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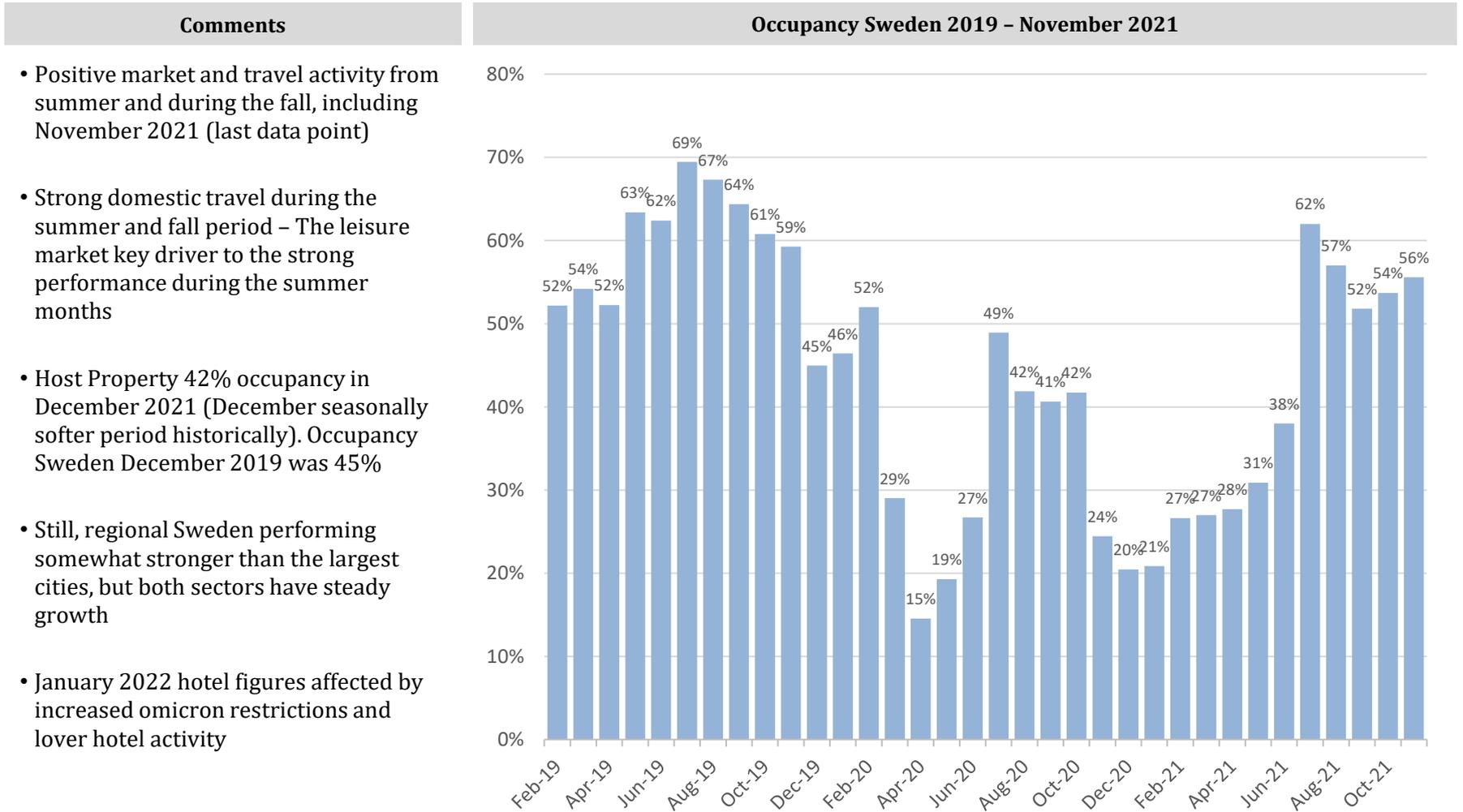
Host Property AB

Market update 4Q2021

28. January 2022



HOTEL MARKET STATISTICS

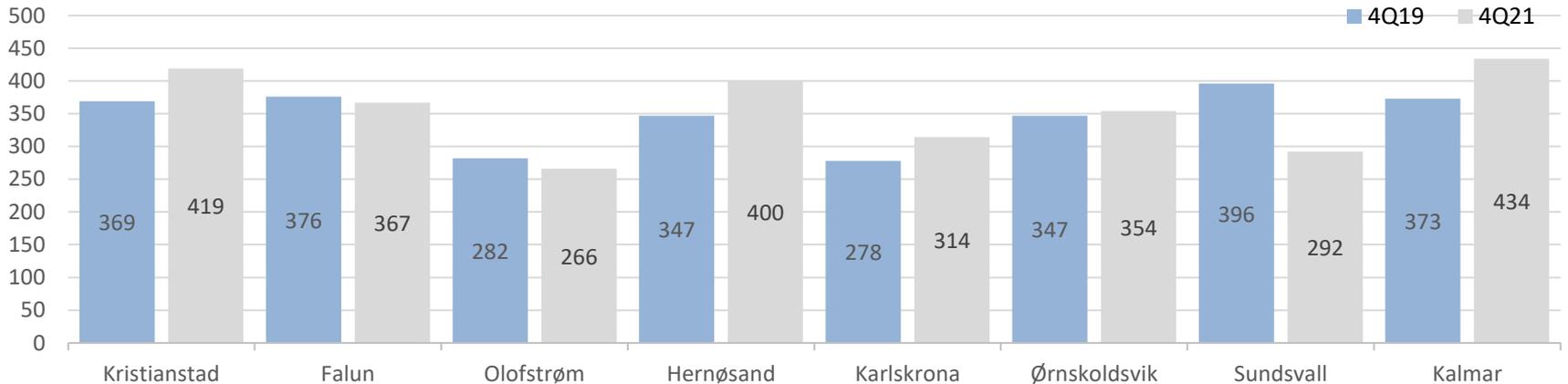


Source: SCB



HOST PROPERTY - KEY HOTEL TRADING AND PROFITABILITY FIGURES

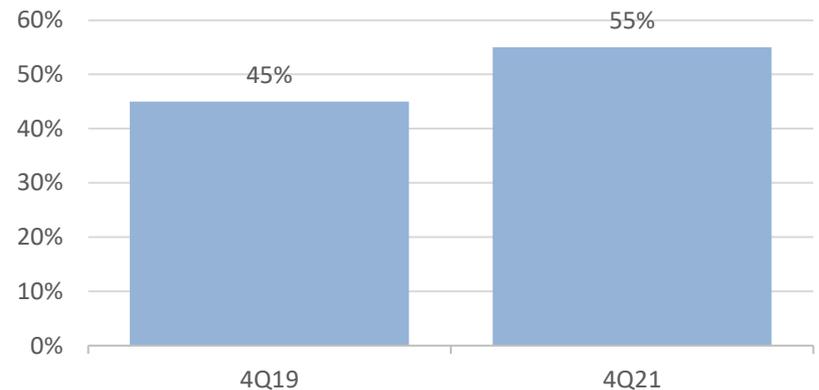
REVPAR 4Q2021 vs 4Q2019 - SEK



Key hotel trading figures *

- Host Property REVPAR SEK 356 for 4Q2021 compared to SEK 346 for the same quarter in 2019. Occupancy was 55% for 4Q21 compared to 45% in 4Q19
- Leisure and regional travel positive in terms of activity and revenues. Positive development continuing during the 4Q21
- Business travel and conference still substantially below historic average, but positive trend

Occupancy



Source: Benchmark Alliances and company figures, * unweighted average. Söderhamn has an external operator and is not part of the figures. Historic figures has excluded Billingeus which is sold.



HOST PROPERTY - KEY DEBT FIGURES 4Q21

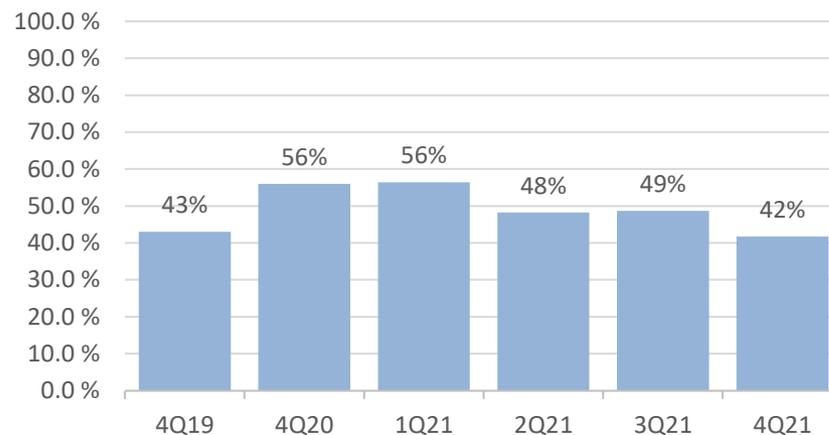
Status at 4Q21

- Market value at SEK 804 million according to the external valuation
- Loan to value at 41.7% - After restructuring and asset sale – LTV lower than Host Property pre-covid-19 valuations
- SEK 18 million remaining on the CAPEX-account
- Host Property received SEK 23.6 million in cash (“Received Cash” according to amended T&C) during the 4Q2021 from Group Companies outside Host Property AB and Parent (Host AB). Sale of Billingeus reason for extraordinary high cash received / revenue during the period
- Cash interest coverage ratio was 359%

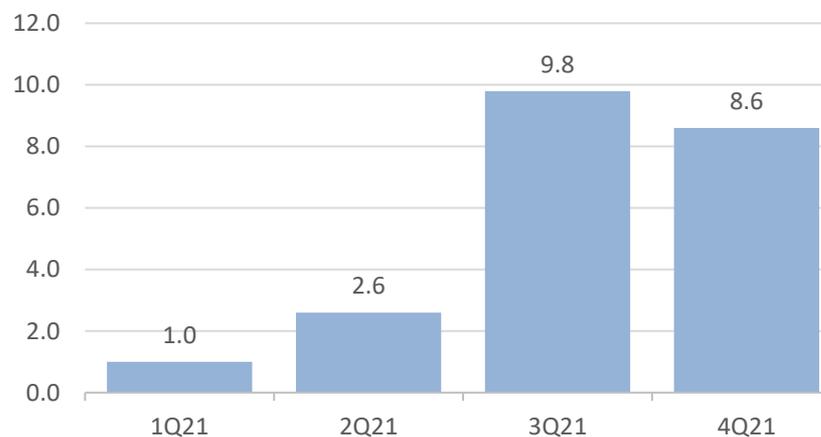
Positive revenue development during the quarter

- Positive development in rental income (cash revenues) during the quarter
- Sale of Billingeus increased the cash revenues during the quarter. Net proceed after down payment of bond loan SEK 15.0 million

Loan to value (according to amended T&C)



Cash revenues / rental per quarter (SEKm) (ex Billingeus sale)





INCOME STATEMENT 4Q2021

Profit and Loss Host Property AB consolidated (preliminary) (SEK 1.000)	2021	Group 2020
OPERATING INCOME		
Rent income	35 291	46 521
Other operating income	0	0
Total operating income	35 291	46 521
OPERATING COSTS		
Other operating expenses	23 019	47 734
Total operating costs	23 019	47 734
Operating profit (EBITDA)	12 272	-1 213
Depreciation and write-down of fixed assets	8 331	33 100
Operating profit (EBIT)	3 941	-34 313
Financial income and expenses		
Other interest income	2 767	5 716
Other financial income	236	0
Income from investment in subsidiaries and joint ventures	0	0
Other interest expenses	29 492	33 533
Other financial expenses	41 402	22 431
Net financial result	-67 890	-50 248
Ordinary profit before tax expense	-63 949	-84 561
Taxes	-249	-4 801
Ordinary result	-64 198	-79 760
Profit for the year	-64 198	-79 760



BALANCE SHEET 4Q2021

	2021	Group 2020
EQUITY		
PAID-IN CAPITAL		
Share capital	500	500
Share premium reserve	0	0
Total paid-in capital	500	500
RETAINED EARNINGS		
Other equity	332 905	385 227
Net profits 2021	-64 198	-79 760
Total retained earnings	268 708	305 467
Total equity	269 208	305 967
LIABILITIES		
PROVISIONS		
Deferred tax liabilities	57 004	60 724
Total provisions	57 004	60 724
OTHER LONG-TERM LIABILITIES		
Liabilities to financial institutions	349 070	500 000
Other long-term liabilities	346	116
Total other long-term liabilities	349 416	500 116
CURRENT LIABILITIES		
Accounts payable	5 556	6 541
Tax payable	0	2 905
Public duties payable	1 729	0
Other short-term liabilities	1 983	5 069
Total current liabilities	9 268	14 515
Total liabilities	415 688	575 355
TOTAL EQUITY AND LIABILITIES	684 895	881 322

Balance sheet (preliminary)

Assets	2021	Group 2020
FIXED ASSETS		
INTANGIBLE FIXED ASSETS		
Deferred tax assets	0	0
Total intangible fixed assets	0	0
TANGIBLE FIXED ASSETS		
Buildings and land	509 536	563 142
Machinery and equipment	10 062	8 105
Projects	56 384	78 852
Total tangible fixed assets	575 982	650 099
FINANCIAL FIXED ASSETS		
Investments in subsidiaries	0	0
Other long-term receivables	10 285	54 429
Total financial fixed assets	10 285	54 429
Total fixed assets	586 267	704 528
CURRENT ASSETS		
RECEIVABLES		
Accounts receivables	22 520	15 310
Accounts receivables Group companies	28 815	51 626
Other short-term receivables	6 610	0
Prepaid costs	0	0
Total receivables	57 945	66 936
CASH AND BANK DEPOSITS		
Cash and bank deposits	40 683	109 858
Total cash and bank deposits	40 683	109 858
Total current assets	98 628	176 794
TOTAL ASSETS	684 895	881 322