



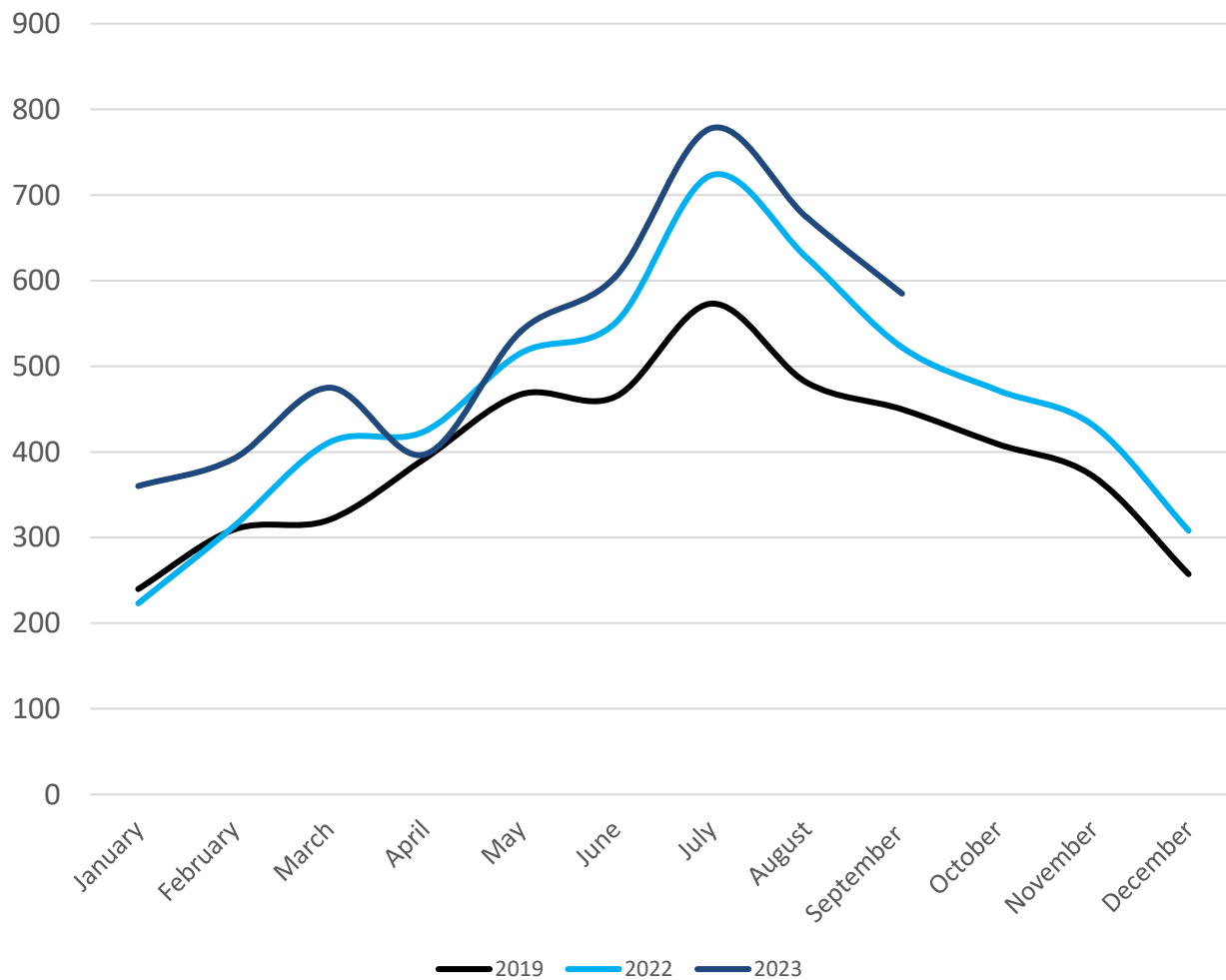
Host Property Market update

28. November 2023





HOST PROPERTY – REVPAR SEK



REVPAR Host Property




- Strong development in revenues (REVPAR) during the 3Q 2023
- REVPAR up 9% in 3Q23 compared to a strong 3Q22
- REVPAR up 35% compared to same period in 2019
- Strong summer and early fall for the hotels
- Continued strong development compared to the general market and historic figures



Profit and Loss Host Property AB consolidated Q3 2023 (SEK 1.000)	2023 - Q3	Group 2022 - Q3
OPERATING INCOME		
Rent income	62,894	43,340
Total operating income	62,894	43,340
OPERATING COSTS		
Other operating expenses	19,629	11,756
Total operating costs	19,629	11,756
Operating profit (EBITDA)	43,265	31,584
Depreciation and write-down of fixed assets	8,260	8,117
Operating profit (EBIT)	35,006	23,467
Financial income and expenses		
Other interest income	2,321	2,884
Other financial income	876	17
Income from investment in subsidiaries and joint ventures	0	0
Other interest expenses	31,989	17,521
Other financial expenses	18,570	15,573
Net financial result	-47,362	-30,194
Extraordinary expenses	0	
Ordinary profit before tax expense	-12,356	-6,727
Taxes	1,273	823
Ordinary result	-11,083	-5,902
Profit for the year	-11,083	-5,902



Host Property - Taking action and securing values for all stakeholders

History, present and going forward	Actions	
Host Hoteleiomod has since the outbreak of COVID-19 taken a number of actions to secure and regain values for the company, debt holders and other stakeholders		Hotel Statt, Karlskrona
<ul style="list-style-type: none">Regained ownership of the former Tribe Hotels (operator) in 2020 was important in order to execute strategic aligned plans for both the operations and hotel property values	✓ A	
<ul style="list-style-type: none">During 2020 and 2021, Host Hoteleiomod sold four properties at transaction prices at or above 2019 levels to improve the cash position for the group and strengthen Host's financial position – Amortization of SEK 157 million to the bondholders during a historic challenging hotel market	✓ A	Hotel Christian IV, Kristianstad
<ul style="list-style-type: none">Operating cash flow (EBITDA) hotel operations and property management combined (like for like properties) in Host Property up >50% from 2019 to 2023	✓ A	
November 2023: Entered into a Host Property JV-ownership agreement with Gelba Fastigheter AB to develop the Swedish regional portfolio in the years to come	✓ A	
<ul style="list-style-type: none">Host Hoteleiomod has with the announced refinancing of the Host Property bond loan – Refinanced debt in the group of above 1 billion (>95% of the total debt portfolio) during 2023. The running interest margin is down more than 3%-points during the financial year 2023	✓ A	
<ul style="list-style-type: none">Host Hoteleiomod has been in the bond market since 2007 and never missed an interest payment, amortization. Full payback of all loans – on time, every time. Long track record of offering secured bonds with strong equity positions and cash flow – and able to secure bond investors in all parts of the economic cycle – including historic challenging times	✓ A	



🕒 2023-11-20 17:00

REG

MAR

Host AB, parent company of Host Property AB (publ) (the "Company"), has entered into a share purchase agreement regarding the divestment of shares in the Company



Host AB, parent company of the Company, has today entered into a share purchase agreement regarding the divestment of 51 % of the shares in the Company (the "**Transaction**"). The buyer of the shares in the Company is Gelba Fastigheter 4 AB and the transaction is expected to close on 18 December 2023.

If the Transaction is completed, the Company will redeem all of the outstanding bonds issued under the Company's SEK 331,808,000 senior secured and guaranteed floating rate bonds with ISIN SE0013486057 (the "**Bonds**") in accordance with Clause 10.6 in the terms and conditions for the Bonds (the "**Terms and Conditions**"). Capitalised term used but not defined herein shall have the meaning given to it in the Terms and Conditions.

The Bonds will be redeemed at a price equal to 104.50 per cent of the Nominal Amount together with accrued but unpaid Interest. A conditional notice of redemption will be distributed to the Bondholders and the Bond Trustee shortly. The notice will also be published by way of press release.

Colliers has been mandated to act as the Company's financial advisor in connection with the Transaction.

This disclosure contains information that Host Property AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation (MAR). The information was submitted for publication, through the agency of the contact person, on 20 November 2023, 17:00 CET.



🕒 2023-11-21 13:06

Conditional notice of voluntary total redemption of bonds with ISIN SE0013486057 issued by Host Property AB (publ)



Reference is made to the terms and conditions for the SEK 331,808,000 senior secured and guaranteed floating rate bonds with ISIN SE0013486057 originally dated 26 November 2019, as amended and restated on 26 March 2021 and on 28 November 2022 (the "**Terms and Conditions**") with Host Property AB (publ) as the issuer (the "**Issuer**"). Terms defined in the Terms and Conditions shall have the same meaning when used in this press release, unless otherwise defined herein.

The Issuer hereby gives conditional notice, in accordance with section 10.6 of the Terms and Conditions, of voluntary total redemption of the Bonds. Subject to the Condition (as defined in the attached notice) being fulfilled, the Issuer will redeem all Bonds in full at a redemption price equal to 104.50 per cent. of the Nominal Amount (i.e., a prepayment of each Bond considering of (i) a full prepayment of the Nominal Amount of SEK 165,904 per Bond and (ii) a premium of SEK 7,466 per Bond, in aggregate SEK 173,370 per Bond) together with accrued but unpaid interest in accordance with the Terms and Conditions

The redemption will, given that the Condition (as defined in the attached notice) is fulfilled, be made on 18 December 2023 and the record date for the redemption will be 11 December 2023. Please find full notice attached.



Host Property AB
2023

**Balance sheet**

Assets	2023 - Q3	Group 2022
FIXED ASSETS		
INTANGIBLE FIXED ASSETS		
Total intangible fixed assets	0	0
TANGIBLE FIXED ASSETS		
Buildings and land	533,818	519,840
Machinery and equipment	23,628	17,664
Projects	38,022	66,939
Total tangible fixed assets	595,468	604,444
FINANCIAL FIXED ASSETS		
Total fixed assets	595,468	604,444
CURRENT ASSETS		
RECEIVABLES		
Accounts receivables	2,798	7,237
Accounts receivables Group companies	84,435	70,883
Other short-term receivables	10,358	5,529
Prepaid costs	3,289	5,320
Total receivables	100,880	88,969
CASH AND BANK DEPOSITS		
Cash and bank deposits	16,831	19,025
Total cash and bank deposits	16,831	19,025
Total current assets	117,711	107,994
TOTAL ASSETS	713,179	712,438

Balance sheet

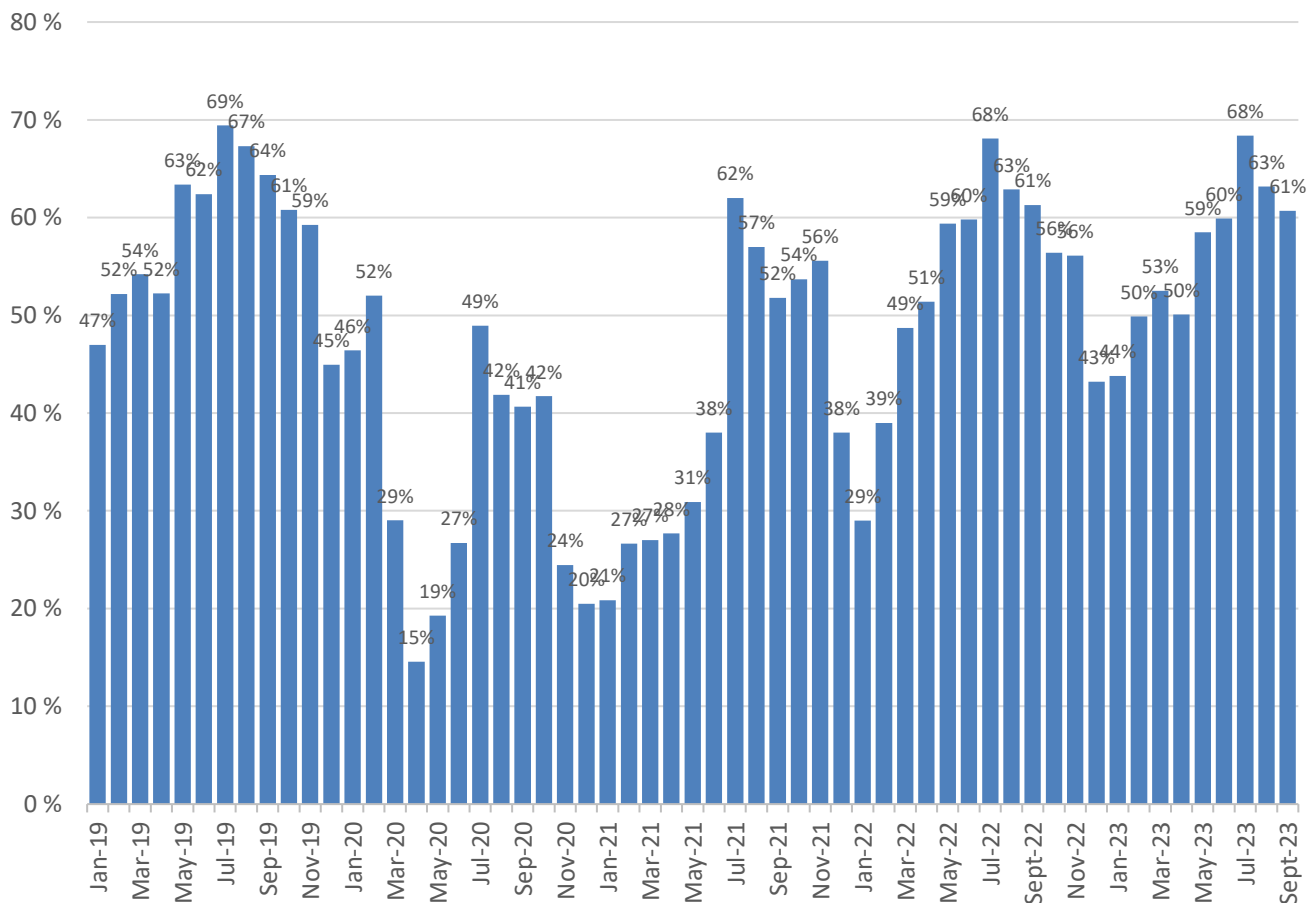
Equity and liabilities	2023 - Q3	Group 2022
EQUITY		
PAID-IN CAPITAL		
Share capital	500	500
Total paid-in capital	500	500
RETAINED EARNINGS		
Other equity	240,900	256,792
Total retained earnings	240,900	256,792
Total equity	241,400	257,292
LIABILITIES		
PROVISIONS		
Deferred tax liabilities	88,173	85,721
Total provisions	88,173	85,721
OTHER LONG-TERM LIABILITIES		
Liabilities to financial institutions	361,140	344,680
Other long-term liabilities	326	346
Total other long-term liabilities	361,467	345,026
CURRENT LIABILITIES		
Accounts payable	3,257	6,334
Public duties payable	4,052	3,251
Other short-term liabilities	14,829	14,815
Total current liabilities	22,139	24,399
Total liabilities	471,779	455,146
TOTAL EQUITY AND LIABILITIES	713,179	712,438



Cash Flow Statement	Group 2023 - Q2
Cash flow from operational activities	
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
Net cash flow from operational activities	-3 272
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	
Netto utbetaling til konsem	
Dividends/ group contributions	
Net cash flow from financing activities	0
Net change in cash and cash equivalents	-3 272
Cash and cash equivalents 01.01	19 025
Net cash and cash equivalents	-3 272
Cash and cash equivalents 31.12	15 753



Hotel markets statistics – Sweden (Tilvaxtverket) - Occupancy

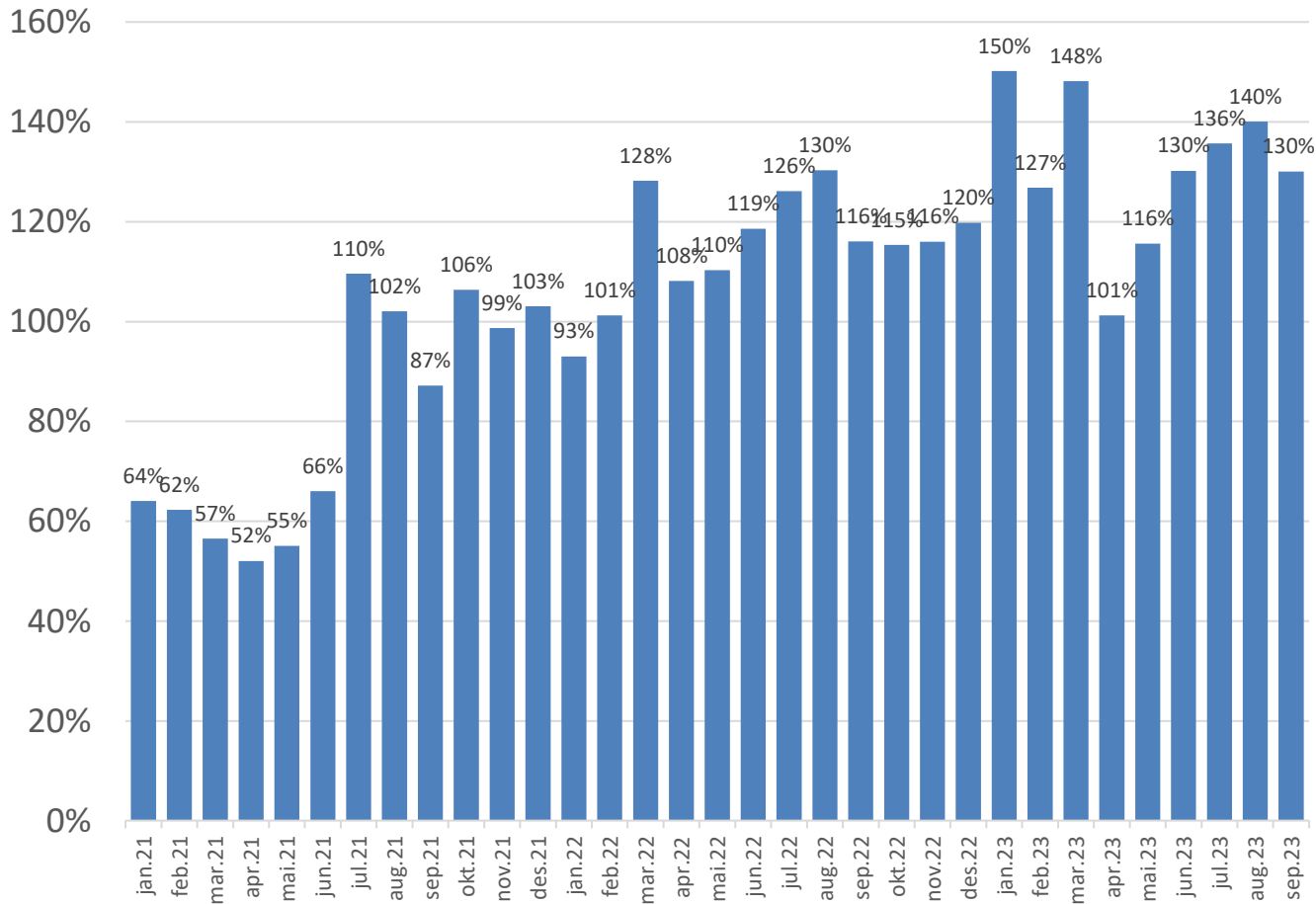


Comments

- Strong market development during 2022 - 53% average occupancy
- Strong development in occupancy and REVPAR 2023 year to date
- Occupancy 2023 year to date 56%
- Strong reporting from other listed hotel companies for the 3Q 2023 in terms of occupancy, ADR and REVPAR



HOST PROPERTY – REVPAR – COMPARED TO 2019



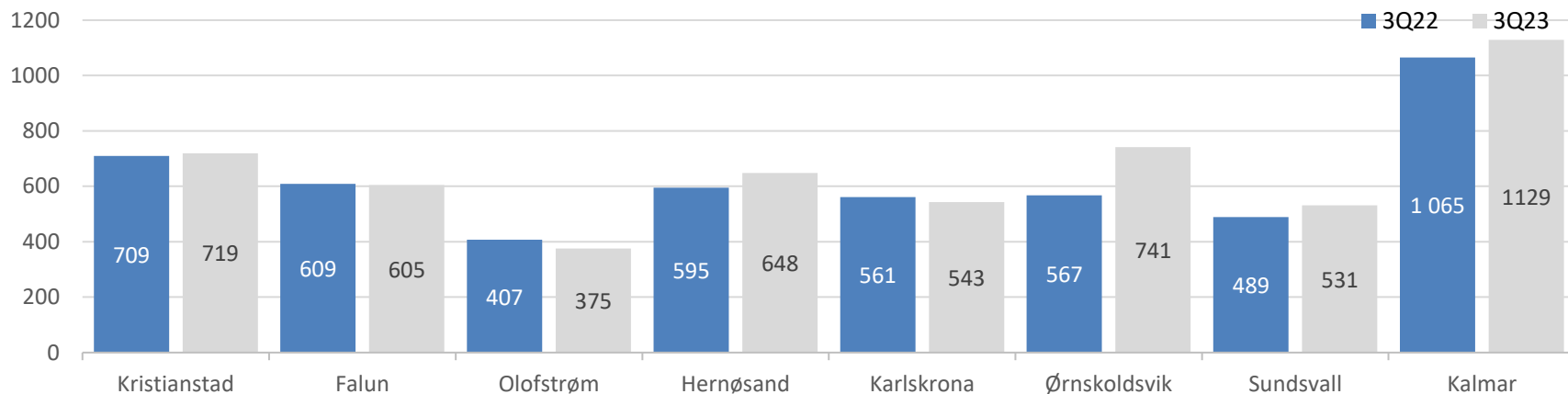
REVPAR Host Property

- Strong development in revenues (REVPAR) from June 2021 to current date



Key hotel trading and profitability figures

REVPAR 3Q2022 vs 3Q2023



Key hotel trading figures

- Host Property REVPAR SEK 679 for 3Q2023 compared to SEK 625 for the same quarter in 2022. Occupancy was 69% for 3Q2023 compared to 70% in 3Q2022

Occupancy

