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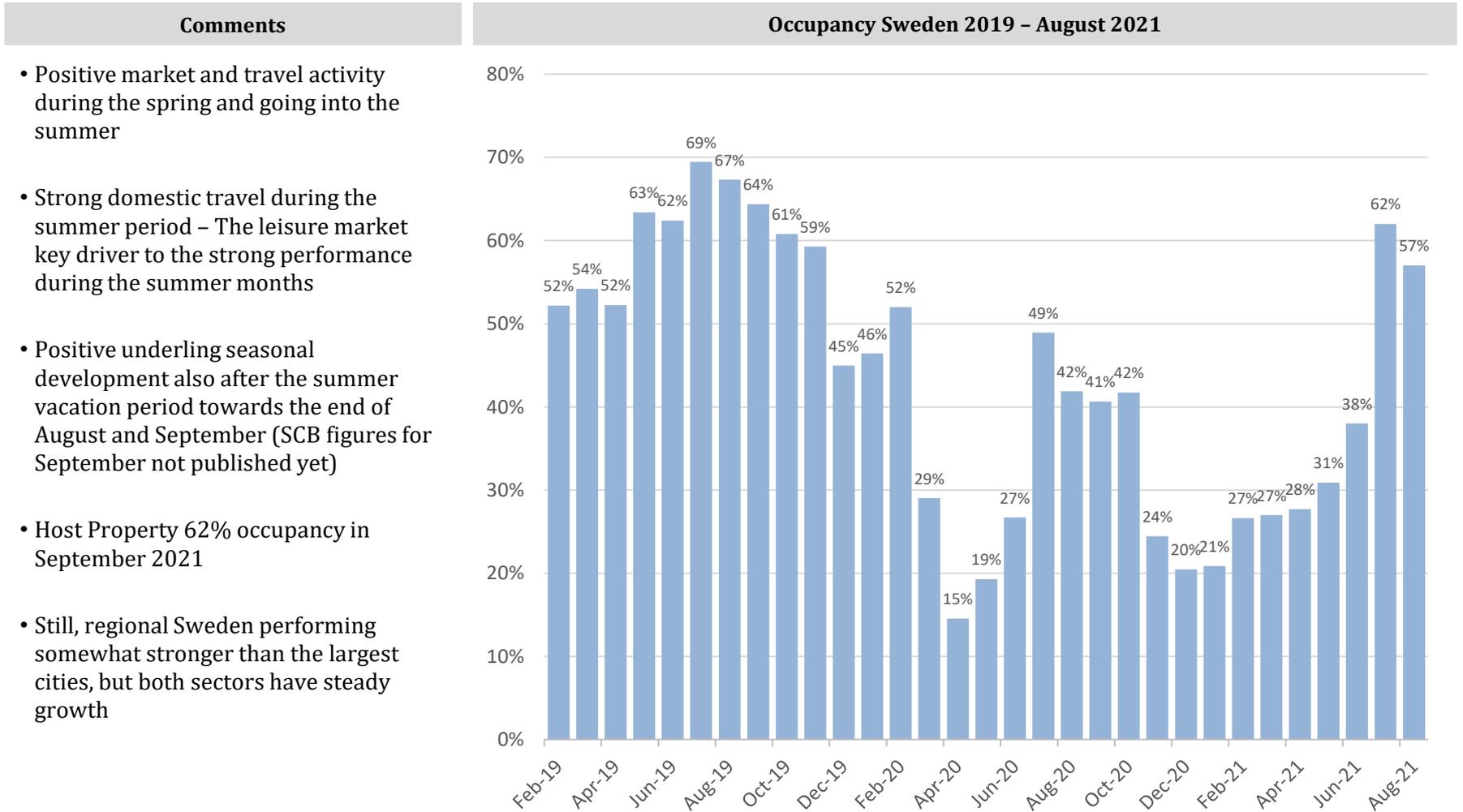
Host Property AB

Market update 3Q2021

29. October 2021



HOTEL MARKET STATISTICS

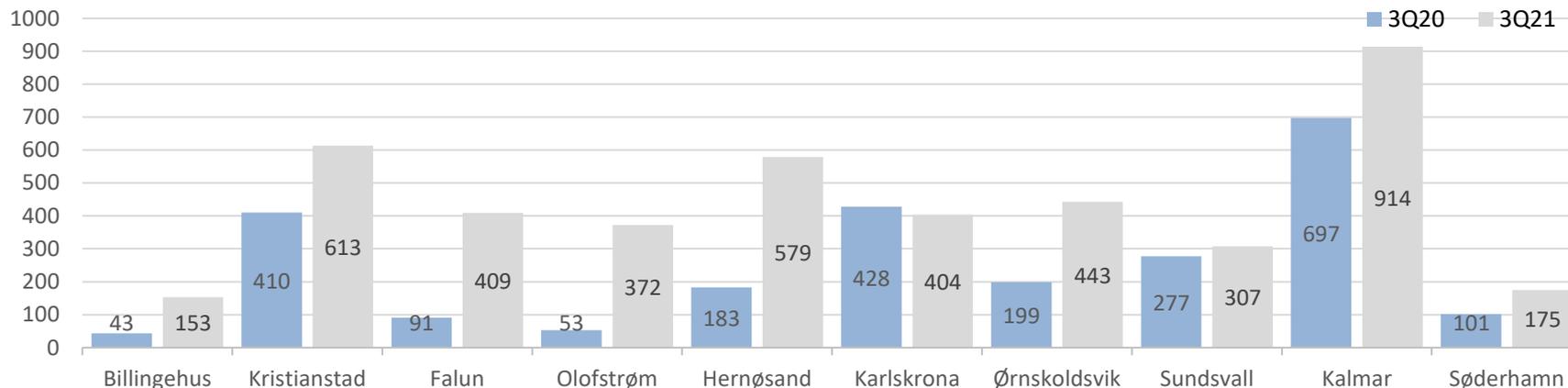


Source: SCB



HOST PROPERTY - KEY HOTEL TRADING AND PROFITABILITY FIGURES

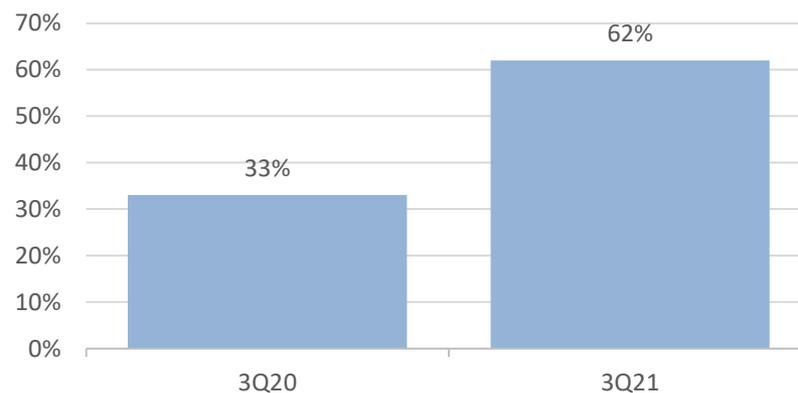
REVPAR 3Q2021 vs 3Q2020 - SEK



Key hotel trading figures *

- Host Property REVPAR SEK 429 for 3Q2021 compared to SEK 255 for the same quarter in 2020. Occupancy was 62% for 3Q21 compared to 33% in 3Q20
- Billingehus, Olofström, Härnösand and Örnsköldsvik closed in periods during 3Q20
- Leisure travel and summer period positive in terms of activity and revenues. Positive underlying trend going into the fall
- Business travel and conference still substantially below historic average, but positive trend

Occupancy



Source: Benchmark Alliances and company figures, * unweighted average

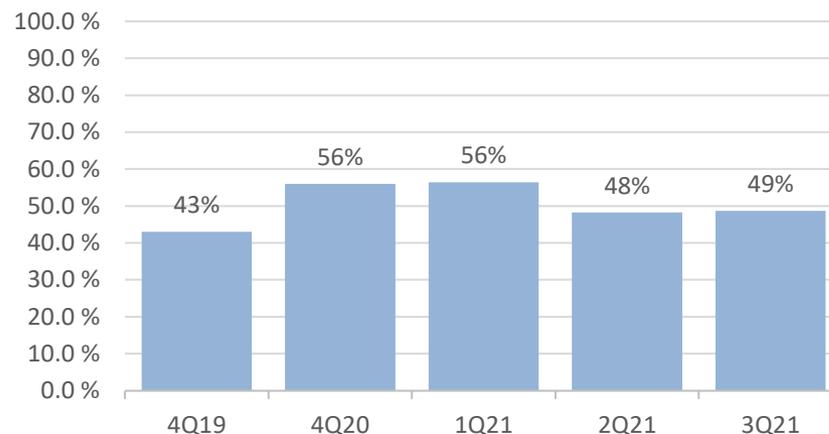


HOST PROPERTY - KEY DEBT FIGURES 3Q21

Status at 3Q21

- Market value at SEK 874 million according to the external valuation - Loan to value at 48.7%
- SEK 19 million remaining on the CAPEX-account, whereas approximately SEK 3 million are allocated to capex as of the end of the quarter
- Host Property received SEK 9.8 million in cash (“Received Cash” according to amended T&C) during the 3Q2021 from Group Companies outside Host Property AB and Parent (Host AB)
- Cash interest coverage ratio was 130.4%

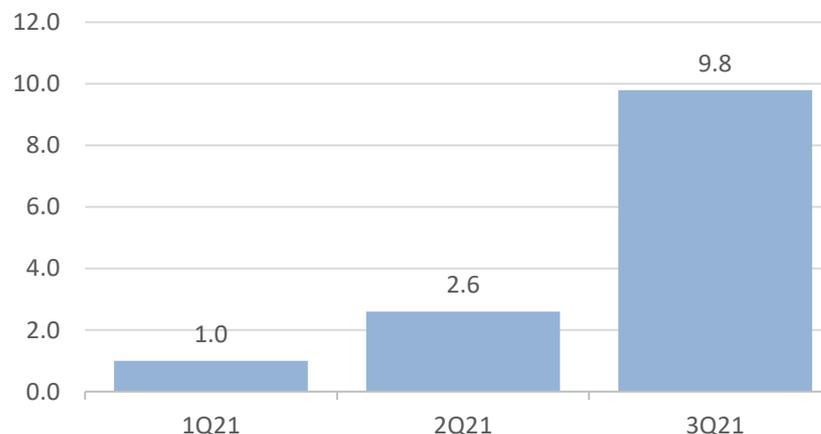
Loan to value (according to amended T&C)



Positive revenue development during the quarter

- Positive development in rental income (cash revenues) during the quarter
- Improved market activity and guests at the hotels during the summer (leisure travel)
- Underlying positive trend after the summer vacation during the last part of August and September – weekends strongest segment and business travel starting to improve
- 4Q (and 1Q) typically softer than 3Q due to hotel travel seasonally, but underlying positive trend has continued as of the date of this market update

Rental income revenues (cash) per quarter (SEKm)





INCOME STATEMENT 3Q2021

	Host 2021 YTD Q3	Host 2020 YTD Q3
	(1000 SEK)	(1000 SEK)
OPERATING INCOME		
Rent income	16 948	48 456
Other operating income	0	0
Profit from property sale	0	0
Total operating income	16 948	48 456
OPERATING COSTS		
Depreciations	-6 379	-6 075
Other operating costs	-10 123	-20 777
Total operating costs	-16 502	-26 852
EBIT	446	21 604
Ebitda	6 825	27 679
FINANCIAL INCOME AND COSTS		
Other interest income	2 273	4 274
Other financial income	0	0
Net interest costs	-22 785	-25 208
Other financial costs	-12 795	-10 413
Net financial items	-33 307	-31 347
EBT	-32 861	-9 743
Tax payable	0	0
Taxes	228	222
NET PROFIT	-32 633	-9 521

Source: Do note that in connection with the 2020 YTD Q3 rent income figure, this figure was later (2020 4Q / 2020 annual report) written down due to effects of COVID-19



BALANCE SHEET 3Q2021

Balance Sheet Host Property AB consolidated

Assets	(THOUSAND)	(THOUSAND)
	Host 2021 YTD Q3	Host 2020 Year
LONG TERM ASSETS		
INTANGIBLE ASSETS		
Deferred taxes	0	0
Licenses/rights/goodwill	0	0
Total intangible assets	0	0
FIXED ASSETS		
Land and buildings	588 623	563 142
Machines, inventory and equipment	8 775	8 105
Projects	78 109	78 852
Total fixed assets	675 507	650 099
FINANCIAL LONG TERM ASSETS		
Investment in subsidiaries	0	0
Investments in shares	0	0
Other long term receivables	58 064	54 429
Total financial long term assets	58 064	54 429
Total Long Term Assets	733 571	704 528
CURRENT ASSETS		
RECEIVABLES		
Accounts receivables	11 995	15 310
Intercompany receivables	32 777	51 626
Other receivables	161	0
Prepaid costs	0	0
Total receivables	44 933	66 936
CASH AND BANK DEPOSITS		
Cash, bank deposits etc.	33 614	109 858
Total cash and bank deposits	33 614	109 858
Total Current Assets	78 547	176 794
TOTAL ASSETS	812 118	881 322

Balance Sheet Host Property AB consolidated

Equity and debt	(THOUSAND)	(THOUSAND)
	Host 2021 YTD Q3	Host 2020 Year
EQUITY		
PAID-IN EQUITY		
Share capital	500	500
Total paid-in equity	500	500
EARNED EQUITY		
Profit for period	-32 633	-79 760
Other equity	332 908	385 227
Total earned equity	300 275	305 467
Total equity	300 775	305 967
DEBT		
PROVISIONS FOR COMMITMENTS		
Deferred taxes	63 942	60 724
Total provisions for commitments	63 942	60 724
OTHER LONG TERM DEBT		
Debt to financial institutions	440 069	500 000
Other long term debt	205	116
Total other long term debt	440 274	500 116
SHORT TERM DEBT		
Debt to financial institutions	0	0
Accounts payables	3 906	6 541
Taxes payable	-450	2 905
Intercompany debt	0	0
Other short term debt	3 671	5 069
Total short term debt	7 127	14 515
Total debt	511 343	575 355
TOTAL DEBT AND EQUITY	812 118	881 322