



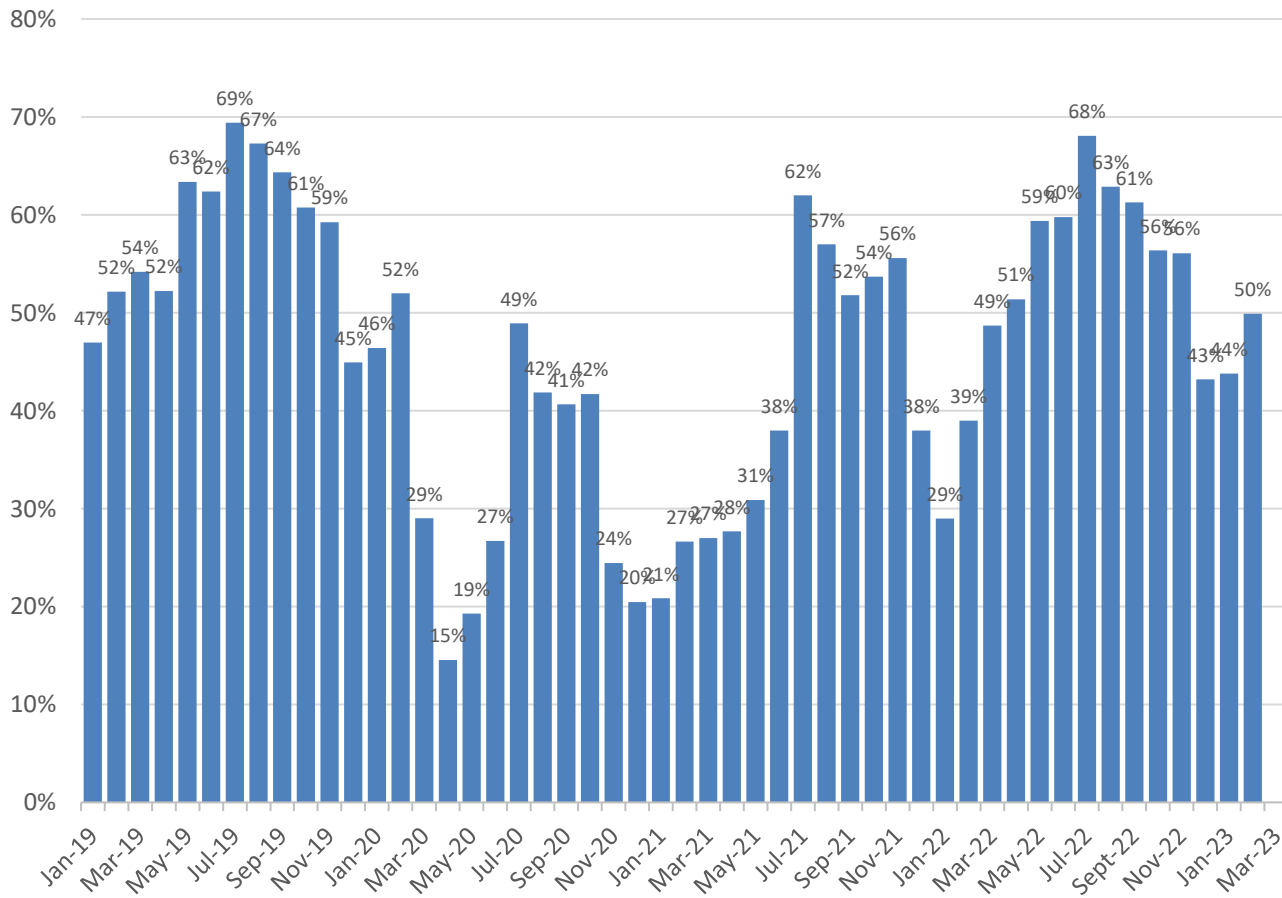
Host Property Market update 1 Q 2023 with ESG update

20. May 2023





Hotel markets statistics – Sweden (Tilvaxtverket)

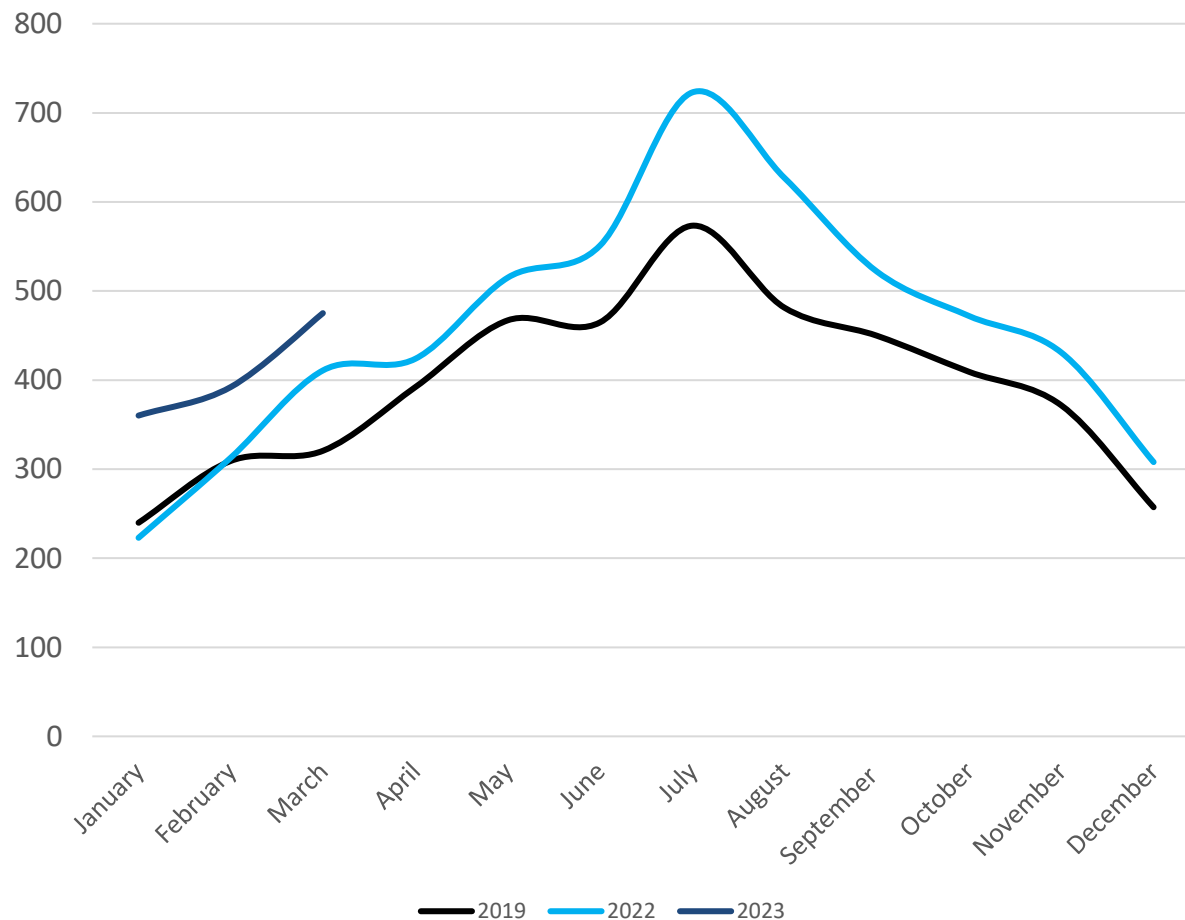


Comments

- 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

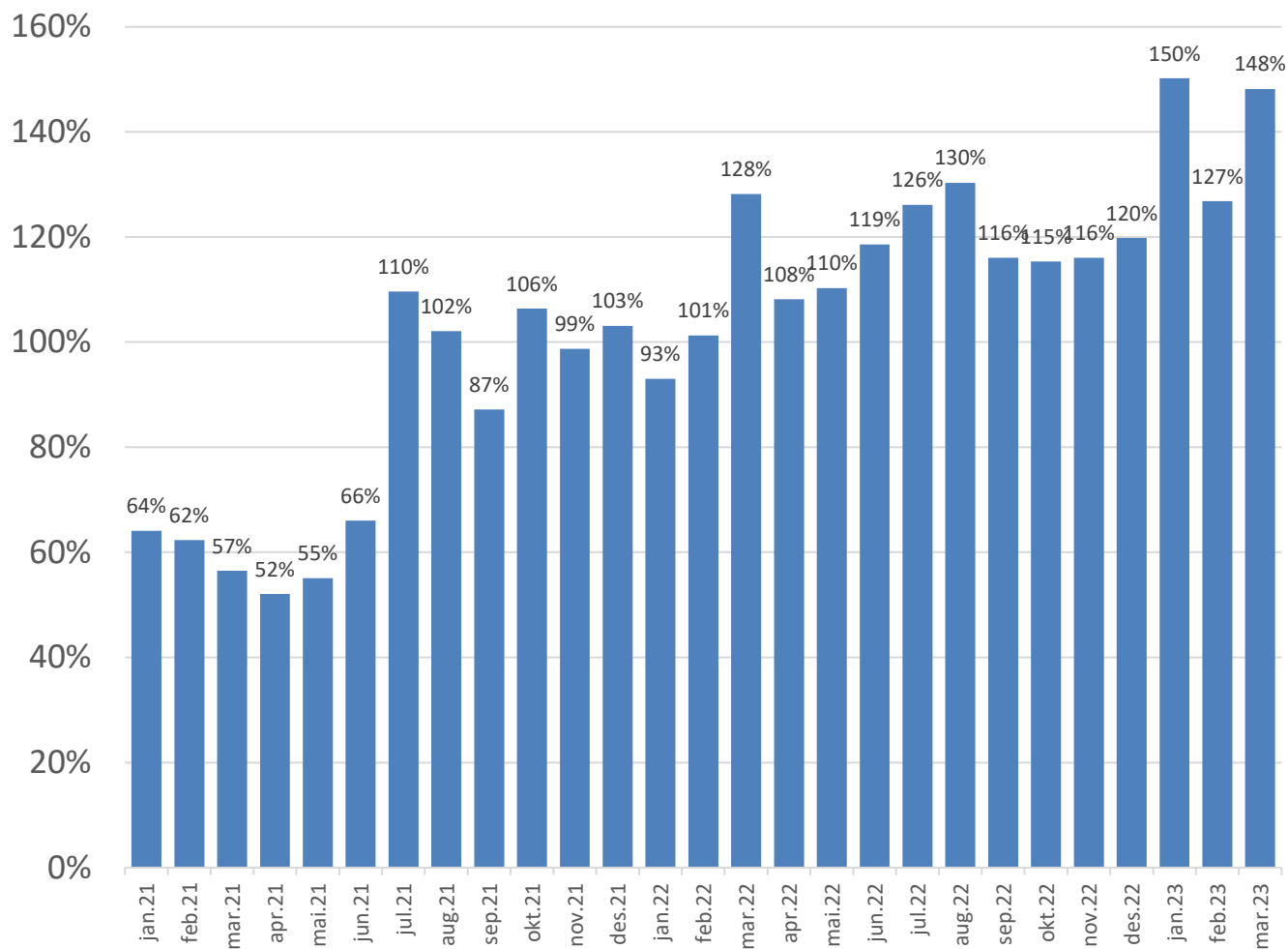


REVPAR Host Property

- 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

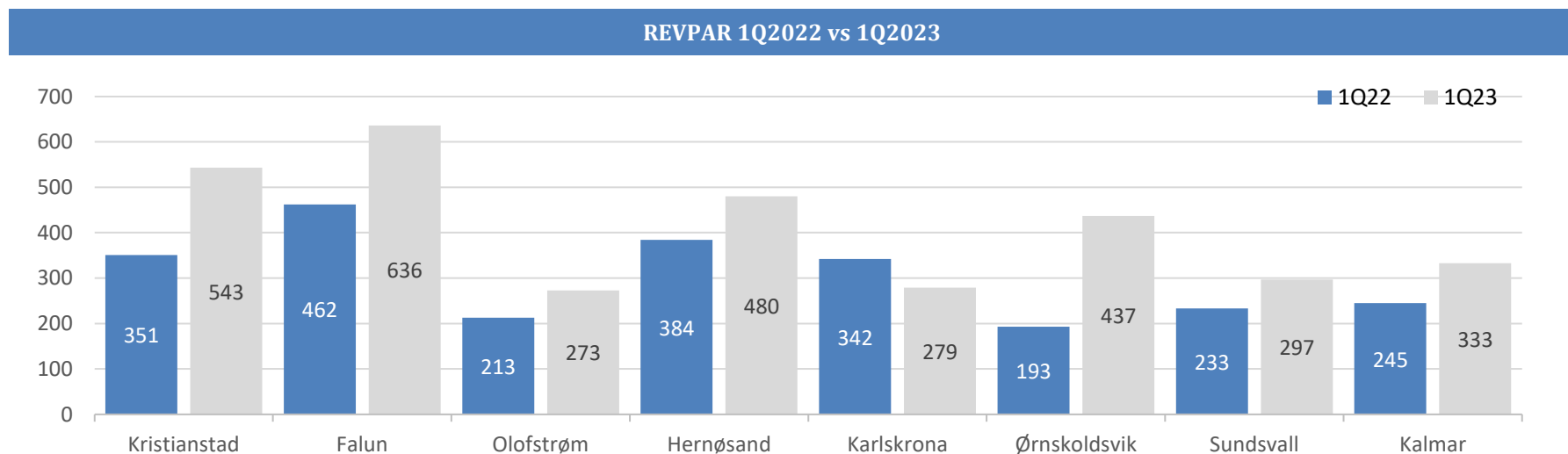


REVPAR Host Property

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



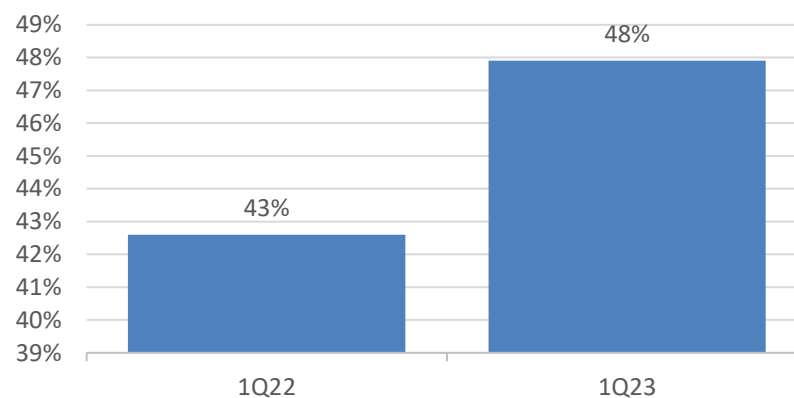
Key hotel trading and profitability figures



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





Environmental focus – Host Property

- Host Property is working systematically to reduce the carbon footprint at the hotel properties, including the operations
- All hotels are certified by Svensk Miljöbas (SUSA) where KPI's are reported.
- All properties* have received updated energy labels in 2023 with suggestions on how to improve the energy efficiency and energy label.
 - Three properties have energy label D
 - One property has energy label E
 - Three properties have energy label F
 - Two properties have energy label G
- Main focus is to elevate the properties with energy label F/G to a minimum of E by 2027.
- Action plan on how to improve energy efficiency is currently being developed with actions, costs and estimates on reduced energy consumption. Will be finalized during the end of 2Q 2023

Environmental aspects

- Reduce energy consumption
- Reduce food waste and increase sorting grade of waste
- Minimize use of chemicals
- Reduce the amount of transports of goods to the hotel
- Reduce water consumption

How to improve energy labels

- Modernization or change of ventilation and heating units.
- Replace old windows & doors
- Insulation of roofs or attics where we see loss of heat

*Energy label on property in Kalmar is not updated yet. Current label is G, but since last inception we have replaced a lot of windows which should improve the energy label.



Host Property AB
2023



Profit and Loss Host Property AB
consolidated Q1 2023
(SEK 1.000)

Group

2023 - Q1 2022 - Q1

OPERATING INCOME

Revenues	21,179	9,336
Total operating income	21,179	9,336

OPERATING COSTS

Other operating expenses	6,886	4,450
Total operating costs	6,886	4,450

Operating profit (EBITDA) **14,293** **4,886**

Depreciation and write-down of fixed assets 2,827 2,547

Operating profit (EBIT) **11,466** **2,339**

Financial income and expenses

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
Net financial result	-15,026	-9,802
Extraordinary expenses	0	
Ordinary profit before tax expense	-3,560	-7,463
Taxes	443	299

Ordinary result **-3,117** **-7,164**

Profit for the year **-3,117** **-7,164**

**Balance sheet**

<i>Assets</i>	2023 - Q1	Group 2022
FIXED ASSETS		
INTANGIBLE FIXED ASSETS		
Deferred tax assets	0	0
Total intangible fixed assets	0	0
TANGIBLE FIXED ASSETS		
Buildings and land	518,320	519,840
Machinery and equipment	16,576	17,664
Projects	67,549	66,939
Total tangible fixed assets	602,445	604,444
FINANCIAL FIXED ASSETS		
Total fixed assets	602,445	604,444
CURRENT ASSETS		
RECEIVABLES		
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
Total receivables	85,624	88,969
CASH AND BANK DEPOSITS		
Cash and bank deposits	16,444	19,025
Total cash and bank deposits	16,444	19,025
Total current assets	102,068	107,994
TOTAL ASSETS	704,512	712,438

Balance sheet

<i>Equity and liabilities</i>	2023 - Q1	Group 2022
EQUITY		
PAID-IN CAPITAL		
Share capital	500	500
Share premium reserve	0	0
Total paid-in capital	500	500
RETAINED EARNINGS		
Other equity	256,005	256,792
Total retained earnings	256,005	256,792
Total equity	256,505	257,292
LIABILITIES		
PROVISIONS		
Deferred tax liabilities	83,540	85,721
Total provisions	83,540	85,721
OTHER LONG-TERM LIABILITIES		
Liabilities to financial institutions	0	344,680
Loans from Group companies	0	0
Other long-term liabilities	359	346
Total other long-term liabilities	359	345,026
CURRENT LIABILITIES		
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
Total current liabilities	364,109	24,399
Total liabilities	448,007	455,146
TOTAL EQUITY AND LIABILITIES	704,512	712,438



Cash Flow Statement	Group 2023 - Q1
Cash flow from operational activities	
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
Net cash flow from operational activities	-6,951
Cash flows from investing activities	
Investments in property and equipment	
Sold shares	
Change in long term receivables	
Net cash flow from investing activities	0
Cash flows from financing activities	
Reductions in long-term debt	4,370
Dividends/ group contributions	
Net cash flow from financing activities	4,370
Net change in cash and cash equivalents	-2,581
Cash and cash equivalents 01.01	19,025
Net cash and cash equivalents	-2,581
Cash and cash equivalents 31.03	16,444