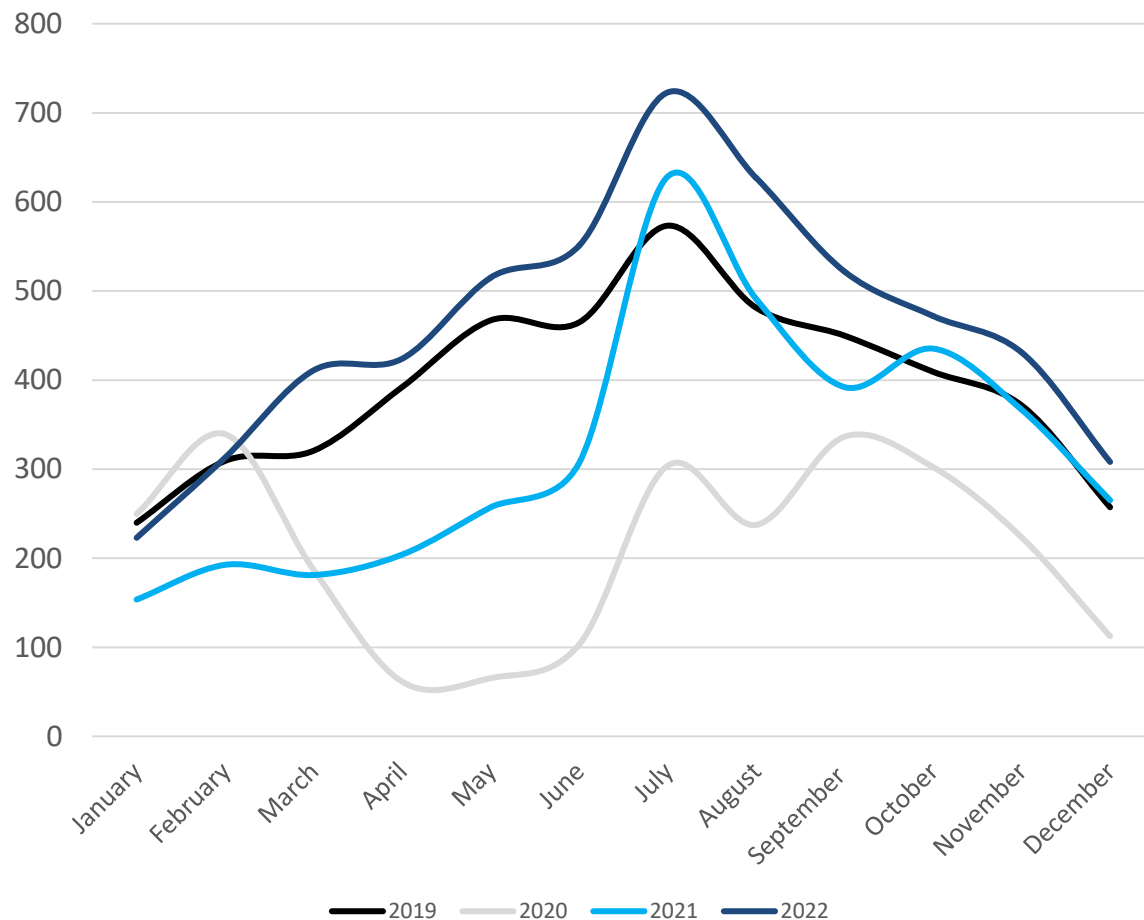


Comments

- Strong market development during 2022
- Average occupancy 2022 for Sweden 54%
- November and December 2022 markets statistics not released yet
- Strong market updates from peer hotel operators and owners during November and December



HOST PROPERTY – REVPAR SEK

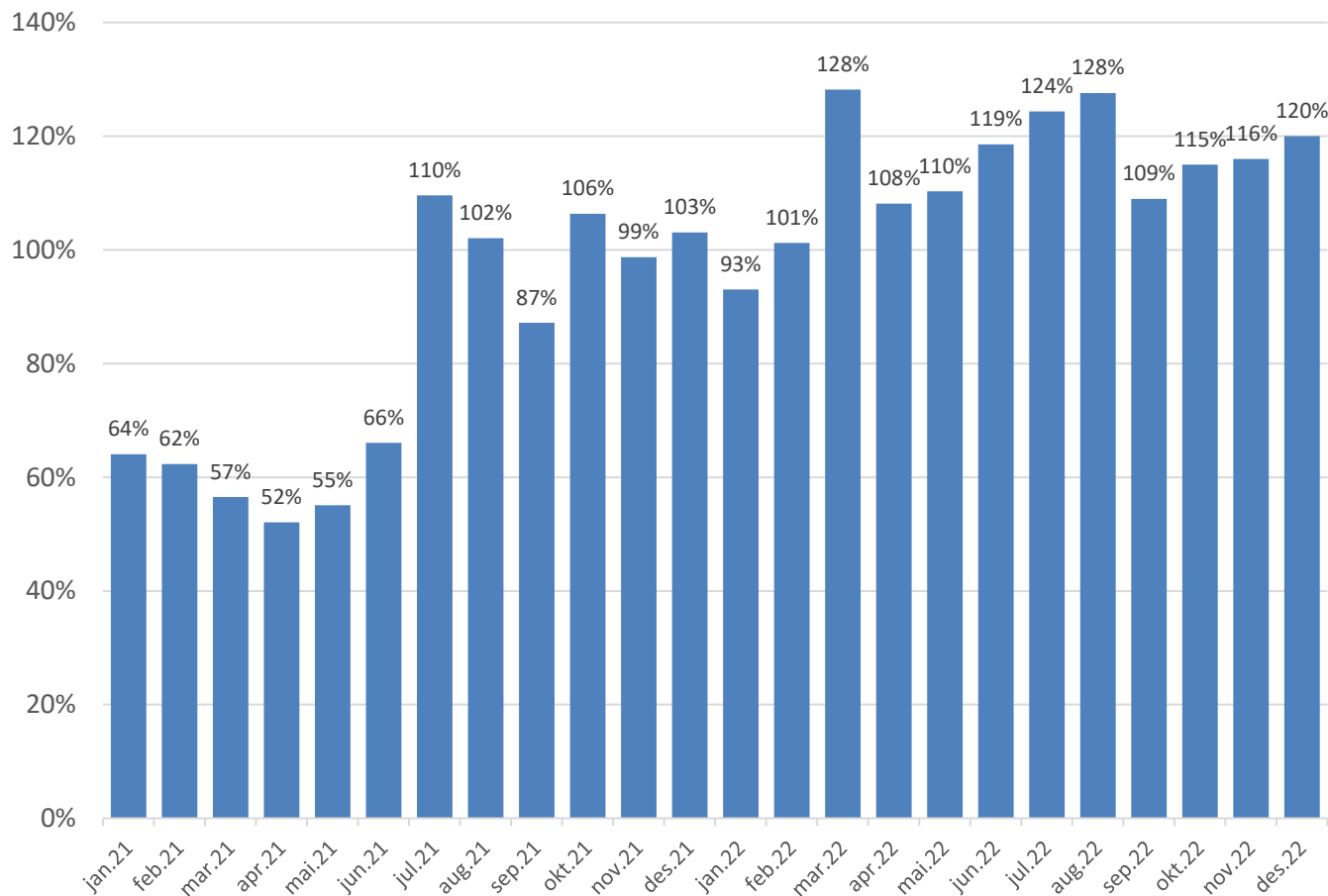


REVPAR Host Property

- Strong development in revenues (REVPAR) from June 2021 to current date
- Revenues in line or above “normalized markets” for 19 months and counting
- REVPAR 2022 YTD is 15% above 2019 levels
- REVPAR 4Q 2022 16% above 2019 levels
- Continued strong bookings to current date



HOST PROPERTY – REVPAR – COMPARED TO NORMAL MARKETS (2019)

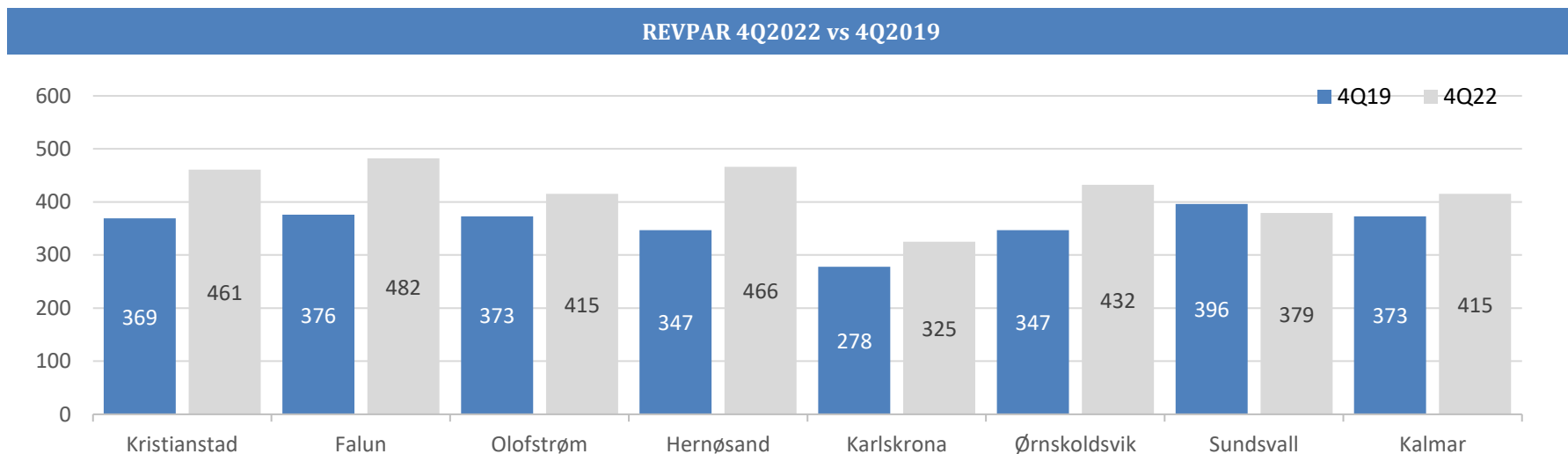


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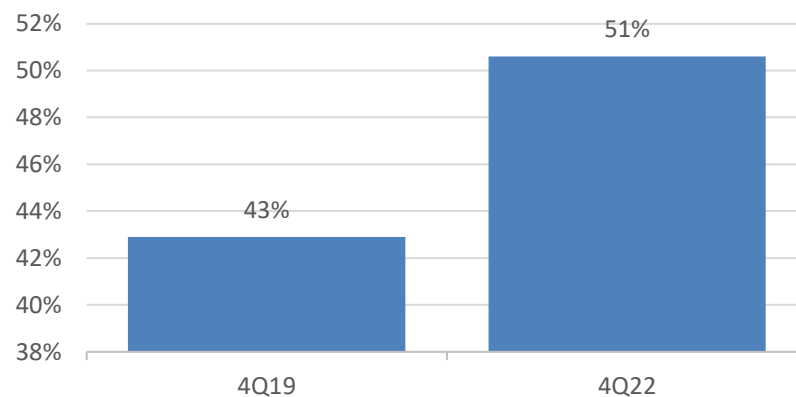
Key hotel trading and profitability figures



Key hotel trading figures

- Host Property REVPAR SEK 404 for 4Q2022 compared to SEK 346 for the same quarter in 2019. Occupancy was 51% for 4Q22 compared to 43% in 4Q19

Occupancy





Host Property AB
2023



Profit and Loss Host Property AB consolidated Q4 2022 (SEK 1.000)	2022 - Q4	Group 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
Profit for the year	-7,927	-62,940

**Balance sheet**

<i>Assets</i>	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