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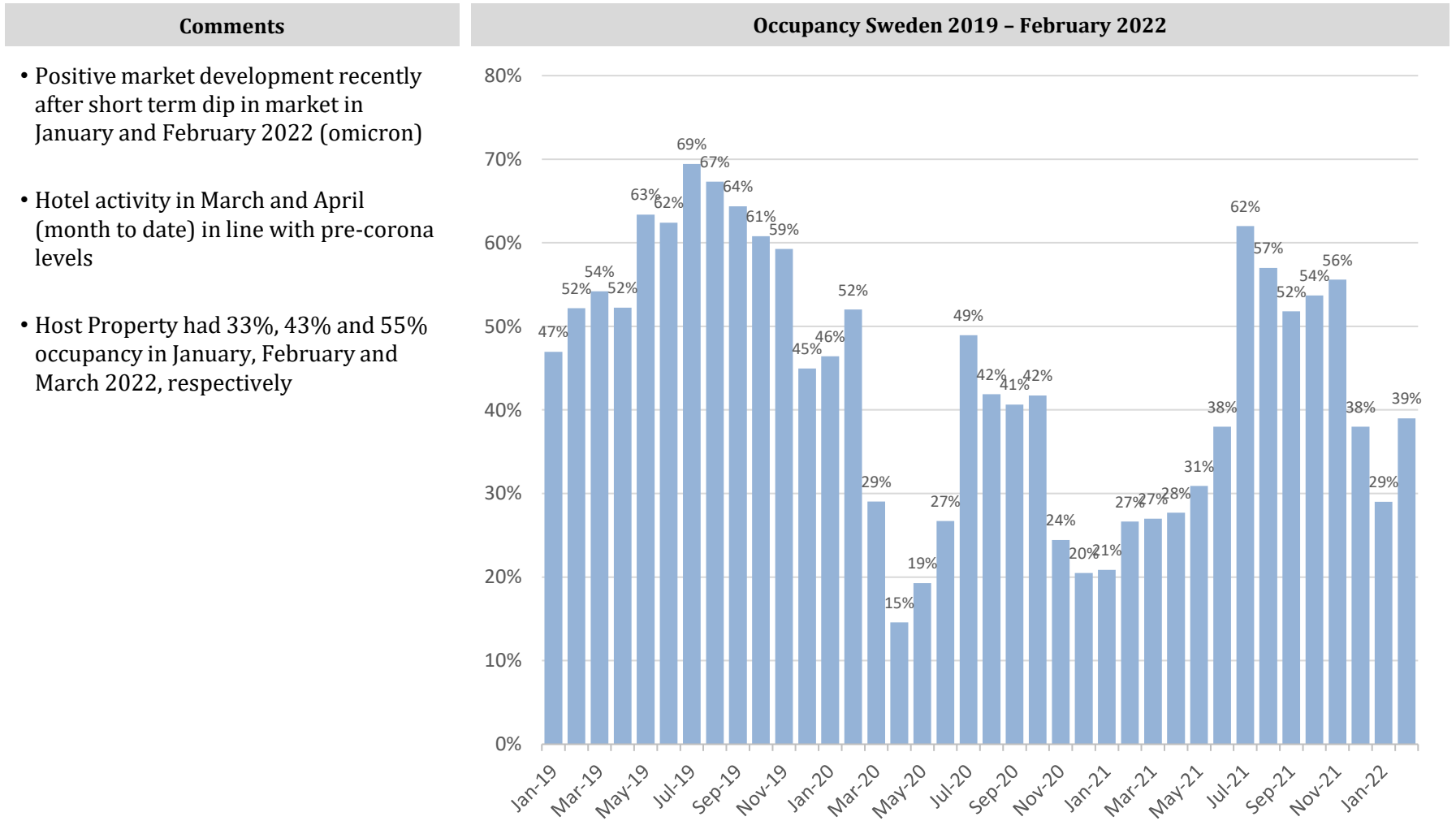
Host Property AB

Market update 1Q2022

29. April 2022



HOTEL MARKET STATISTICS – SWEDEN

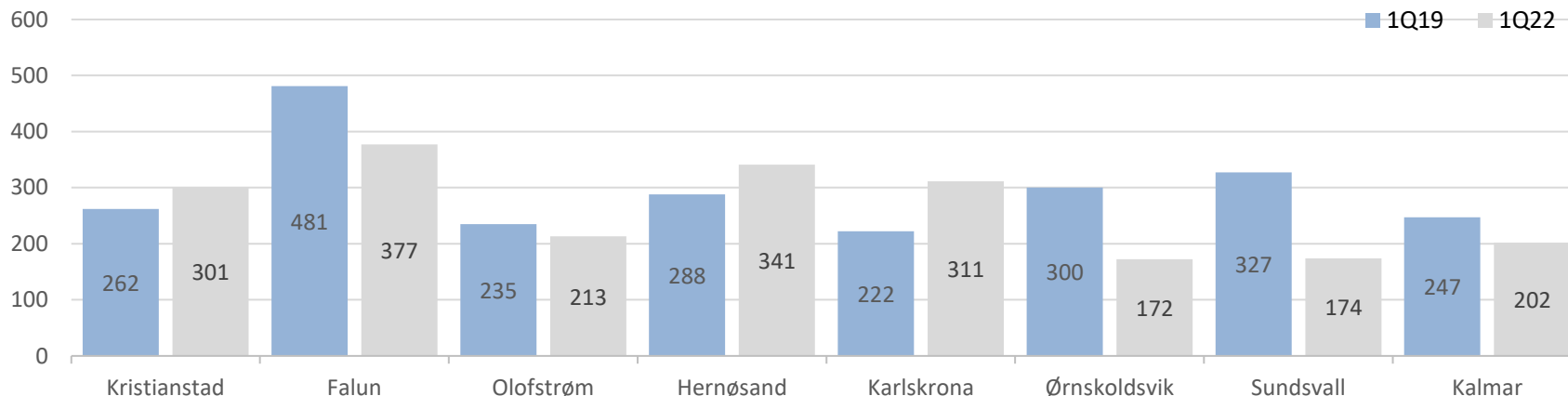


Source: SCB, Tilvaxtvarket



HOST PROPERTY - KEY HOTEL TRADING AND PROFITABILITY FIGURES

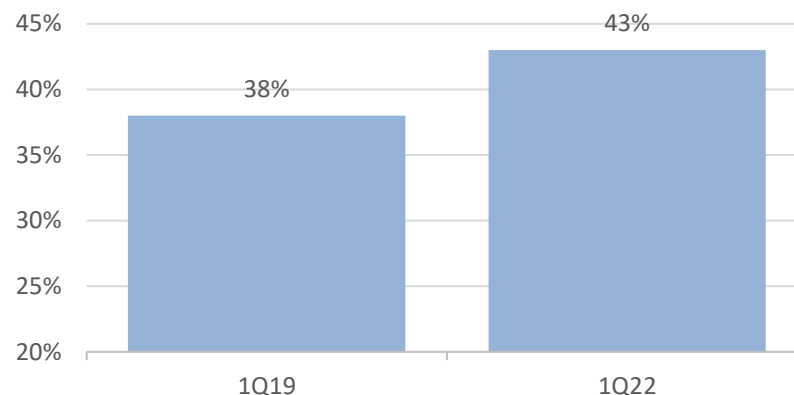
REVPAR 1Q2022 vs 1Q2019 - SEK



Key hotel trading figures *

- Host Property REVPAR SEK 261 for 1Q2022 compared to SEK 295 for the same quarter in 2019. Occupancy was 43% for 1Q22 compared to 38% in 1Q19
- January and February 2022 affected by Omicron, while March 2022 above 2019 (pre-corona levels)
- Leisure and regional travel positive in terms of activity and revenues.
- Business travel and conference still substantially below historic average, but positive trend

Occupancy

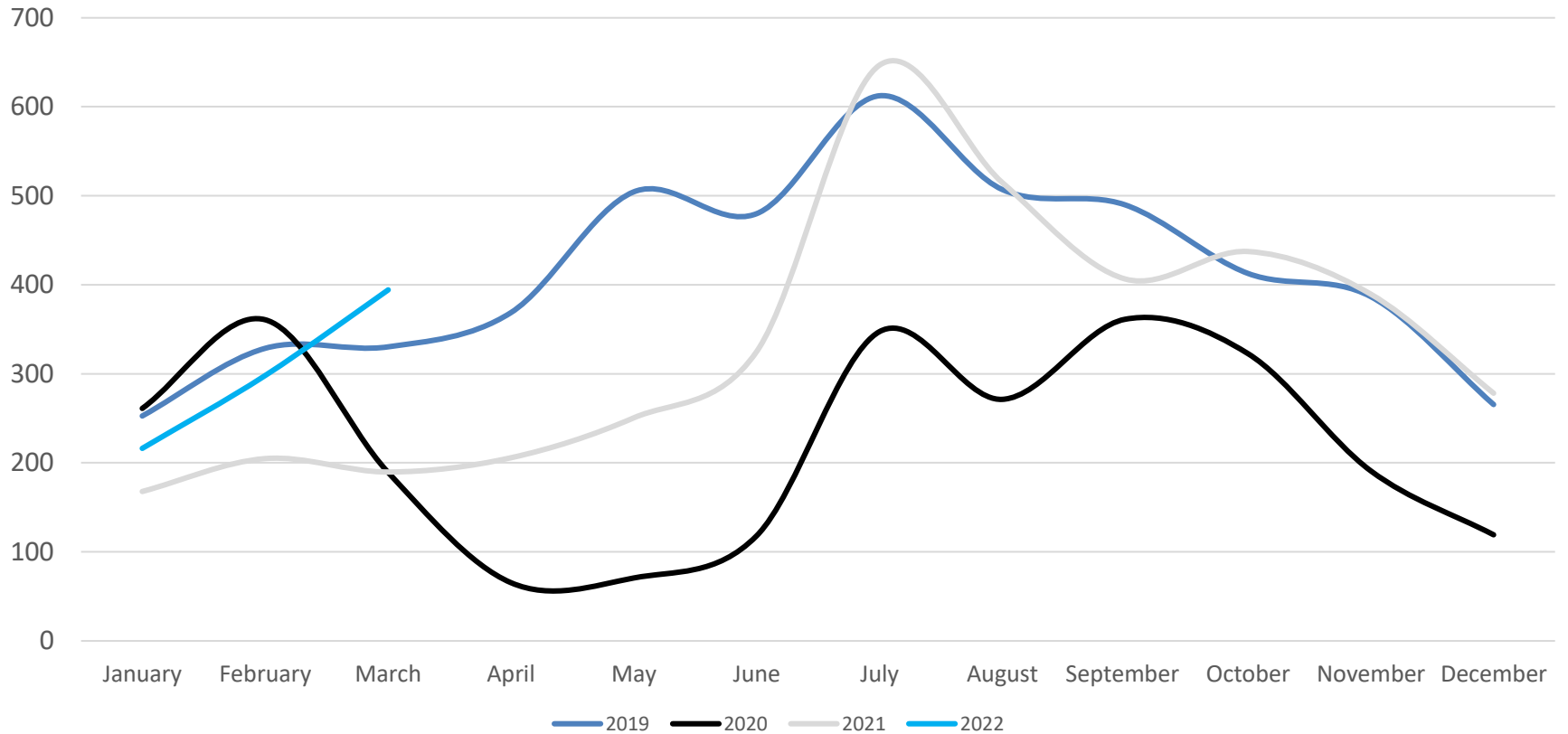


Source: Benchmark Alliances and company figures, * unweighted average. Söderhamn has an external operator and is not part of the figures. Historic figures has excluded Billingeus which is sold.



HOST PROPERTY – POSITIVE REVPAR TREND CONTINUES

REVPAR Host Property – Monthly figures - SEK



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.

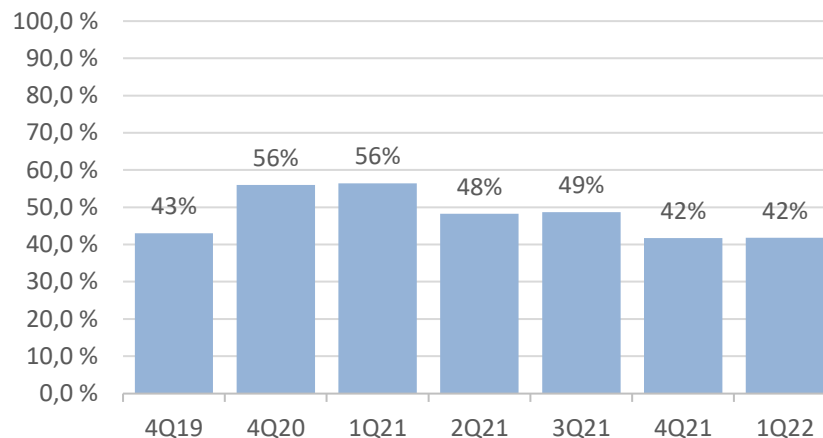


HOST PROPERTY - KEY DEBT FIGURES 1Q22

Status at 1Q22

- Market value at SEK 804 million according to the external valuation
- Loan to value at 41.8% - After restructuring and asset sale – LTV lower than Host Property pre-covid-19 valuations
- SEK 17 million remaining on the CAPEX-account
- Host Property received SEK 46.7 million in cash (“Received Cash” according to amended T&C) during the Reference Period (last four quarters)
- Cash interest coverage ratio was 177%

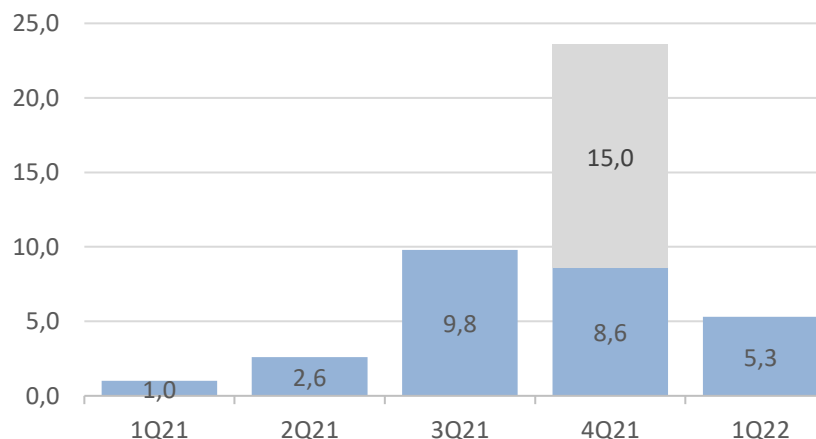
Loan to value (according to amended T&C)



Positive revenue development during the quarter




- January and February 2022 revenues negatively affected by omicron. Strong revenue development in March 2022
- Sale of Billinge hus increased the cash revenues during the 4Q 2021. Net proceed after down payment of bond loan SEK 15.0 million
- Do note that 4Q and 1Q are historically the seasonally weakest quarters and 2Q and 3Q the seasonally strongest quarters
- **Overall: Positive underlying revenue development**

Cash revenues / rental per quarter (SEKm)





SECURING VALUES – TAKING ACTION – REESTABLISHING COMPANY

History, present and going forward	Actions	 <p data-bbox="1522 554 1734 579">Hotel Statt, Karlskrona</p>
<p>Host Hoteleiendom 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</p>		 <p data-bbox="1483 896 1773 922">Hotel Christian IV, Kristianstad</p>
<ul style="list-style-type: none"> Regaining ownership of the former Tribe Hotels (operator) was important in order to execute strategic aligned plans for both the operations and hotel property values 	<ul style="list-style-type: none"> ✓ A 	 <p data-bbox="1503 1260 1754 1286">Stadshotellet, Örnsköldsvik</p>
<ul style="list-style-type: none"> Reducing costs both for the hotel operations and the hotel property companies during the COVID-19 period and renegotiated agreements in connection with the reconstruction and reorganization 	<ul style="list-style-type: none"> ✓ A 	
<ul style="list-style-type: none"> During the last two years, Host Hoteleiendom 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 	<ul style="list-style-type: none"> ✓ A 	
<ul style="list-style-type: none"> Works actively to improve the hotel operations and cash flow on both the hotel areas and other commercial spaces; detailed plans on how to allocate available cash for day-to-day capex and rent improving activities have been established 	<ul style="list-style-type: none"> ✓ A 	
<ul style="list-style-type: none"> Actively investing in the hotel properties to secure and increase the future revenue potential. Host has invested SEK 150 million at Hotel Reisen, 30 million at Sundsvall during the last years, in addition to necessary renovation at the other hotels 	<ul style="list-style-type: none"> ✓ A 	
<ul style="list-style-type: none"> The hotel market continues to improve, and the Host portfolio sees continued underlying growth in activity and revenues 	<ul style="list-style-type: none"> ➔ 	



INCOME STATEMENT 1Q2022

Profit and Loss Host Property AB consolidated Q1 2022 (SEK 1.000)	2022 - Q1	Group 2021 - Q1
OPERATING INCOME		
Rent income	9 336	999
Other operating income	0	0
Total operating income	9 336	999
OPERATING COSTS		
Other operating expenses	4 450	3 920
Total operating costs	4 450	3 920
Operating profit (EBITDA)	4 886	-2 921
Depreciation and write-down of fixed assets	2 547	2 074
Operating profit (EBIT)	2 339	-4 995
Financial income and expenses		
Other interest income	4 858	1 463
Other financial income	0	0
Income from investment in subsidiaries and joint ventures	0	0
Other interest expenses	9 960	8 134
Other financial expenses	4 700	2 279
Net financial result	-9 802	-8 950
Ordinary profit before tax expense	-7 463	-13 945
Taxes	299	71
Ordinary result	-7 164	-13 874
Profit for the year	-7 164	-13 874



BALANCE SHEET 1Q2022

	2022	Group 2021
FIXED ASSETS		
INTANGIBLE FIXED ASSETS		
Deferred tax assets	0	0
Total intangible fixed assets	0	0
TANGIBLE FIXED ASSETS		
Buildings and land	538 364	547 938
Machinery and equipment	7 028	0
Projects	57 906	56 388
Total tangible fixed assets	603 298	604 326
Total fixed assets	603 298	604 326
CURRENT ASSETS		
RECEIVABLES		
Accounts receivables	6 990	4 823
Accounts receivables Group companies	47 787	44 000
Other short-term receivables	10 223	6 840
Prepaid costs	7 621	11 850
Total receivables	72 622	67 513
CASH AND BANK DEPOSITS		
Cash and bank deposits	36 851	40 683
Total cash and bank deposits	36 851	40 683
Total current assets	109 473	108 196
TOTAL ASSETS	712 770	712 522

	2022	Group 2021
EQUITY		
PAID-IN CAPITAL		
Share capital	500	500
Share premium reserve	0	0
Total paid-in capital	500	500
RETAINED EARNINGS		
Other equity	261 856	269 171
Total retained earnings	261 856	269 171
Total equity	262 356	269 671
LIABILITIES		
PROVISIONS		
Deferred tax liabilities	84 610	84 757
Total provisions	84 610	84 757
OTHER LONG-TERM LIABILITIES		
Liabilities to financial institutions	0	0
Loans from Group companies	0	0
Other long-term liabilities	346	0
Total other long-term liabilities	2 291	0
CURRENT LIABILITIES		
Other short-term liabilities	351 015	349 070
Accounts payable	3 614	4 967
Tax payable	0	0
Dividends	0	0
Other short term liabilities Group companies	0	0
Public duties payable	1 191	0
Other short-term liabilities	9 638	4 057
Total current liabilities	363 513	358 094
Total liabilities	450 414	442 851
TOTAL EQUITY AND LIABILITIES	712 770	712 522