



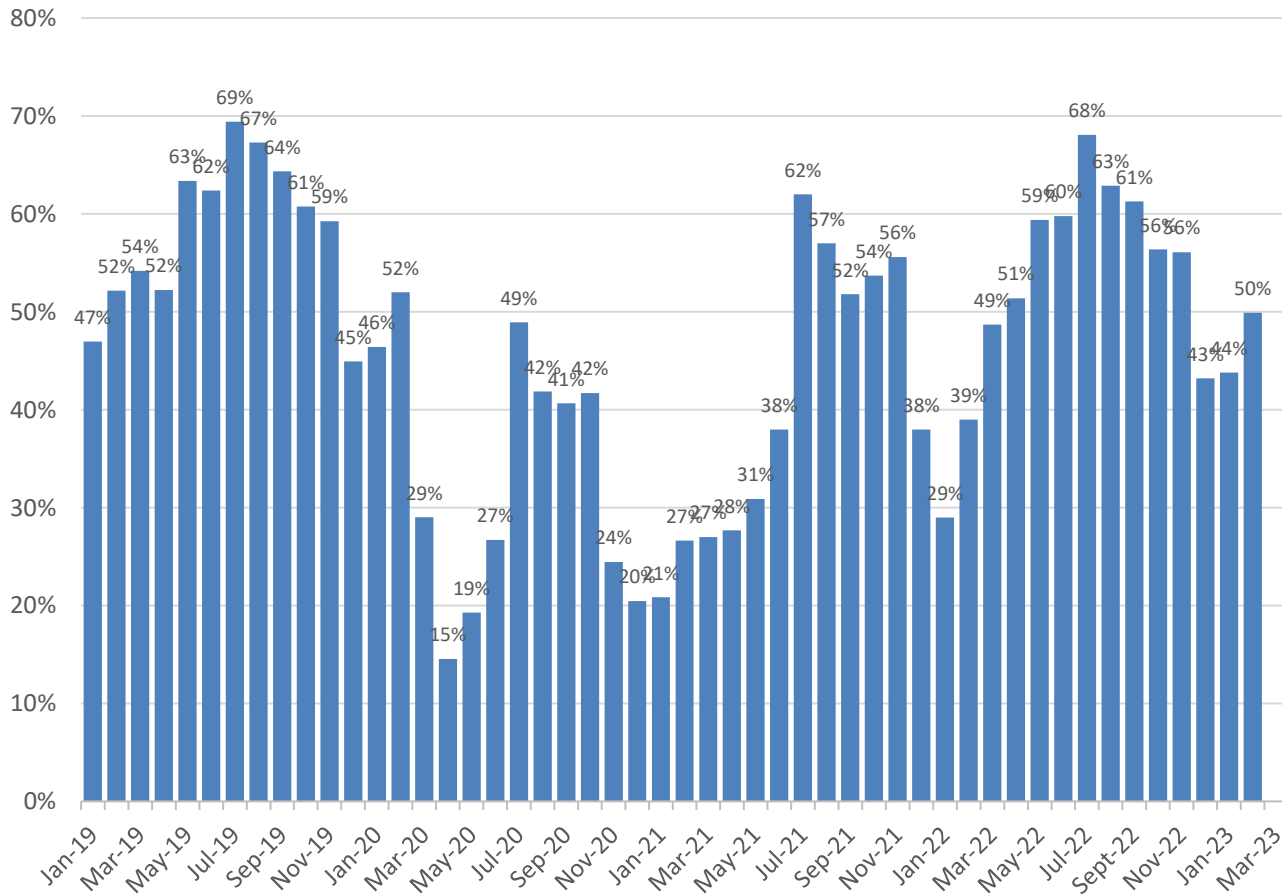
# Host Property Market update 1Q 2023

26. April 2023





# Hotel markets statistics – Sweden (Tilvaxtverket)

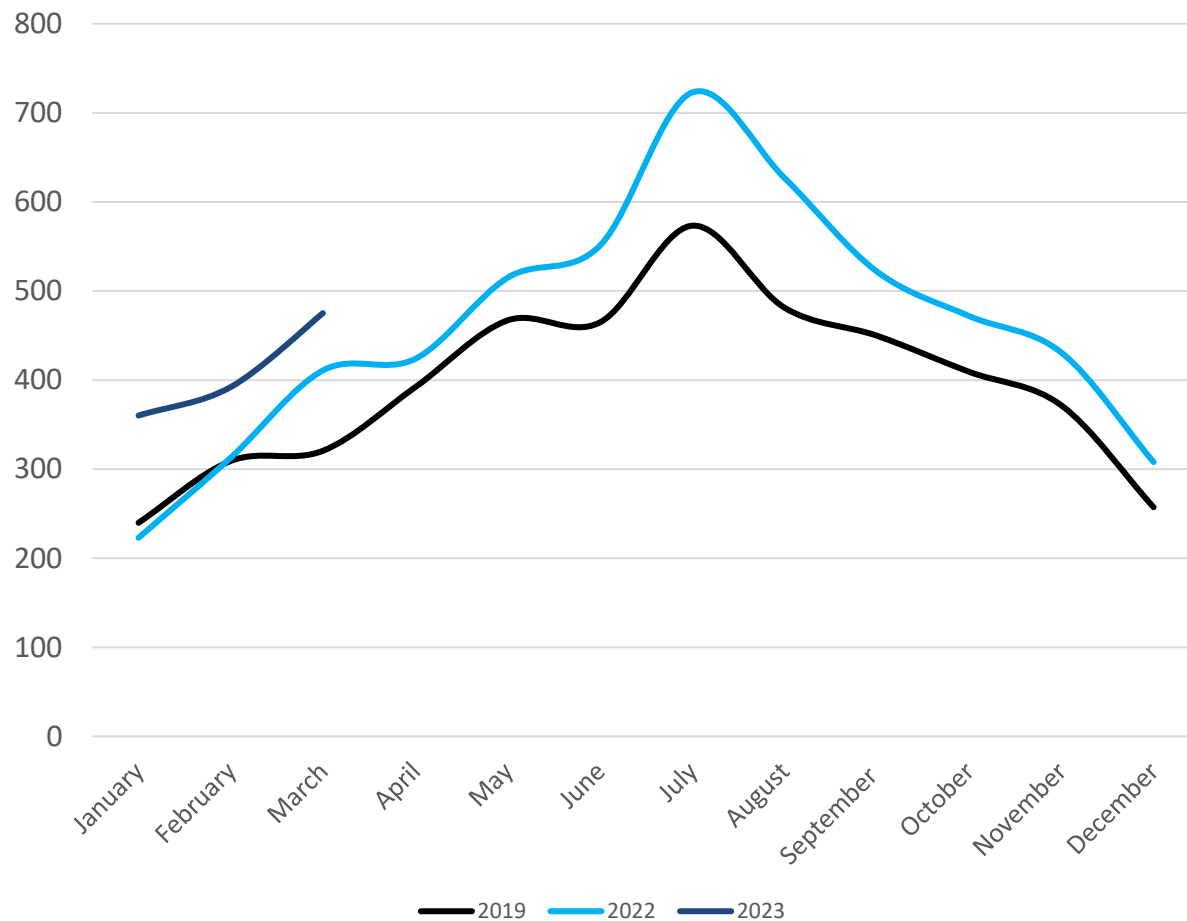


## Comments

- Strong market development during 2022 - 53% average occupancy
- Strong development in terms of pricing (ADR) and REVPAR
- 1Q seasonally lower and 1Q23 in line with historic patterns



## HOST PROPERTY – REVPAR SEK

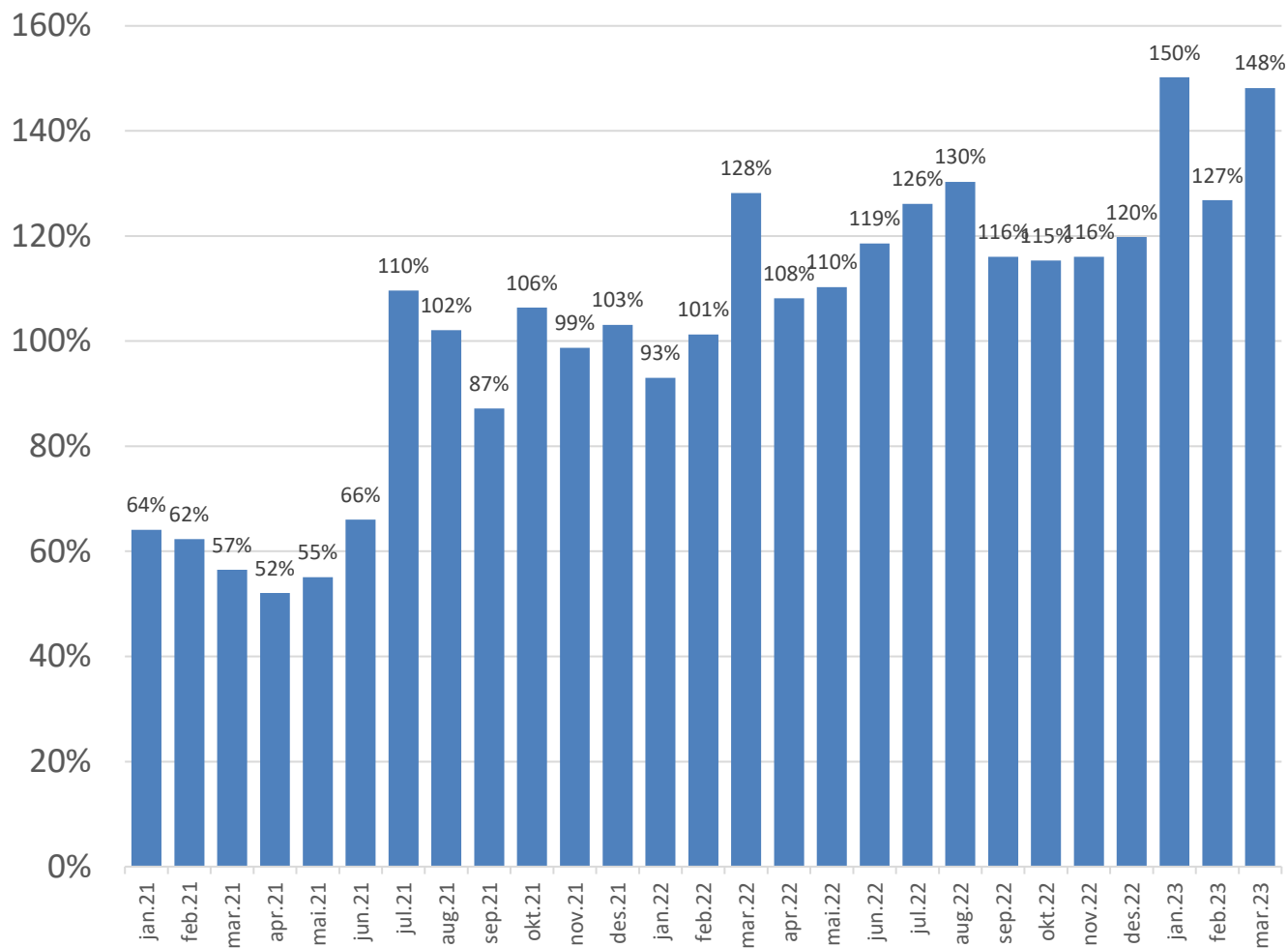


### REVPAR Host Property

- Strong development in revenues (REVPAR) from revenues during the 1Q 2023
- Strong development compared to the general market and historic figures



# HOST PROPERTY – REVPAR – COMPARED TO 2019



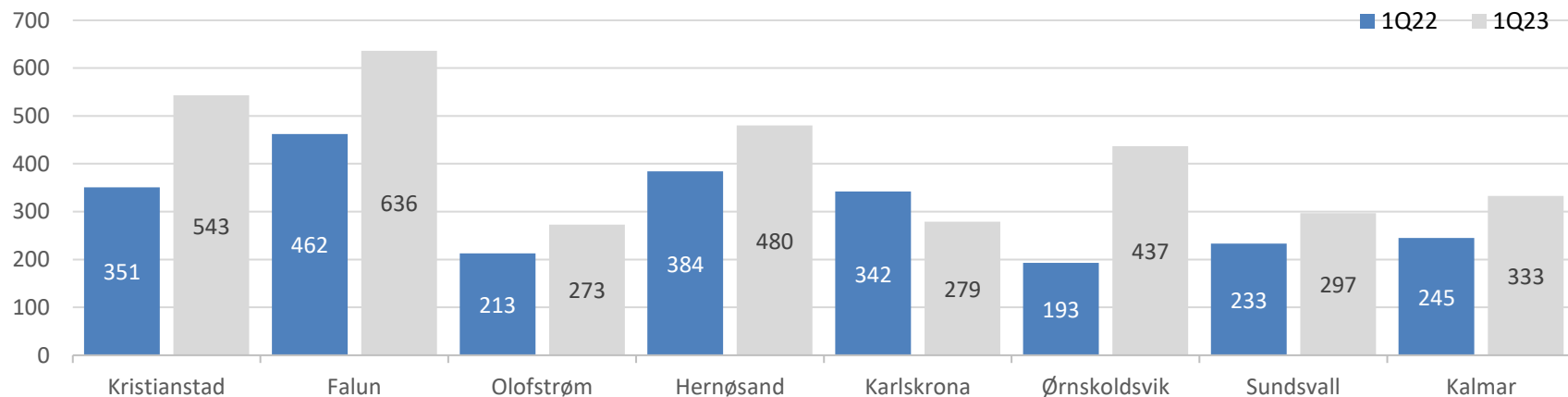
## REVPAR Host Property

- Strong development in revenues (REVPAR) from June 2021 to current date
- Revenues in line or above “normalized markets” for 21 months and counting



## Key hotel trading and profitability figures

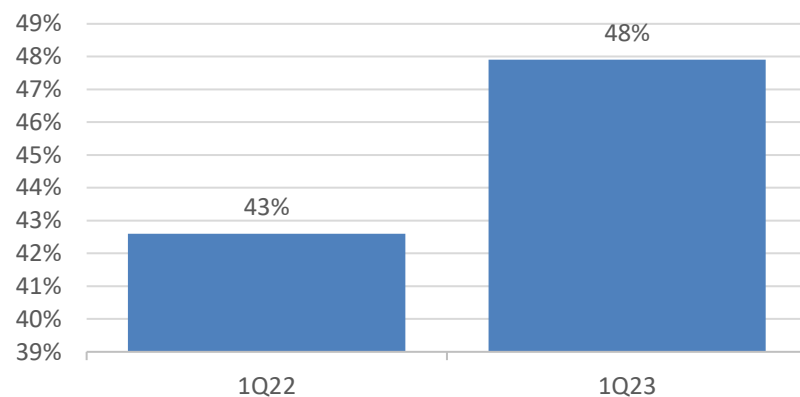
REVPAR 1Q2022 vs 1Q2023



Key hotel trading figures

- Host Property REVPAR SEK 409 for 1Q2023 compared to SEK 316 for the same quarter in 2022. Occupancy was 48% for 1Q2023 compared to 43% in 1Q2022

Occupancy





Host Property AB  
2023



<b>Profit and Loss Host Property AB</b>	<b>Group</b>	
<b>consolidated Q1 2023</b>	<b>2023 - Q1</b>	<b>2022 - Q1</b>
<b>(SEK 1.000)</b>		
<b>OPERATING INCOME</b>		
Revenues	21,179	9,336
<b>Total operating income</b>	<b>21,179</b>	<b>9,336</b>
<b>OPERATING COSTS</b>		
Other operating expenses	6,886	4,450
<b>Total operating costs</b>	<b>6,886</b>	<b>4,450</b>
<b>Operating profit (EBITDA)</b>	<b>14,293</b>	<b>4,886</b>
Depreciation and write-down of fixed assets	2,827	2,547
<b>Operating profit (EBIT)</b>	<b>11,466</b>	<b>2,339</b>
<b>Financial income and expenses</b>		
Other interest income	40	4,859
Other financial income	0	0
Income from investment in subsidiaries and joint ventures	0	0
Other interest expenses	10,007	9,960
Other financial expenses	5,059	4,700
<b>Net financial result</b>	<b>-15,026</b>	<b>-9,802</b>
Extraordinary expenses	0	
<b>Ordinary profit before tax expense</b>	<b>-3,560</b>	<b>-7,463</b>
Taxes	443	299
<b>Ordinary result</b>	<b>-3,117</b>	<b>-7,164</b>
<b>Profit for the year</b>	<b>-3,117</b>	<b>-7,164</b>



<b>Balance sheet</b>		
<i>Assets</i>	<b>2023 - Q1</b>	<b>Group 2022</b>
<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	518,320	519,840
Machinery and equipment	16,576	17,664
Projects	67,549	66,939
<b>Total tangible fixed assets</b>	<b>602,445</b>	<b>604,444</b>
<b>FINANCIAL FIXED ASSETS</b>		
<b>Total fixed assets</b>	<b>602,445</b>	<b>604,444</b>
<b>CURRENT ASSETS</b>		
<b>RECEIVABLES</b>		
Accounts receivables	2,597	7,237
Accounts receivables Group companies	71,203	70,883
Other short-term receivables	7,119	5,529
Prepaid costs	4,705	5,320
<b>Total receivables</b>	<b>85,624</b>	<b>88,969</b>
<b>CASH AND BANK DEPOSITS</b>		
Cash and bank deposits	16,444	19,025
<b>Total cash and bank deposits</b>	<b>16,444</b>	<b>19,025</b>
<b>Total current assets</b>	<b>102,068</b>	<b>107,994</b>
<b>TOTAL ASSETS</b>	<b>704,512</b>	<b>712,438</b>

<b>Balance sheet</b>		
<i>Equity and liabilities</i>	<b>2023 - Q1</b>	<b>Group 2022</b>
<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	256,005	256,792
<b>Total retained earnings</b>	<b>256,005</b>	<b>256,792</b>
<b>Total equity</b>	<b>256,505</b>	<b>257,292</b>
<b>LIABILITIES</b>		
<b>PROVISIONS</b>		
Deferred tax liabilities	83,540	85,721
<b>Total provisions</b>	<b>83,540</b>	<b>85,721</b>
<b>OTHER LONG-TERM LIABILITIES</b>		
Liabilities to financial institutions	0	344,680
Loans from Group companies	0	0
Other long-term liabilities	359	346
<b>Total other long-term liabilities</b>	<b>359</b>	<b>345,026</b>
<b>CURRENT LIABILITIES</b>		
Liabilities to financial institutions	349,050	0
Accounts payable	2,979	6,334
Tax payable	0	0
Dividends	0	0
Other short term liabilities Group companies	0	0
Public duties payable	934	3,251
Other short-term liabilities	11,146	14,815
<b>Total current liabilities</b>	<b>364,109</b>	<b>24,399</b>
<b>Total liabilities</b>	<b>448,007</b>	<b>455,146</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>704,512</b>	<b>712,438</b>





<b>Cash Flow Statement</b>	<b>Group 2023 - Q1</b>
<b>Cash flow from operational activities</b>	
Net income before tax	-3,560
Depreciation	2,827
Add back noncash financial expenses	47
Change Accounts receivables	4,640
Change in accounts payable	-3,355
Change in group balances	-320
Change in other time-limited items	-7,231
<b>Net cash flow from operational activities</b>	<b>-6,951</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	4,370
Dividends/ group contributions	
<b>Net cash flow from financing activities</b>	<b>4,370</b>
<b>Net change in cash and cash equivalents</b>	<b>-2,581</b>
<b>Cash and cash equivalents 01.01</b>	<b>19,025</b>
Net cash and cash equivalents	-2,581
<b>Cash and cash equivalents 31.03</b>	<b>16,444</b>