OBOS Eiendom AS

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 Norway-based property manager OBOS Eiendom AS reflects the company's solid property portfolio in generally attractive locations and the company's contribution to the OBOS BBL group. Our assessment is supported by the strong fundamentals of Oslo, Norway's capital, and the surrounding area, which accounts for almost all of OBOS Eiendom's rental income. We view the company's long lease terms and solid operating margins as positive.

These strengths are offset by the modest size of OBOS Eiendom's property portfolio, albeit mitigated by a market position bolstered by the company's close ties with its parent, residential property developer OBOS BBL. Portfolio concentration is relatively high, which we view as a weakness. The company also has a concentrated project development pipeline, with a large investment in Construction City, a new office area in Oslo's Ulven neighbourhood, specifically for tenants in the construction and real estate sectors. Still, the project is set to conclude in 2025, and occupancy has improved. We expect OBOS Eiendom's key credit metrics will remain weak as it completes this project in the remainder of this year. Once completed, we expect EBITDA to increase and recent growth in net debt to decrease, which should prompt improved interest coverage and reduced leverage.

We incorporate OBOS Eiendom's relationship with OBOS BBL in our assessment. We view OBOS Eiendom as a 'vital' component of the OBOS BBL group (as defined in our Group and Government Support Rating Methodology), due to a strong parent-subsidiary link, resulting from a long history of integration and a shared name. We add one notch of ownership support to our 'bb+' standalone credit assessment of OBOS Eiendom. Consequently, our long-term rating on the company is in line with our 'BBB-' long-term rating on OBOS BBL.

STABLE OUTLOOK

The outlook is stable, reflecting the outlook on our long-term issuer rating on OBOS BBL. Given our view of OBOS Eiendom as 'vital' to the OBOS BBL group, we could raise or lower our rating on the company due to changes in our issuer rating on the parent.

POTENTIAL POSITIVE RATING DRIVERS

- An improvement in the credit quality of the overall OBOS BBL group.

POTENTIAL NEGATIVE RATING DRIVERS

- A change in ownership or a deterioration in the credit quality of the overall OBOS BBL group.
- A reduction in strategic importance to OBOS BBL.

Figure 1. Key credit metrics, 2021–2027e

NOKm	2021	2022	2023	2024	2025e	2026e	2027e
Rental income	772	765	824	873	920	1,090	1,190
EBITDA	489	533	532	605	642	787	880
EBITDA margin (%)	63.4	69.6	64.6	69.3	69.8	72.2	74.0
Investment property	15,061	16,145	16,773	18,050	18,753	19,292	19,790
Net debt	6,169	5,948	7,065	8,088	8,816	9,289	9,706
Total assets	16,582	18,104	18,778	19,968	20,765	21,453	22,067
Net debt/EBITDA (x)	12.6	11.2	13.3	13.4	13.7	11.8	11.0
EBITDA/net interest (x)	3.4	2.9	2.1	1.7	1.7	2.2	2.1
Net LTV (%)	41.0	36.8	42.1	44.8	47.0	48.1	49.0
FFO/net debt (%)	5.3	4.2	3.2	2.3	2.2	3.8	3.9

Source: company and NCR. e–estimate. LTV-loan to value. FFO–funds from operations. All metrics adjusted in line with NCR methodology.

ISSUER PROFILE

OBOS Eiendom is a Norway-based property manager, focusing on commercial properties primarily in the Oslo area. As of 31 Dec. 2024, the portfolio comprised 81 wholly owned investment properties valued at NOK 18.0bn. Retail and office properties account for two-thirds of rental income.

OBOS Eiendom was founded in 1952 by residential developer OBOS BBL, which remains its sole owner. OBOS BBL established the company to develop and own commercial properties in areas where it developed residential properties. The business concept was, and still is, to increase the attractiveness of OBOS BBL's residential areas.

BUSINESS RISK ASSESSMENT

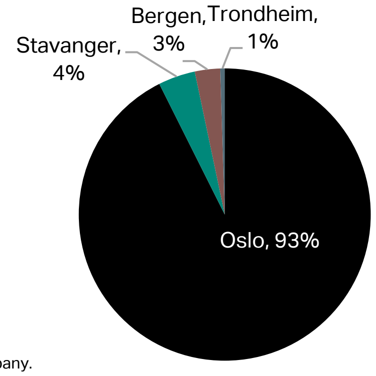
Our business risk assessment reflects OBOS Eiendom's relatively small and concentrated property portfolio. Despite the limited portfolio size, we believe that the company's market position is supported by its close ties with OBOS BBL. Our assessment is underpinned by the generally attractive locations of the company's properties, long average remaining lease terms, and the strong fundamentals of the Oslo area, which accounts for almost all of OBOS Eiendom's rental income. Our assessment is constrained by OBOS Eiendom's concentrated project development pipeline, which has speculative elements.

Mixed property portfolio supported by strength of Oslo area

Operating environment

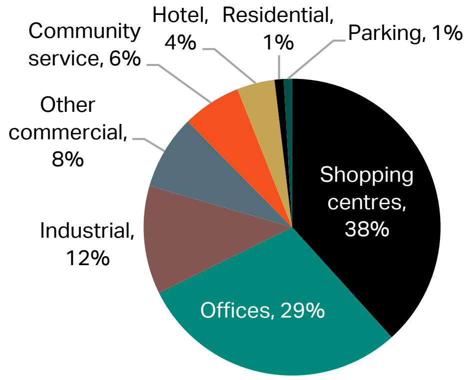
As of 31 Dec. 2024, 93% of OBOS Eiendom's rental income came from properties in the Oslo area, with the remainder stemming from properties in the cities of Stavanger and Bergen. We take a favourable view of the company's primary focus on the Oslo area, which has low unemployment and strong population growth.

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



Source: company.

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



Source: company.

OBOS Eiendom's portfolio contains a mix of commercial properties, with a predominance of retail and office premises. Most of the company's retail exposure comes from seven shopping malls, six of which are located in the Oslo area. The malls saw a 4% revenue increase in 2024, with over 10% rental growth in the Oppsal and Holmlia shopping centres in southeast Oslo. The favourable locations continue to attract customers despite an increasing trend in e-commerce.

Eleven office premises in Oslo account for 29% of OBOS Eiendom's rental value. The office property market in the capital has made a strong recovery since 2022, and we believe that the physical offices remain attractive in Oslo. Although we view these subsectors as generally stable, we believe that a marked downturn in economic activity could have a considerable negative impact, with a possible adverse effect on occupancy and profitability.

In addition, the company owns logistics, industry and other commercial properties as well as health and school facilities in the Oslo region. The company also owns two hotels, one in Oslo and the other in Bergen. The company's exposure to residential and parking properties are in connection with combined community projects, for example in Lambertseter in eastern Oslo.

Figure 4. Relevant markets

Municipality	Population, 2024	Expected population change, 2024–2050	Unemployment, 2024	Unemployment, 2023
Oslo	771,710	13.9	2.6	2.3
Stavanger	149,048	6.6	1.9	1.8
Bergen	291,940	8.0	2.1	2.0
Trondheim	214,565	12.5	1.7	1.3
Norway	5,585,044	9.5	2.0	1.8

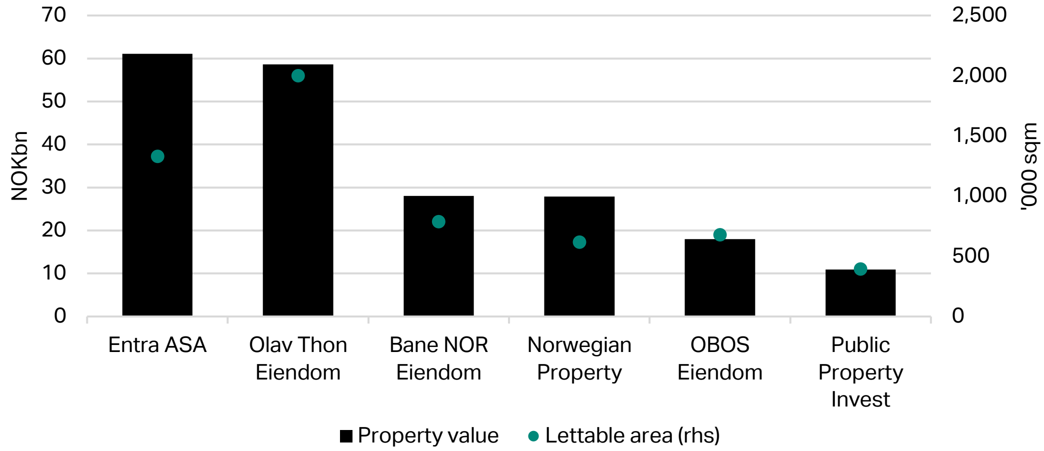
Source: Statistics Norway, Norwegian Labour & Welfare Administration.

Small property portfolio supported by strong market position of OBOS BBL group

Market position, size and diversification

OBOS Eiendom's NOK 18bn investment property portfolio defines the company as a small property manager by Nordic standards. However, in our view, the company's market position is supported by its close ties with OBOS BBL, which is one of the largest residential developers in the Nordic region.

Figure 5. Peer group breakdown by property value and lettable area, 31 Dec. 2024



Source: companies.

Due to the small size of OBOS Eiendom's portfolio, concentrations are comparatively high. The company's 10 largest tenants account for 48% of rental income, while the 10 largest properties contribute 52%. Geographic concentration is also high, given that Oslo represents 93% of revenues. However, we believe that the Oslo area's strong fundamentals mitigate the risks related to this concentration.

We note that 9% of OBOS Eiendom's rental income comes from OBOS BBL. We do not see this as a major risk, as contracts are drawn up on an arm's length basis. Nonetheless, we acknowledge that issues at the parent could result in a loss of rental income at OBOS Eiendom.

Figure 6. Tenant concentration, 31 Dec. 2024

Tenant	Type of tenant	Share of rental income (%)
Oslo Municipality	Municipality	10.5
OBOS BBL (incl. subsidiaries)	Residential development	8.8
Norgesgruppen ASA	Grocery retail	6.8
Oslo University Hospital	Health care	6.3
Scandic Hotels AS	Hotel	4.4
Skanlog AS	Third-party logistics	3.0
Norsk Butikkdrift AS	Grocery retail	2.2
Nexans Norway AS	Cable and optical fibre	2.2
Iss Facility Services AS	Facility management	1.9
Norwegian Defence Estates Agency	Ministry of Defence	1.8
Top 10 tenants	**-**	**47.9**

Source: company.

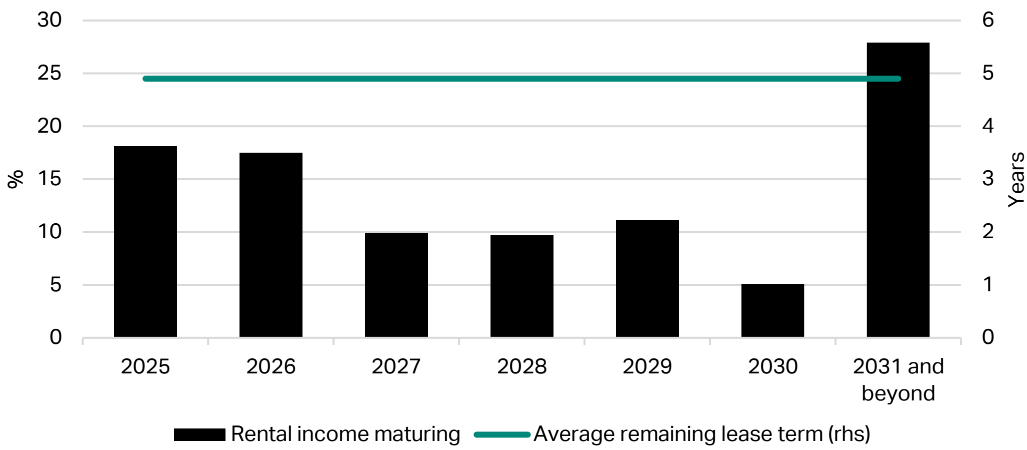
Long contracts in locations close to residential areas

Portfolio assessment

OBOS Eiendom's 81 wholly owned properties are primarily concentrated in the Oslo area and are typically located near areas where OBOS BBL has developed residential properties. In our view, the locations of the properties are generally favourable, with commercial and residential properties mutually supporting each other's attractiveness. We believe that the company's inner-city properties could be divested and used as a buffer in tougher economic conditions if necessary. Three of the company's five largest properties in terms of rental income are shopping malls located on the outskirts of Oslo. We believe that these malls are in rather attractive locations, which lowers the risk of reduced footfall and higher vacancies.

As of 31 Dec. 2024, the average remaining lease term in OBOS Eiendom's portfolio and its top 10 contracts was 4.9 years, which is somewhat long given the property mix. Contract maturities are well diversified and do not exceed 20% of rental income in any single year.

Figure 7. Lease maturity profile, 31 Dec. 2024



Source: company.

OBOS Eiendom's portfolio of development projects is dominated by its development of Construction City, a new office area in the Ulven neighbourhood in Oslo, specifically for tenants within the construction and real estate sectors. OBOS Eiendom's total budgeted investments amount to NOK 5.3bn, which highlights the scale of the project. It is located close to one of OBOS BBL's largest residential development projects, comprising some 3,000 homes, which underlines the close ties between the two companies. OBOS Eiendom's development projects typically target 50% pre-letting before construction starts. However, construction begins sooner in some cases, and we view the ensuing speculative risk as negative in our business risk assessment. Positively, we believe construction at fixed prices offset this risk.

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

Project	Location	Type	Lettable area (sqm)	Invested (NOKm)	Total investment (NOKm)	Estimated completion
Construction City	Ulven, Oslo	Office	104,500	4,256	5,334	Q4/25
Total	**-**	**-**	**104,500**	**4,256**	**5,334**	**-**

Source: company.

Besides its in-house management and project properties, OBOS Eiendom has property exposure through several joint ventures. These had a total book value of NOK 835m as of end-2024 after the sale of properties in Oslo and Bergen. The company's larger joint ventures often own income-generating properties with future development potential. We take a neutral view of OBOS Eiendom's exposure to joint ventures in our overall assessment.

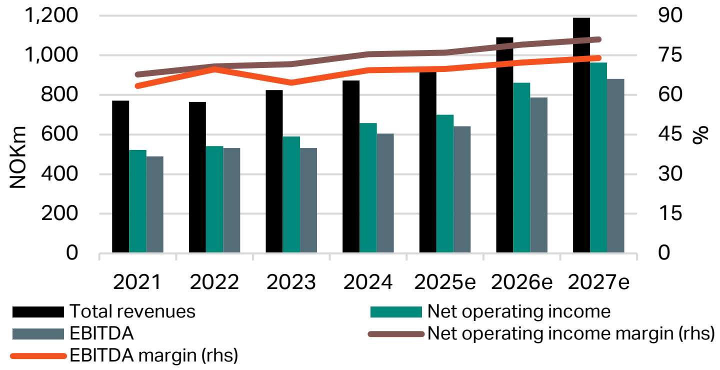
Relatively strong EBITDA margin affected by joint venture dividends and for-sale projects

Operating efficiency

Over the past four years, OBOS Eiendom's EBITDA margin has fluctuated between 63% and 70%. This volatility is due to dividends received from joint ventures and associate companies, as well as profits from for-sale projects and joint ventures. We expect the company's EBITDA margin will exceed 70% over our forecast period through end-2027 given the increase in its revenues from the completion of Construction City.

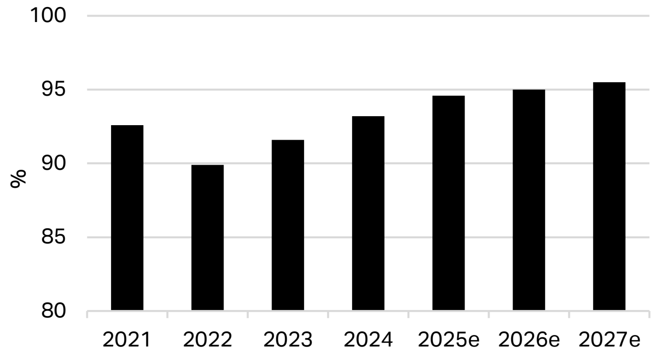
OBOS Eiendom's occupancy rate increased to 93.2% in 2024 compared with 89.9% two years earlier, and we expect it will continue to grow towards 95% as projects are finalised. Construction City has been somewhat of a drag on the company's occupancy rate, but occupancy improved to 90% as of 31 Dec. 2024, from 73% a year earlier, and the project is set for completion during 2025.

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



Source: company and NCR. e–estimate.

Figure 10. Occupancy rate, 2021–2027e



Source: company and NCR. e–estimate.

FINANCIAL RISK ASSESSMENT

Our financial risk assessment weighs OBOS Eiendom's historically strong financial risk profile against our expectations that the company's key credit metrics will weaken due to its substantial investments in Construction City through the end of 2025 before improving over the remainder of our forecast period. We view OBOS Eiendom's financial risk appetite as commensurate with that of OBOS BBL.

Key metrics under pressure from capital spending through 2025

Ratio analysis

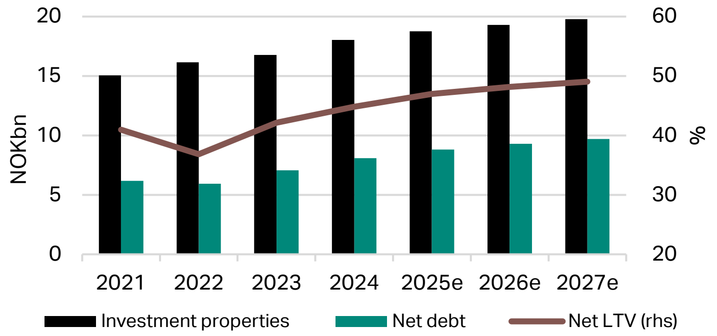
We expect the company's key credit metrics will weaken as it completes its planned investment in the Construction City development project. Upon the project's completion at the end of 2025, OBOS Eiendrom's metrics will likely improve as the project begins generating rental income. Over our forecast period, we expect the company's net interest coverage to improve gradually due to higher EBITDA and a modest decline in market interest rates. We do not assume any increase in value in the investment portfolio, even after the completion of Construction City. The company's net loan-to-value (LTV) ratio is consequently set to increase due to debt-financed capital investment.

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

NOKm	2025e	2026e	2027e
Rental growth (%)	5.4	18.5	9.2
EBITDA margin (%)	69.8	72.2	74.0
Average interest rate (%)	5.4	4.7	5.1
Capital spending (NOKm)	713	539	498
Dividend payment (NOKm)	194	275	289
Net debt/EBITDA (x)	13.7	11.8	11.0
EBITDA/net interest (x)	1.7	2.2	2.1
Net LTV (%)	47.0	48.1	49.0
FFO/net debt (%)	2.2	3.8	3.9

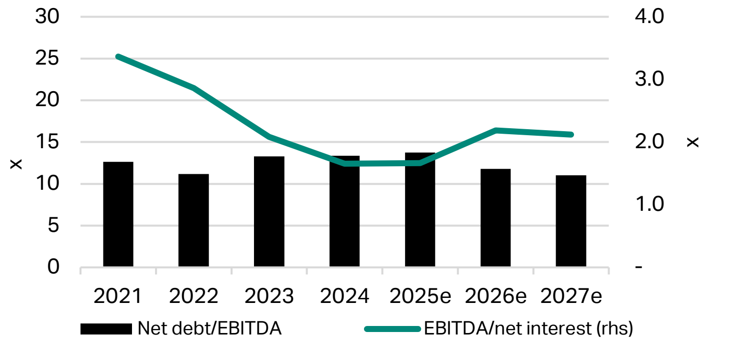
Source: company and NCR. e–estimate. All metrics adjusted in line with NCR methodology.

Figure 12. Investment properties, net debt, and net LTV, 2021–2027e



Source: company and NCR. e–estimate.

Figure 13. Net debt/EBITDA and EBITDA/net interest, 2021–2027e



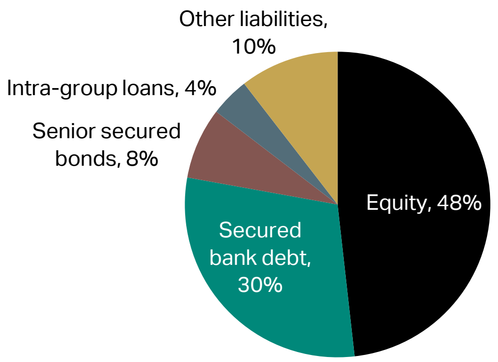
Source: company and NCR. e–estimate.

Parent dictates risk appetite

Risk appetite

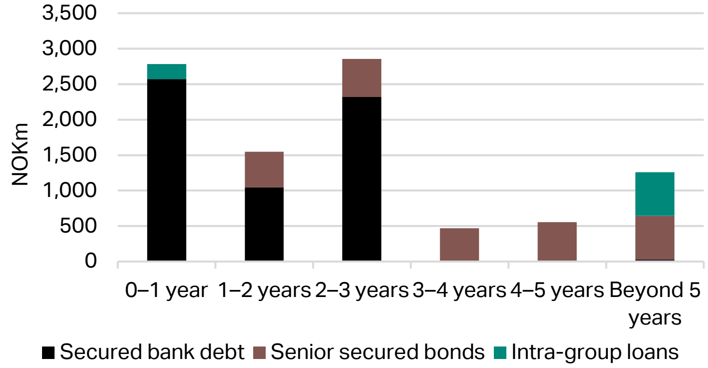
OBOS Eiendom's financial risk appetite is driven by the strategy and financial policies of the parent group. OBOS Eiendom finances its operations through common equity, secured bank debt, senior secured bonds and intra-group loans from OBOS BBL. As of 31 Mar. 2025, the average maturity of OBOS Eiendom's debt was just above two years, while 29% of debt was set to mature in the subsequent 12 months. At the same time, the company's average fixed-interest period was 3.8 years, with 35% of interest at fixed rates. In our view, the company's fixed-interest periods are relatively strong. However, we view the concentration of debt maturities in single years as negative.

Figure 14. Funding profile, 31 Dec. 2024



Source: company.

Figure 15. Debt maturity profile, 31 Mar. 2025



Source: company.

OBOS BBL is structured as a member association, and consequently has no procedures for injecting equity if needed. Still, we believe that OBOS BBL would support OBOS Eiendom in times of financial distress (see Ownership section below). However, we believe that financial distress at OBOS BBL could have a negative impact on OBOS Eiendom if the parent's financial ratios were to fall below targets, in particular due to weak performance of real estate development. Positively, these risks are mitigated by substantial unrealised gains in OBOS BBL's land bank, equity investments and subsidiaries, in addition to its strong liquidity.

OBOS Eiendom's interest-bearing debt is mainly governed by OBOS BBL's overarching financial policy targets, which stipulate that LTV for the group must remain below 40% and interest coverage above 3x. Consequently, OBOS Eiendom could have significantly weaker credit metrics without breaching its financial policy levels. However, given the parent's steering of all group companies' financing, we deem this unlikely, and view OBOS Eiendom's risk appetite as commensurate with that of OBOS BBL due to the group's overall prudent financial risk profile.

OBOS Eiendom's dividend policy stipulates that it should maintain an annual dividend amounting to 50% of the previous year's after-tax profit. However, the company did not pay a dividend in 2023, due to its negative result in 2022, and the dividend paid in 2024 was only 27% of the company prior-year result and compensated in full by a capital injection from OBOS BBL.

Figure 16. Financial covenants, policies and reported metrics

Metric	Common loan covenants	Financial policy/targets	Reported 31 Dec. 2024
Equity ratio*	≥20%	-	30%
Gross LTV	<70-75%	-	45.7%**
Interest coverage ratio	>1.5x	-	1.7x**
Average fixed-interest period	-	2-5 years	3.8 years

Source: company. *Calculated on entity basis. **Unadjusted, calculated by NCR.

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 OBOS Eiendom's liquidity as adequate, despite funding uses exceeding sources by NOK 2.1bn over the 12 months ending 31 Dec. 2025. All maturing debt is in the form of secured bank loans, except for a bond that matured in March 2025. In our view, the company's strong ties with parent OBOS BBL mitigates liquidity risk. OBOS BBL manages liquidity for the wider group and retains strong ties with major Nordic banks. We see the funding deficit as justifiable, given that a central treasury department manages group-wide liquidity, and it has used internal loans between the parent and other group companies in periods of stressed markets in recent years. We note that OBOS Eiendom issued two bonds issued in early 2025, totalling NOK 1.2bn in our liquidity assessment.

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

Liquidity, next 12 months	Amount (NOKm)
Cash and cash equivalents (100%)	55
Proceeds from borrowings	1,173
Adjusted FFO	143
Total sources	**1,371**
Repayment of borrowings	-2,520
Committed capital spending	-905
Total uses	**-3,475**
Sources/uses (x)	**0.4**
Sources-uses (NOKm)	**-2,104**

Source: company and NCR.

Environmental, social and governance factors

ESG factors

OBOS Eiendom's environmental, social, and governance (ESG) risks and opportunities are incorporated into our assessment of the company's overall business and financial risk. While ESG efforts are more pronounced in other OBOS BBL group members, especially in terms of their social focus, we view the parent's overall ESG efforts as favourable for OBOS Eiendom. For more details on our ESG assessment of OBOS BBL, see our rating report on the company's NCR issuer page.

The main ESG issues that could affect our overall assessment of OBOS Eiendom are factors that could contribute to loss of revenues, increased costs, higher capital spending or a deterioration in financing opportunities.

Figure 18. ESG considerations

Issue	Risk	Mitigating efforts	Result
CO_2 emissions	Increased costs due to regulatory and/or taxation changes	Has measured all Scope 1-3 emissions since 2021. Targets reducing CO_2 emissions from new construction by 45% by 2026. Targets carbon-neutral in-house operations, including carbon offsets (group-wide targets).	In 2024, total emissions from the company were 3,156 tonnes of CO_2 equivalent, down from 4,682 in 2023. OBOS Eiendom's target to reduce emissions by 7.5% per year is under review.
Impact of climate change on operations	Loss of revenues or increased capital spending	Evaluation of impact on properties.	Group is reporting according to Task Force on Climate Related Financial Disclosure. OBOS Eiendom reports EU Taxonomy alignment of 21% of revenues and 7% of costs in 2024.
Increased environmental focus on financial markets	Adverse effect on financing possibilities or higher financing costs due to slow transitioning to lower CO_2 dependence	Property certification. Energy efficiency. Overall sustainability focus. Started assessment of biodiversity impact in 2021 in anticipation of future investor demand (group-wide).	Half of all properties have a class 'A' rating, and half have a class 'B' rating. Added solar power to two buildings in 2024, with aims to eventually generate 2GWh per year.

Source: company. See ESG factors in corporate ratings.

OWNERSHIP ANALYSIS

Ownership

We add one notch of support to our standalone credit assessment of OBOS Eiendom to reflect its close ties with parent OBOS BBL, which has been the sole owner of the company since its founding in 1952. We consider OBOS Eiendom as a 'vital' component of the OBOS BBL group, due to a strong parent-subsidiary link resulting from a long history of integration and a shared name. OBOS Eiendom has also served as a stable component of OBOS BBL during a period of weak residential development. We believe that OBOS BBL would support OBOS Eiendom in times of financial distress, given its strong balance sheet, although OBOS BBL's status as a member association limits its capacity to inject equity into the subsidiary if needed. In line with our methodology, we align the long-term issuer rating on OBOS Eiendom with our 'BBB-' long-term rating on OBOS BBL.

ISSUE RATINGS

As of 31 May 2025, OBOS Eiendom had five outstanding senior secured bonds totalling nearly NOK 2.7bn, NOK 1.2bn of which was issued in early 2025. In accordance with our methodology, we rate the company's secured instruments in line with the 'BBB-' long-term issuer rating. The company currently has no outstanding senior unsecured bonds.

SHORT-TERM RATING

The 'N3' short-term rating reflects OBOS Eiendom's liquidity profile relative to the 'BBB-' long-term issuer rating. According to our standalone liquidity analysis, the company's committed sources to uses stands at 0.4x, which we see as indicative of a weak liquidity profile for the long-term issuer rating. Liquidity risk is, however, mitigated by the company's strong ties with OBOS BBL, which manages liquidity for the wider group. We consequently align the short-term rating on OBOS Eiendom with our 'N3' short-term rating on the parent.

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) Norwegian real estate faces uncertain operating conditions, 22 Apr. 2025.
(ii) Comparison of Swedish industrial and logistics property managers, 1 Apr. 2025.
(iii) Swedish real estate snapshot (Q4 2024): growth is back on the menu, 4 Mar. 2025.
(iv) Swedish real estate outlook 2025, 4 Mar. 2025.
(v) Comparison of NCR-rated community service property managers, 9 Dec. 2024.

Figure 19. NCR's adjustments to credit metrics, 2021–2027e

NOKm	2021	2022	2023	2024	2025e	2026e	2027e
EBITDA	470	479	519	593	629	775	867
Dividends from JVs	19	53	13	12	13	13	13
NCR-adj. EBITDA	489	533	532	605	642	787	880
Net interest	-98	-171	-213	-244	-386	-360	-415
Capitalised interest	-43	-18	-42	-122	0	0	0
Dividends reported as interest income	-5	0	0	0	0	0	0
NCR-adj. net interest	-145	-188	-255	-365	-386	-360	-415
NCR-adj. EBITDA	489	533	532	605	642	787	880
NCR-adj. net interest	-145	-188	-255	-365	-386	-360	-415
Current tax	-15	-96	-50	-55	-65	-74	-83
NCR-adj. FFO	328	248	227	184	191	353	382
Investment property	14,374	16,081	16,751	18,040	18,753	19,292	19,790
Project property	688	64	22	10	0	0	0
Assets classified as held for sale	0	0	0	0	0	0	0
NCR-adj. investment property	15,061	16,145	16,773	18,050	18,753	19,292	19,790
Cash and cash equivalents	108	687	529	159	144	183	189
NCR-adj. cash and equivalents	108	687	529	159	144	183	189
Gross interest-bearing debt	6,278	6,635	7,594	8,247	8,959	9,471	9,895
NCR-adj. cash and equivalents	-108	-687	-529	-159	-144	-183	-189
NCR-adj. net debt	6,169	5,948	7,065	8,088	8,816	9,289	9,706

Source: company and NCR. e–estimate. JVs–joint ventures.

Figure 20. OBOS Eiendom key financial data, 2021–2024

NOKm	FY	FY	FY	FY
Period-end	31 Dec. 2021	31 Dec. 2022	31 Dec. 2023	31 Dec. 2024
INCOME STATEMENT				
Rental income	650	709	784	836
Other income	121	56	40	37
Total costs from operations	-249	-224	-234	-215
Net operating income	**522**	**541**	**590**	**659**
Administrative expenses	-52	-62	-71	-66
Administrative expenses, project portfolio	–	–	–	–
EBITDA	470	479	519	593
Share of profit in associated companies and joint ventures	88	45	38	110
Interest expenses	-98	-188	-252	-277
Interest income	–	20	39	33
Interest expenses, shareholder loans	–	–	–	–
Financial costs from leasing	–	–	–	–
Other financial costs	–	-2	-0	–
Changes in investment property	768	691	-481	-139
Gain (loss) on financial assets held at fair value	–	–	-0	-0
Disposals of investment properties	–	–	–	–
Gain (loss) on derivatives	69	186	-26	165
Depreciation and amortisation	-37	-45	-16	-18
Restructuring activities	–	–	–	–
Income (expense) on discontinued operations	–	–	–	–
Pre-tax profit	**1,261**	**1,185**	**-180**	**468**
Current taxes	-15	-96	-50	-55
Deferred taxes	-200	-47	178	-23
Net profit	**1,045**	**1,043**	**-52**	**390**
BALANCE SHEET				
Investment property	14,374	16,081	16,751	18,040
Other non-current assets	1,770	1,221	1,182	1,423
Total non-current assets	**16,143**	**17,301**	**17,933**	**19,463**
Cash and cash equivalents	8	122	26	55
Other current assets	430	681	819	449
Total current assets	**439**	**802**	**845**	**504**
Total assets	**16,582**	**18,104**	**18,778**	**19,968**
Total equity	**8,272**	**9,312**	**9,245**	**9,628**
Non-current borrowings	4,197	4,583	4,218	4,854
Non-current borrowings, shareholder loans	1,345	774	125	613
Deferred tax liabilities	1,557	1,694	1,557	1,663
Other non-current liabilities	52	35	36	61
Total non-current liabilities	**7,151**	**7,086**	**5,936**	**7,191**
Total current liabilities	**1,160**	**1,706**	**3,597**	**3,148**
Total equity and liabilities	**16,582**	**18,104**	**18,778**	**19,968**
CASH FLOW STATEMENT				
Pre-tax profit	1,261	1,185	-180	468
... of which changes in investment property	768	691	-481	-139
Depreciation and amortisation	37	45	16	18
Tax paid	-23	-16	-5	-2
Adjustment for items not in cash flow	-1,065	-391	407	42
Cash flow from operating activities before changes in working capital	**210**	**823**	**238**	**526**
Changes in working capital	22	47	1	12
Cash flow from operating activities	**232**	**871**	**239**	**538**
Cash flow from investment activities	**-459**	**-558**	**-1,308**	**-1,439**
Cash flow from financing activities	**222**	**-199**	**973**	**931**
Cash and cash equivalents at beginning of period	13	8	122	26
Cash flow for period	-5	113	-96	29
Cash and cash equivalents at end of period	**8**	**122**	**26**	**55**

Source: company. FY–full year.

Figure 21. OBOS Eiendom rating scorecard

Subfactors	Impact	Score
Operating environment	20.0%	bb+
Market position, size and diversification	12.5%	bb
Portfolio assessment	12.5%	bbb-
Operating efficiency	5.0%	bbb
Business risk assessment	50.0%	bb+
Ratio analysis		bb
Risk appetite		bbb-
Financial risk assessment	50.0%	bb+
Indicative credit assessment		**bb+**
Liquidity		Adequate
ESG		Adequate
Peer calibration		Neutral
Stand-alone credit assessment		**bb+**
Support analysis		+1 notch
Issuer rating		**BBB-**
Outlook		Stable
Short-term rating		**N3**

Figure 22. Capital structure ratings

Seniority	Rating
Senior secured	BBB-

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