

Fastighets AB Stenvalvet (publ)

Full Rating Report

LONG-TERM RATING

BBB

OUTLOOK

Stable

SHORT-TERM RATING

N3

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RATING RATIONALE

Our 'BBB' long-term issuer rating on Sweden-based community service property manager Fastighets AB Stenvalvet reflects the company's strong property portfolio and long-term contracts with highly creditworthy public-sector tenants. About 92% of the company's rental income is generated directly or indirectly from government funding and the company has a strong average remaining lease term of around five years. Stenvalvet's stable cash flows and strong debt-servicing abilities also support the rating, as do its low-risk shareholders, which we regard as stable, long-term owners.

Although most of Stenvalvet's income comes from government-related anchor tenants, about 8% of tenants are purely commercial entities and 28% of the company's rental value is derived from its office segment, in which tenants tend to be less loyal than occupants of specialised properties. The company has high tenant concentrations, with the top 10 tenants generating 50% of revenue, albeit with a high level of public funding.

STABLE OUTLOOK

The stable outlook reflects our expectation that Stenvalvet will continue to focus on community service properties, with long lease contracts under which rents are funded directly or indirectly by public institutions. We expect net interest coverage to improve and stabilise at about 3x during our forecast period through 2027. The outlook also reflects our expectation that Stenvalvet will remain cautious with regard to capital expenditure and growth.

POTENTIAL POSITIVE RATING DRIVERS

- A net loan-to-value (LTV) ratio below 40%, net debt to EBITDA below 10.0x; and
- EBITDA to net interest above 3.0x over the long term; and
- Reduced uncertainty relating to ownership and shareholder commitment.

POTENTIAL NEGATIVE RATING DRIVERS

- Net LTV above 55% and EBITDA to net interest below 2.2x over a protracted period, given current ownership.
- A higher proportion of non-public tenants.
- Increased ownership uncertainty.

Figure 1. Key credit metrics, 2021–2027e

SEKm	2021	2022	2023	2024	2025e	2026e	2027e
Rental income	940	954	1,037	1,077	1,128	1,159	1,201
EBITDA	627	607	671	734	764	785	814
EBITDA margin (%)	66.7	63.6	64.7	68.2	67.7	67.7	67.8
Investment property	17,955	16,638	16,037	16,044	16,663	17,294	17,937
Net debt	7,477	6,591	8,069	7,944	7,810	7,652	7,482
Total assets	18,834	17,687	17,730	16,868	17,621	18,409	19,223
Net debt/EBITDA (x)	11.9	10.9	12.0	10.8	10.2	9.8	9.2
EBITDA/net interest (x)	5.5	5.0	2.7	2.2	2.6	2.9	2.9
Net LTV (%)	41.6	39.6	50.3	49.5	46.9	44.3	41.7
FFO/net debt (%)	6.5	6.7	4.5	4.5	5.3	5.9	6.3

Source: company and NCR. e=estimate. FFO=funds from operations. All metrics adjusted in line with NCR methodology.

ISSUER PROFILE

Stenvalvet is a Sweden-based property manager focusing on community service properties throughout the country. The company was founded in 2010 by AI Pension, Alecta Pension foundation and the Church of Sweden's pension foundation, with the purpose of purchasing, developing and managing homes for the elderly in the Mälardalen region. Following the acquisition of Roxanne Real Estate Foundation AB in 2014, the ownership structure was broadened to include Kåpan Pensions and the Swedish Foundation for Strategic Research. During 2019, the ownership consolidated when AI and Alecta sold their positions on a pro rata basis to the other three owners. In January 2022, Kåpan Pensions sold its entire stake to the other two owners. Consequently, the company is now 100% owned by the Church of Sweden's pension foundation and the Swedish Foundation for Strategic Research. As of 31 Dec. 2024, the company's property portfolio consisted of 108 properties with a lettable area of 593,000sqm, valued at SEK 15.9bn.

BUSINESS RISK ASSESSMENT

Our business risk assessment reflects the stable operating environment and Stenvalvet's high level of public-sector funding. It also reflects the company's moderately diverse portfolio and high occupancy. We regard the company's remaining average lease term as supportive, enabling predictable operating margins.

Highly creditworthy public tenants create a stable operating environment

Stenvalvet's property portfolio consists mainly of community service properties with rental income paid directly or indirectly by the Swedish government or municipalities. The company's focus is on homes for the elderly, health care institutions, schools, police stations, courthouses and other government and municipal agencies that are important for Sweden's welfare system. Given that 92% of rental revenue is generated directly or indirectly from government funding, we expect rental income to remain stable and have little correlation with the economic cycle.

Under the company's business strategy, at least 20% of rental revenue should come from facilities providing residential care for the elderly and disabled – properties that tend to have relatively high specialisation needs and long rental contracts. This segment generated 24% of revenue as of 31 Dec. 2024. Schools and education are another focus area for Stenvalvet, generating 28% of revenue as of 31 Dec. 2024. Population growth and a shortage of schools in Sweden makes this a growing segment. We expect demand for both schools and residential care properties to increase further due to projected demographic changes by Statistics Sweden.

Close to 20% of the company's revenue as of 31 Dec. 2024 come from the judicial sector, which is currently under strain, as the country's prisons are at maximum capacity and the number of processed crimes and supervised sentences is likely to increase according to the Swedish Prison and Probation Service.

Operating environment

Figure 2. Rental value by area, 31 Dec. 2024

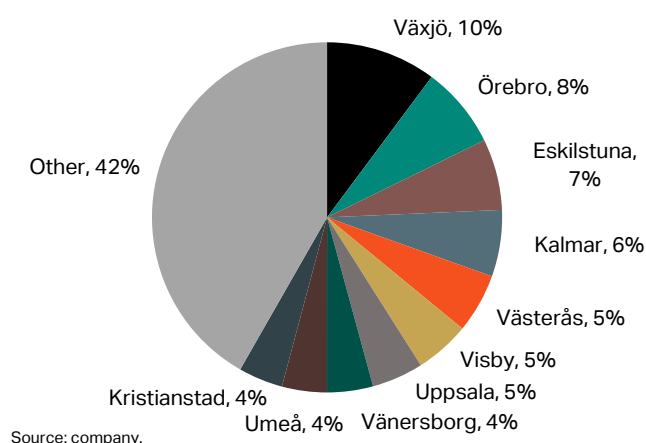


Figure 3. Rental value by property type, 31 Dec. 2024

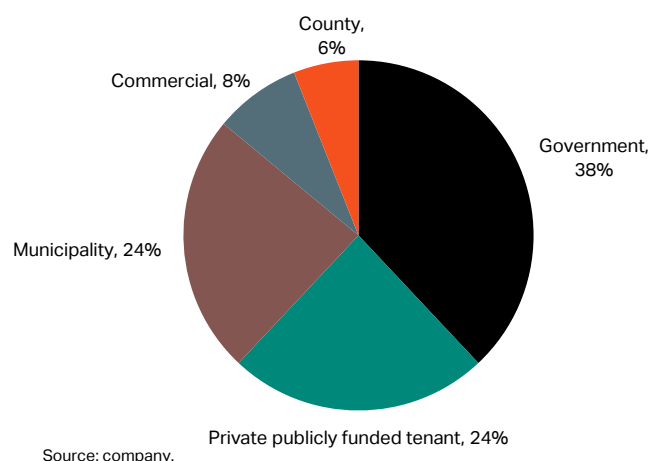


Figure 4. Rental value from top 10 municipal exposures, 31 Dec. 2024

Municipality	Share of rental value (%)	Population, 2024	Expected population change among 15–64-year-olds, 2024–2045	Unemployment, Jan. 2025
Växjö	10	98,129	5.7%	8.0%
Örebro	8	160,184	4.9%	7.9%
Eskilstuna	7	107,558	-1.3%	11.4%
Kalmar	6	72,774	5.7%	7.1%
Västerås	5	160,505	4.4%	9.3%
Visby	5	61,246	0.9%	5.0%
Uppsala	5	248,014	14.1%	6.5%
Vänersborg	4	40,009	-0.7%	7.5%
Umeå	4	133,872	7.2%	4.3%
Kristianstad	4	86,737	0.6%	10.0%
Total/Sweden average	58	10,577,720	1.9%	7.2%

Source: company, Statistics Sweden and the Swedish Public Employment Service (Arbetsförmedlingen).

Many municipalities in Sweden face financial constraints, with capital tied up in fixed assets and heavy tax burdens, limiting the possibility of revenue increase. The increasing demand for social services is likely to increase municipal costs. In response, the sector is undergoing a transformation as municipalities seek to sell community service properties to reduce growing debt burdens. This could represent a growth opportunity for private community service property providers, as most public-tenant properties are still owned by public entities.

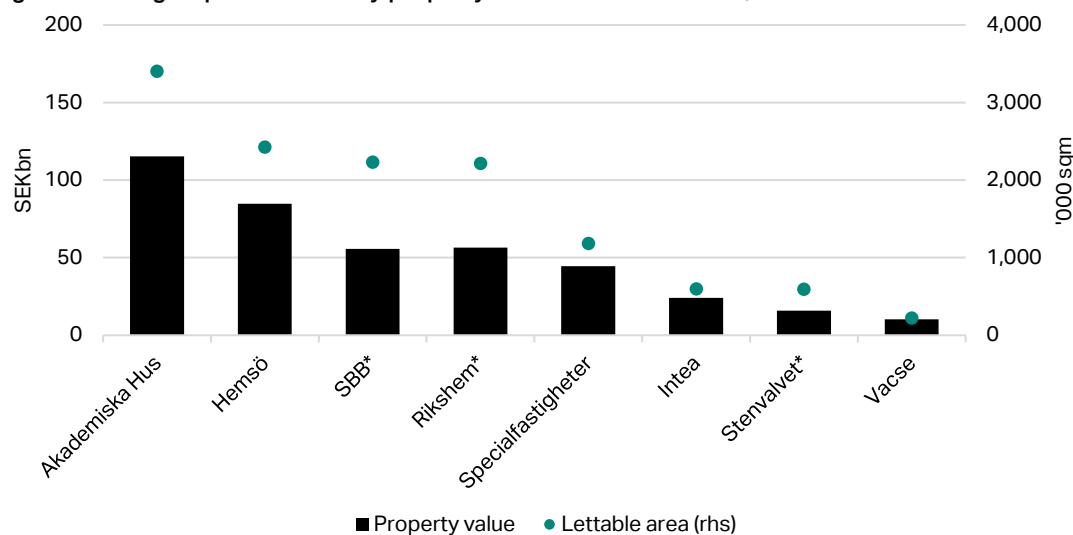
Favourable local market position but high tenant concentrations

Stenvalvet's property portfolio is worth about SEK 15.9bn and generates an annual revenue of about SEK 1bn, making the company a mid-sized community service property manager by domestic standards. Stenvalvet maintains its diversity by stipulating that a maximum of 25% of its portfolio's market value can be held in any one municipality, and a maximum 10% of its market value can reside in a single property. In our view, the company remains well positioned and relatively diverse within Sweden's main areas of population growth.

Stenvalvet has some concentration among its largest tenants (see Figure 6), but most have direct or indirect government financing, which mitigates counterparty credit risk. In our view, the relative concentration of private care companies, which are financed by municipalities, represent the main concentration risk. However, we believe this is offset by the social responsibility of the respective municipality to provide housing and care for the elderly and disabled. We note that the rental contracts for specialised care and school facilities have the longest average length in Stenvalvet's portfolio.

Market position, size and diversification

Figure 5. Peer group breakdown by property value and lettable area, 31 Mar. 2025



Stenvalvet's largest peers are considerably more diverse, although with somewhat weaker financial risk profiles. Vacse AB and Intea Fastigheter AB have more concentrated portfolios, but higher levels of specialised properties, providing strong risk-adjusted returns with direct government revenues on long-term contracts. In addition, the growth opportunities and relatively low risk of the community service market have increased competition from diverse real estate managers and international funds, which have strategic positions in less specialised community service property markets alongside more traditional commercial real estate assets.

Figure 6. Tenant concentration, 31 Dec. 2024

Tenant	Type of tenant	Share of rental income
Swedish Police Authority	Public	11%
International English School in Sweden	Private school	7%
Örebro Municipality	Public	6%
Swedish National Courts Administration	Public	5%
Swedish Tax Agency	Public	4%
Attendo Sverige AB	Private health care	4%
Swedish Prison and Probation Service	Public	4%
Skåne County	Public	4%
Umeå Municipality	Public	3%
Swedish Social Insurance Agency	Public	2%
Top 10 tenants	-	50%

Source: company.

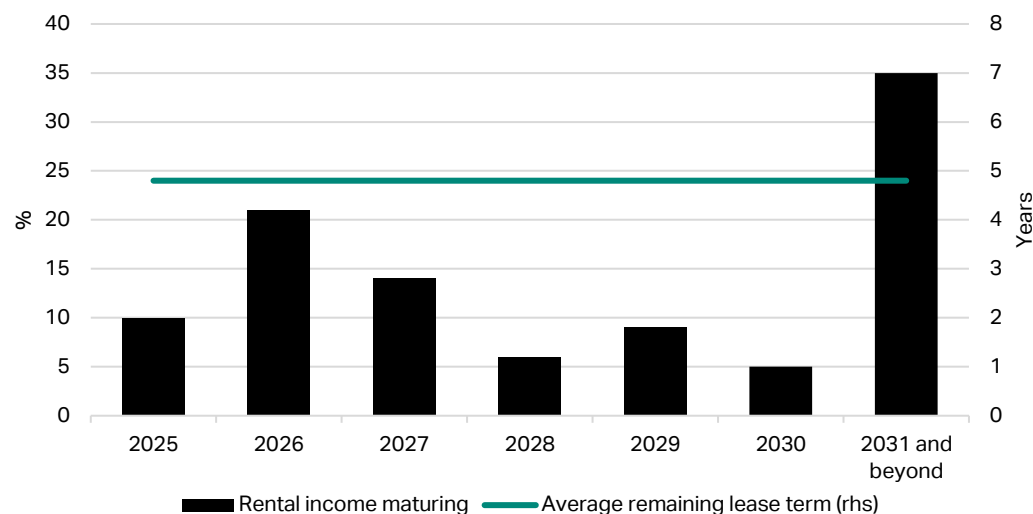
Diverse lease maturity profile and prudent project portfolio

As of 31 Dec. 2024, Stenvalvet's property portfolio consisted of 108 properties totalling 593,000sqm of lettable area. The average remaining lease term was 4.8 years and maturities were well spread; the largest single-year lease matures in 2026, when contracts representing 21% of current revenues mature. The average remaining lease term is around seven years for the schools and education segment, and around three years for office properties. Although the company's rental contracts vary in length, they are typically extended at maturity. We view Stenvalvet's portfolio assets as relatively strong given the social role of many of the properties as well as the importance of stability and specialised properties for schools and care facilities, law enforcement and the judicial system.

Stenvalvet's properties are located throughout Sweden with a significant proportion near Stockholm and Malmö. Most of the properties are located in or near city centres, supporting potential for alternative usage. The average property size is around 5,000sqm, which is smaller than the averages

of peers Intea and Vacse, while the number of properties is significantly higher, increasing diversity and reducing specific property risk.

Figure 7. Lease maturity profile, 31 Dec. 2024



As of 31 Dec. 2024, Stenvalvet had three large projects under development. These represent less than 2% of the total portfolio by area and are scheduled for completion by year-end 2026. Development and refurbishment projects are typically carried out at the request of elderly care providers and local authorities and lead to long contracts that limit risk. Such improvements generally result in full occupation.

Figure 8. Large projects in progress, 31 Dec. 2024

Project	Location	Property type	Invested (SEKm)	Total investment (SEKm)	Estimated completion
Lastvagnen 18	Malmö	Care facilities	4	36	Q1 2026
Apeln 37	Jönköping	Office	0	35	Q2 2026
Kåbo 5:2	Uppsala	Education	2	219	Q4 2026
Total	-	-	6	290	-

Source: company.

Strong and stable operating margins supported by high occupancy rates

Stenvalvet's recent operating performance has been strong, with high occupancy rates of 94–96% over the past few years. The company's net operating income margin has remained relatively stable at 70–73% in recent years and we expect this trend to continue over our forecast period. This is mainly due to the nature of the company's contracts and tenants, as well as an increased focus on retaining long-term tenants and improving cost efficiency. We project that Stenvalvet's EBITDA margins will stay at 67–68%. The company's revenue prospects carry limited risk due to the high proportion of contracts linked to the Swedish consumer price index and the long-term nature of most lease agreements.

Operating efficiency

Figure 9. Revenues, net operating income, EBITDA, and margins, 2021–2027e

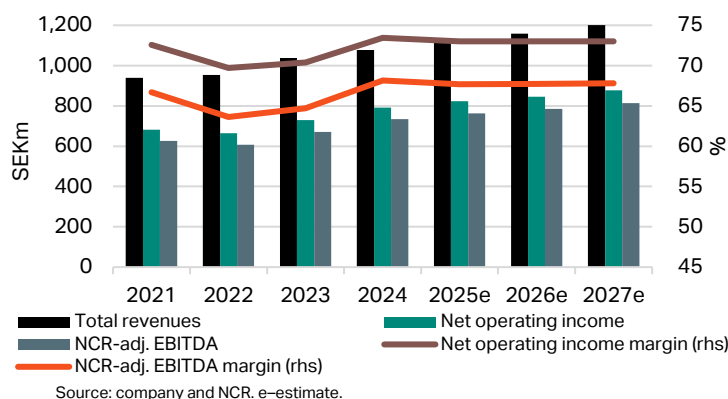
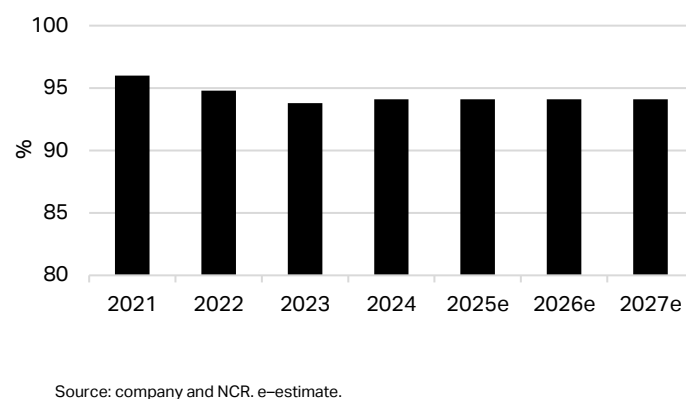


Figure 10. Occupancy rate, 2021–2027e



FINANCIAL RISK ASSESSMENT

Our financial risk assessment reflects Stenvalvet's stable credit metrics and modest risk appetite, as well as the owners' long-term low-risk approach. Our assessment is supported by the company's debt maturity profile and interest fixing.

Weaker metrics following repayment of shareholder loans

Historically, Stenvalvet's leverage has been relatively stable, with net LTV averaging 42% and interest coverage above 5.0x. In 2023, the company repaid its shareholder loans, which we treated as equity. This has resulted in a more leveraged capital structure with net LTV of 50% as of year-end 2023. We expect interest coverage to improve somewhat towards 2027. We also expect net LTV to decrease towards 45–46% as we believe the company will keep capital spending at low levels with few ongoing and scheduled projects. Because of uncertain market conditions, we also expect Stenvalvet to avoid acquisitions to support its credit metrics.

Figure 11. Key base-case forecast assumptions and credit metrics, 2025–2027e

SEKm	2025e	2026e	2027e
Rental growth (%)	4.8	2.7	3.7
EBITDA margin (%)	67.7	67.7	67.8
Average interest rate (%)	3.3	3.3	3.5
Capital expenditure (SEKm)	300	300	300
Dividend payment (SEKm)	0	0	0
Net debt/EBITDA (x)	10.2	9.8	9.2
EBITDA/net interest (x)	2.6	2.9	2.9
Net LTV (%)	46.9	44.3	41.7
FFO/net debt (%)	5.3	5.9	6.3

Source: NCR. e-estimate. All metrics adjusted in line with NCR methodology.

Ratio analysis

Figure 12. NCR-adj. investment properties, net debt, and net LTV, 2021–2027e

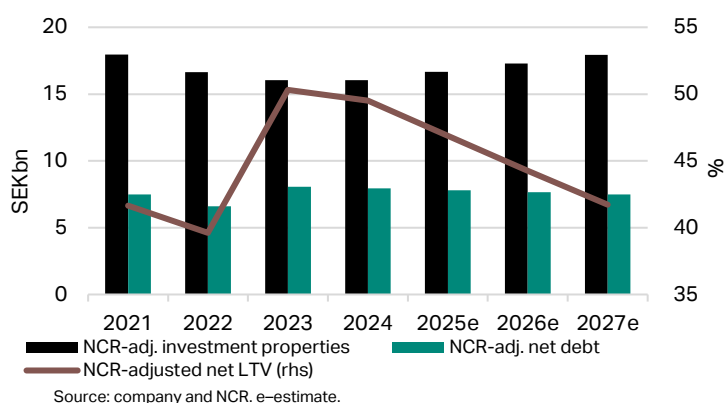
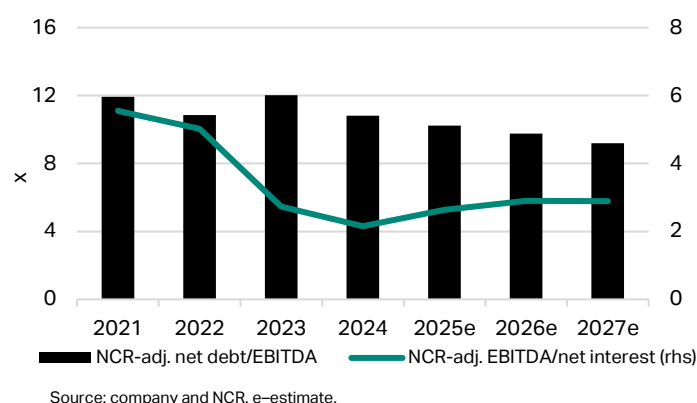


Figure 13. NCR-adj. net debt/EBITDA and EBITDA/net interest, 2021–2027e



Moderate growth ambitions and diverse funding

Risk appetite

We view Stenvalvet's risk appetite as commensurate with our assessment of the company's financial ratios. We consider the owners to be financially strong and view their long-term investment focus as supportive of the financial risk profile. However, there is still uncertainty related to its main owner, the Church of Sweden, which has indicated plans to reduce its ownership. In our opinion, the company has a controlled growth strategy, and we expect its currently prudent approach to acquisitions and development to continue. Because of uncertain market conditions, we expect Stenvalvet to avoid acquisitions over the next few years. In our view, Stenvalvet's strong liquidity position supports the current level of risk appetite.

Since 2020, Stenvalvet has been actively reducing its dependence on secured bank debt while increasing its use of unsecured bonds and commercial paper. The company had about SEK 8.3bn in external debt and SEK 1.45bn in unutilised revolving credit facilities as of 31 Dec. 2024. The secured bank debt is spread between four large Nordic financial institutions and the company has internal limits on single lenders to ensure diversity of funding. We assess the diversity of Stenvalvet's funding sources as supportive of its risk appetite, and it has never paid dividends.

Figure 14. Funding profile, 31 Dec. 2024

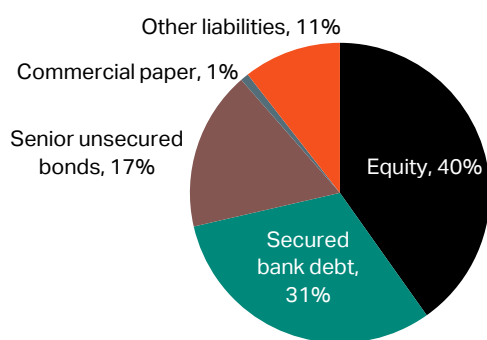
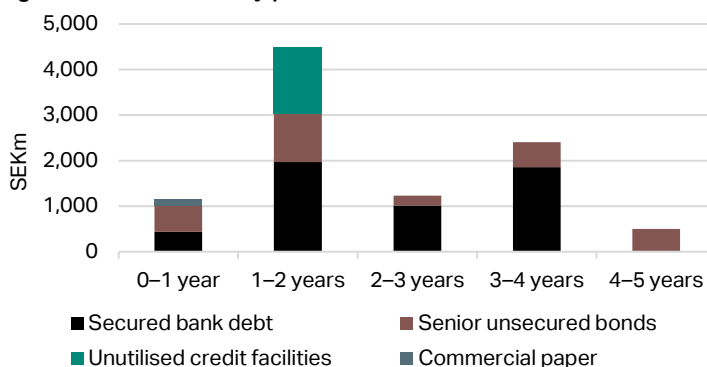


Figure 15. Debt maturity profile, 31 Dec. 2024



Stenvalvet has a relatively diversified debt maturity profile with maturities evenly distributed over the coming five years (see Figure 15). As of 31 Dec. 2024, the company's average debt maturity was 2.4 years, which we consider satisfactory, while its average fixed-interest period of 2.4 years should cushion the impact of high interest rates in the short term.

Historically, Stenvalvet has remained in compliance with its targets for net LTV, interest fixing, debt maturities and liquidity. In our view, the company's financial targets, debt maturity profile and growth ambitions are commensurate with our risk appetite assessment. We expect the company to remain cautious with regard to growth and capital investments, given the lack of headroom in its net LTV target of 50%.

Figure 16. Financial covenants, policies and reported metrics

Metric	Financial policy/targets	Reported 31 Dec. 2024
Net LTV	<50%	49%
Interest coverage ratio	>2.5x	2.9x
Debt maturities in the next 12 months	max. 40%	14%

Source: company.

We view Stenvalvet's specific business focus as prudent, given its size and the synergies it generates from managing properties in select mid-sized growth markets. We view its internal limits on revenues from individual municipalities and properties as a strong management tool to avoid portfolio concentrations.

ADJUSTMENT FACTORS

Adjustment factors

Adjustment factors are assessed as neutral and have no effect on the rating.

Liquidity

Liquidity

Our 12-month liquidity analysis is based on a stressed scenario in which the company cannot access the capital markets or extend bank loans, and therefore has to rely on internal or committed external funding sources to cover its liquidity needs. We typically expect a company with an investment grade rating ('BBB-' or above) to cover its liquidity needs, with limited need for external funding over the coming 12 months.

We assess Stenvalvet's liquidity position as adequate and expect the company's current cash position and back-up facilities will cover upcoming debt maturities and financial commitments. The company has a net sources-to-uses surplus of SEK 0.79bn for the 12 months ending 31 Dec. 2025.

Figure 17. Liquidity analysis (stressed scenario) 31 Dec. 2024–31 Dec. 2025

Liquidity, next 12 months	Amount (SEKm)
Cash and cash equivalents (100%)	484
Proceeds from borrowings	
Adjusted FFO	311
Unutilised credit facilities	1450
Total sources	2,245
Repayment of borrowings	1,153
Committed capital spending	300
Total uses	1,453
Sources/uses (x)	1.5
Sources-uses (SEKm)	792

Source: company and NCR.

Environmental, social and governance factors

ESG factors

Stenvalvet's environmental efforts are focused on reducing energy and water consumption in its buildings. The company prioritises the selection of sustainable materials in the construction and refurbishment of its buildings and aims to achieve net zero emissions by 2030. During 2024, Stenvalvet continued to certify its properties, and as of 31 Dec. 2024 had 20 environmentally certified properties. Environmental certification is increasingly important for community service properties, as public-sector tenants often need to comply with Swedish government environmental, social and governance (ESG) objectives. The company published a green bond framework in 2021 that has been classified Medium green in a second opinion from S&P Global Ratings' Shades of Green.

The main ESG issues that could affect our credit rating on Stenvalvet are factors that could contribute to loss of revenue, increased operational costs, increased need for capital spending on current and new properties and reduced access to funding.

Figure 18. ESG considerations

Issue	Risk	Mitigating efforts	Result
Carbon dioxide emissions	Increased costs due to regulatory and/or taxation changes	Efforts to increase energy efficiency and reduce carbon dioxide emissions. Environmental certification of properties.	Total Scope 1 and 3 emissions decreased by 41% in 2024. Total energy use decreased by 21% from 2018 to 2024.
Impact of climate change on operations	Loss of revenue or increased capital spending	Environmental certification of properties, appropriate insurance, and evaluation of the possible impact on each property.	Evaluation has concluded that none of the company's properties are likely to be directly affected by e.g. rising water levels or landslides.
Increased environmental focus on financial markets	Adverse effect on financing possibilities or higher financing costs due to slow transitioning to lower carbon dioxide dependence	Efforts to increase energy efficiency and reduce carbon dioxide emissions. Published green finance framework in 2021.	Leading ESG reporting standards, possibly creating a competitive advantage. 17% share of green financing as of 31 Dec. 2024, incl. green bank loans and green bonds.

Source: company. See [ESG factors in corporate ratings](#).

OWNERSHIP ANALYSIS

Ownership

We view Stenvalvet's ownership structure as supportive of the rating, as we believe the owners have a long-term focus on their investments. In January 2022, Kåpan Pensions sold its entire stake in Stenvalvet to the other two owners. Consequently, the company is now 100% owned by the Church of Sweden's pension foundation and the Swedish Foundation for Strategic Research. Both owners are financially strong, have a long-term view of the company and have clearly stated sustainability objectives in their investment guidelines. Accordingly, we believe they have sufficient economic strength to support Stenvalvet, if needed. However, the Church of Sweden has stated its intention to reduce its ownership stake to under 50%, which adds uncertainty to the future ownership profile of the company. In addition, in October 2022, the Swedish FSA announced that it has opened an investigation into the Church of Sweden's increased investment in Stenvalvet, which could accelerate the Church of Sweden's efforts to reduce its ownership stake.

Figure 19. Ownership structure, 31 Dec. 2024

Owner	Share of capital and votes
Church of Sweden	69%
Swedish Foundation for Strategic Research	31%
Total	100%

Source: company.

ISSUE RATINGS

Stenvalvet is financed primarily by secured bank loans and senior unsecured obligations. Following a series of issued senior unsecured bonds, the company has reduced its dependence on secured bank loans. Stenvalvet's gross secured LTV was 33.1% as of 31 Dec. 2024, and we expect this metric to remain below our threshold of 40%. We therefore expect meaningful recovery for unsecured lenders in the event of financial distress and we rate the company's long-term senior unsecured obligations in line with the 'BBB' issuer rating.

SHORT-TERM RATING

The 'N3' short-term rating reflects the company's liquidity profile relative to the 'BBB' long-term issuer rating.

METHODOLOGIES USED

- (i) [Corporate Rating Methodology](#), 8 May 2023.
- (ii) [Rating Principles](#), 14 Feb. 2024.
- (iii) [Group and Government Support Rating Methodology](#), 14 Feb. 2024.

RELEVANT RESEARCH

- (i) [Swedish real estate snapshot \(Q4 2024\): growth is back on the menu](#), 4 Mar. 2025.
- (ii) [Swedish real estate outlook 2025](#), 23 Jan. 2025.
- (iii) [Comparison of NCR-rated community service property managers](#), 9 Dec. 2024.

Figure 20. NCR's adjustments to credit metrics, 2021–2027e

SEKm	2021	2022	2023	2024	2025e	2026e	2027e
EBITDA	627	607	671	734	764	785	814
NCR-adj. EBITDA	627	607	671	734	764	785	814
Net interest	-113	-121	-195	-257	-271	-267	-282
Adjustment of interest rate derivatives			-50	-84	-19	-3	0
NCR-adj. net interest	-113	-121	-245	-341	-290	-270	-282
NCR-adj. EBITDA	627	607	671	734	764	785	814
NCR-adj. net interest	-113	-121	-245	-341	-290	-270	-282
Current tax	-26	-42	-66	-38	-59	-60	-62
NCR-adj. FFO	488	444	360	355	415	455	470
Investment property	17,853	16,538	15,935	15,929	16,548	17,179	17,822
Non-current right-of-use assets	102	100	102	115	115	115	115
NCR-adj. investment property	17,955	16,638	16,037	16,044	16,663	17,294	17,937
Cash and cash equivalents	749	444	1,214	484	618	776	946
NCR-adj. cash and equivalents	749	444	1,214	484	618	776	946
Gross interest-bearing debt	8,125	6,936	9,182	8,313	8,313	8,313	8,313
Leasing liabilities	101	99	101	115	115	115	115
NCR-adj. cash and equivalents	-749	-444	-1,214	-484	-618	-776	-946
NCR-adj. net debt	7,477	6,591	8,069	7,944	7,810	7,652	7,482

Source: company and NCR. e=estimate.

Figure 21. Stenvalvet key financial data, 2021–2024

SEKm	FY	FY	FY	FY
Period-end	31 Dec. 2021	31 Dec. 2022	31 Dec. 2023	31 Dec. 2024
INCOME STATEMENT				
Rental income	940	935	993	1,059
Other income	–	19	44	18
Total costs from operations	-258	-289	-307	-286
Net operating income	682	665	730	791
Administrative expenses	-55	-58	-59	-57
Administrative expenses, project portfolio	–	–	–	–
EBITDA	627	607	671	734
Share of profit in associated companies and joint ventures	–	–	–	–
Interest expenses	-113	-121	-216	-273
Interest income	–	–	21	16
Interest expenses, shareholder loans	-256	-209	-78	–
Financial costs from leasing	–	–	–	–
Other financial costs	–	–	–	–
Changes in investment property	2,796	346	-662	-269
Gain (loss) on financial assets held at fair value	–	–	–	–
Disposals of investment properties	–	51	–	–
Gain (loss) on derivatives	112	427	-283	-121
Depreciation and amortisation	–	–	–	–
Restructuring activities	–	–	–	–
Income (expense) on discontinued operations	–	–	–	–
Pre-tax profit	3,166	1,101	-547	87
Current taxes	-26	-42	-66	-38
Deferred taxes	-690	1	173	-2
Net profit	2,450	1,060	-440	47
BALANCE SHEET				
Investment property	17,853	16,538	15,935	15,929
Other non-current assets	181	606	516	386
Total non-current assets	18,034	17,144	16,451	16,315
Cash and cash equivalents	749	444	1,214	484
Other current assets	51	99	65	69
Total current assets	800	543	1,279	553
Total assets	18,834	17,687	17,730	16,868
Total equity	5,829	6,890	6,732	6,778
Non-current borrowings	6,220	4,843	7,666	7,133
Non-current borrowings, shareholder loans	2,845	1,845	–	–
Deferred tax liabilities	1,421	1,419	1,246	1,248
Other non-current liabilities	100	94	96	117
Total non-current liabilities	10,586	8,201	9,008	8,498
Total current liabilities	2,419	2,596	1,989	1,592
Total equity and liabilities	18,834	17,687	17,729	16,868
CASH FLOW STATEMENT				
Pre-tax profit	3,166	1,101	-547	87
... of which changes in investment property	2,796	346	-662	-269
Depreciation and amortisation	–	–	–	–
Tax paid	-48	-43	-47	-81
Adjustment for items not in cash flow	-2,925	-818	942	390
Cash flow from operating activities before changes in working capital	193	240	348	396
Changes in working capital	76	-52	-12	5
Cash flow from operating activities	269	188	336	401
Cash flow from investment activities	-1,593	1,701	-206	-258
Cash flow from financing activities	1,773	-2,194	640	-873
Cash and cash equivalents at beginning of period	300	749	444	1,214
Cash flow for period	449	-305	770	-730
Cash and cash equivalents at end of period	749	444	1,214	484

Source: company. FY–full year.

Figure 22. Stenvalvet rating scorecard

Subfactors	Impact	Score
Operating environment	20.0%	a-
Market position, size and diversification	12.5%	bb+
Portfolio assessment	12.5%	a-
Operating efficiency	5.0%	a-
Business risk assessment	50.0%	bbb+
Ratio analysis		bbb-
Risk appetite		bbb-
Financial risk assessment	50.0%	bbb-
Indicative credit assessment		bbb
Liquidity		Adequate
ESG		Adequate
Peer calibration		Neutral
Stand-alone credit assessment		bbb
Support analysis		Neutral
Issuer rating		BBB
Outlook		Stable
Short-term rating		N3

Figure 23. Capital structure ratings

Seniority	Rating
Senior unsecured	BBB

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