

Bane NOR Eiendom AS

Rating Action Report

LONG-TERM RATING

A

OUTLOOK

Stable

SHORT-TERM RATING

N2

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Bane Nor Eiendom 'A' long-term issuer rating affirmed; Outlook stable

Nordic Credit Rating (NCR) has affirmed its 'A' long-term issuer rating on Norway-based property manager [Bane NOR Eiendom AS](#). The outlook is stable. The 'N2' short-term issuer rating and 'A' senior unsecured issue rating were also affirmed.

Rating rationale

The affirmation reflects our expectation that Bane NOR Eiendom's credit metrics will remain moderate, supported by the recent extension of its NOK 1.8bn shareholder loans to 15 years. We see this extension as an increased commitment from its owner Bane NOR SF. We now consider these loans as long-term financing and treat them as 100% equity in our calculation of financial metrics. This underscores Bane NOR Eiendom's significant role for its owner in achieving policy objectives related to regulating parcels and developing areas around train hubs.

We forecast net loan to value (LTV) of approximately 36% through 2027, positively influenced by the treatment of shareholder loans as equity. We believe the company's EBITDA to net interest ratio will remain under pressure due to high capital expenditure, which will increase external debt and interest costs. We expect interest coverage to EBITDA to remain between 2.2x and 2.4x in 2025-2027. We assume a significant reduction in capital expenditure in 2027, supported by improved EBITDA, will stabilise debt levels.

The long-term issuer rating continues to reflect the company's moderate leverage, solid average remaining lease term and high proportion of government-funded tenants. The rating is further supported by the company's monopoly over domestic railway stations and workshops, as well as its importance to Norwegian railway infrastructure. Additionally, the company's extensive and centrally located land bank offers future development opportunities in city centres near existing train stations.

The rating is constrained by the size of Bane NOR Eiendom's management portfolio, although this is mostly offset by the specialised nature of the properties. It is also constrained by the company's revenue concentrations and the risks associated with development projects.

We add two notches to our standalone credit assessment to reflect Bane NOR Eiendom's 100% indirect ownership by the Norwegian government and our view that the government has a strategic interest due to the company's role as a provider of critical public transport infrastructure.

Stable outlook

The stable outlook reflects our expectation that Bane NOR Eiendom's credit metrics will remain moderate, despite high capital spending and a rise in debt in 2025 and 2026. It also reflects our belief that the company will sell off completed projects in its development portfolio, which will increase earnings and improve cash flow. In addition, footfall through the company's railway stations is back to pre-COVID-19 pandemic levels, supporting occupancy and increasing the attractiveness of its property locations.

We could raise the rating to reflect an LTV ratio of around 20% and an EBITDA margin above 65% for a prolonged period. We could also raise the rating to take into account improved profitability and revenue stability, or to reflect a strengthened financial policy through tighter leverage targets.

We could lower the rating to reflect net LTV above 40% or net interest coverage below 2.2x over a prolonged period, or to take into account weaker profitability or an inability to achieve competitive prices on development properties.

Rating list

Long-term issuer credit rating:

Outlook:

Short-term issuer credit rating:

Senior unsecured issue rating:

To	From
A	A
Stable	Stable
N2	N2
A	A

Figure 1. Bane NOR Eiendom rating scorecard

Subfactors	Impact	To	From
Operating environment	20.0%	bbb+	bbb+
Market position, size and diversification	12.5%	a-	a-
Portfolio assessment	12.5%	a-	a-
Operating efficiency	5.0%	bbb-	bbb-
Business risk assessment	50.0%	bbb+	bbb+
Ratio analysis		bbb-	bbb-
Risk appetite		bbb+	bbb+
Financial risk assessment	50.0%	bbb	bbb
Indicative credit assessment		bbb+	bbb+
Liquidity		Adequate	Adequate
ESG		Adequate	Adequate
Peer calibration		Neutral	Neutral
Stand-alone credit assessment		bbb+	bbb+
Support analysis		+2 notches	+2 notches
Issuer rating		A	A
Outlook		Stable	Stable
Short-term rating		N2	N2

Figure 2. Capital structure ratings

Seniority	To	From
Senior unsecured	A	A

Type of credit rating:	Long-term issuer credit rating Short-term issuer credit rating Issue credit rating
Publication date:	The rating was first published on 30 May. 2022.
Office responsible for the credit rating:	Nordic Credit Rating AS (NCR), Oslo, Norway. NCR is a registered credit rating agency under Regulation (EC) No 1060/2009.
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Were ESG factors a key driver behind the change to the credit rating or rating outlook?	No.
Methodology used when determining the credit rating:	NCR's Corporate Rating Methodology published on 8 May 2023 NCR's Rating Principles published on 14 Feb. 2024 NCR's Group and Government Support Rating Methodology published on 14 Feb. 2024 The methodology and principles documents provide analytical guidance to NCR's rating activities including but not limited to, assumptions, parameters, cash flow analysis, and stress-testing. NCR's methodologies and principles can be found on our website nordiccreditrating.com/governance/policies . The historical default rates of entities and securities rated by NCR will be viewed on the central platform (CEREP) of the European Securities and Markets Authority (ESMA) .
Materials used when determining the credit rating:	Annual- and quarterly reports of the rated entity, Bond prospectuses, Company presentations, Data provided by external data providers, External market reports, Meetings with management of the rated entity, Non-public information, Press reports/public information, Website of rated entity.
Potential conflicts of interest:	The rating is NCR's independent opinion of the rated entity's relative creditworthiness. The rating is solicited, i.e. it is prepared for a fee paid by the rated entity. At the time of analysis and publication neither NCR nor any of the analysts or persons involved in the rating process held any interest, ownership interest or securities in the rated entity. NCR does not have any direct or indirect shareholder with a holding of more than 5% of NCR's shares and votes. For further information, please refer to NCR's conflict of interest policy which is available on: https://nordiccreditrating.com/governance/policies
Additional information:	Prior to publication, the rating was disclosed to the rated entity. The issuer was given 24 hours (of which 8 business hours) to remark on factual errors and/or the inadvertent inclusion of confidential information, if applicable. The rating was not amended after the review by the issuer. No stress test was performed. Standard cash flow forecasting was performed. NCR's rating is an opinion regarding the relative creditworthiness of an entity or an instrument. It is not a prediction, guarantee or recommendation to buy, hold or sell securities. NCR assigns outlooks to issuer ratings to indicate where they could move in the near term, normally 12–18 months. Further information on the rating process, rating definitions and limitations is available on our website: nordiccreditrating.com/governance/policies .
Ancillary services provided:	No ancillary services were provided.
Regulations:	This rating was issued and disclosed under Regulation (EC) No 1060/2009.
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