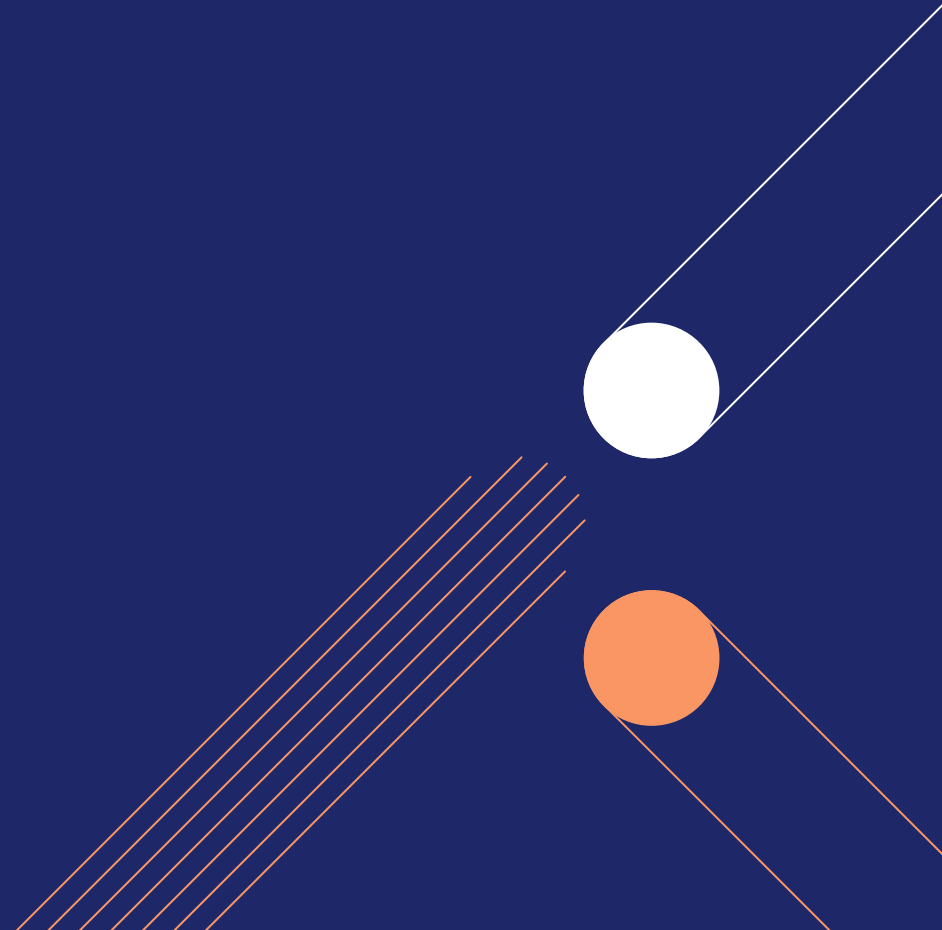


Bane NOR Eiendom AS

Company Presentation

May 2023



Agenda

1

Company overview

2

ESG activities

3

Financial overview



Bane NOR Eiendom at a glance

- Owns, develops and manages all public railway property in Norway
- The country's leading hub developer and an important local and urban development player
- Has more than 250 active development projects and 3,100 leases in over 880 buildings
- Manages all of the Norwegian railway stations, stops, workshops and service properties
- A facilitator for increased railway commuting
- 100% owned by the Norwegian Ministry of Transport through Bane NOR SF



The Leading Norwegian hub developer

Develops housing, hotels, commercial buildings, stations and workshops

Acquisition of strategic real estate and plots

Manages and operates stations and other real estate

Rental income and sale of property mass

Facilitator for new mobility solutions and seamless transitions

Dividends to the Norwegian state

Strategic plot bank with significant development potential

Contributing to increase train commuting in the society



Business areas

Property development

- One of Norway's largest property developers
- Considerable development potential in the portfolio
- Develops housing, offices, hotels, retail and the railway's service facilities
- Commercial and contributes great value creation and cash flow to our owner



Train stations

- Owns and manages 335 railway stations and stops
- From large, well-known stations such as Oslo S, to small, unmanned stations, and protected stations with an historical value
- The stations shall be attractive and adapted to the travelers' needs with functional public areas and a relevant service and information offerings



Maintenance halls

- Operates and maintains 15 train maintenance halls across the country, 230,000 sqm. of building mass
- Rents out complete workshops designed for a modern and well-functioning railway
- Develops new workshops for the railway of the future



Railway property

- Owns and manages approx. 1000 buildings and 4,400 plots, and a total of approx. 147 million sqm
- All property is rented out on commercial terms, of which approx. 80% is to the railway family (including venues at the railway stations)
- Highly diverse property portfolio from protected outdoor areas to high-tech commercial complexes



2022 recap and figures

Comments and selected highlights

- Trondheim S P-hus was opened, the first development step of the new Trondheim Station Centre
- Continued our work related to the planning of several new city districts in Drammen
- Completed and opened a modern train workshop in Støren (central Norway), which is important for the overall railway venture in Central Norway
- The shops and restaurants at Oslo S and in Østbanehallen almost doubled the turnover in comparison with the previous year
- We are also well underway with Oslobolig - a collaborative project which will provide people with ordinary income the opportunity to buy apartments in the Oslo
- On the sustainability side, our current residential and commercial projects are estimated to save the society 4.3 billion tonnes of CO₂

Selected company statistics per year end 2022

882
Buildings

149
Employees

5,000,000
Sqm.
dev. potential

250
Development
projects

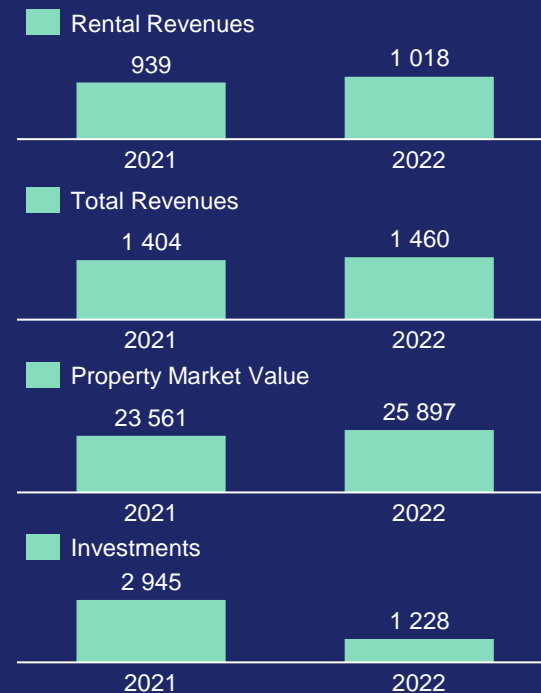
94.6%
Occupancy
rate

3,100
Lease
agreements

758,580
Sqm. under
management

NOK 25.9bn
Market value of
property mass

Selected financials (NOKm)



Agenda

1

Company overview

2

ESG activities

3

Financial overview



ESG is at the core of our operations and an integral part of our strategy

Eight themes incorporated in our ESG strategy



Energy efficiency and production



Sustainable new buildings



Sustainable freedom of movement



Sustainable management of outdoor areas



Responsible resource and material usage



Responsible procurement and supply chains

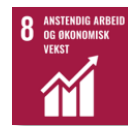


Maintain our social responsibility



Sustainable transformation and maintenance

Bane NOR Eiendom and the UN Global Goals



We shall promote lasting, inclusive and sustainable economic growth, full employment and decent work for all



We will build solid infrastructure and promote inclusive and sustainable industrialization and innovation



We will make cities and local communities inclusive, safe, robust and sustainable



We shall ensure sustainable consumption and production patterns



We shall act immediately to combat climate change and its consequences

To download our entire ESG strategy for 2022-2025, please refer to <https://www.banenoreiendom.no/barekraft>

Green financing – our completed and current projects

#	Project	Type	Capex (NOKm)	Certification level	Development period	Ownership
1	Voss station	Commercial building	270	BREEAM VERY GOOD	Completed Q1 2022	100%
2	Kristiansand station	Commercial building (Quadrum project, part 1)	250	BREEAM VERY GOOD	Completed Q1 2022	100%
3	Police station Kristiansand	(Quadrum project)	575	Equivalent BREEAM VERY GOOD ¹⁾	To be completed Q2 2023	100%
4	Work shops for trains	Maintenance hall	4,082	NA ²⁾	2018-2025	100%
5	Kristiansand station	Commercial building (Quadrum project, part 2)	600	BREEAM VERY GOOD	2023-2025	100%
6	Trondheim Central station	Commercial building and terminal	711	BREEAM EXCELLENT	2022-2025	100%
7	Statistisk sentralbyrå (SSB)	Commercial building	460	BREEAM EXCELLENT	2023-2025	100%



The current portfolio eligible for green financing is currently NOK 6,949m, with NOK 4,300m green funding already allocated to green projects

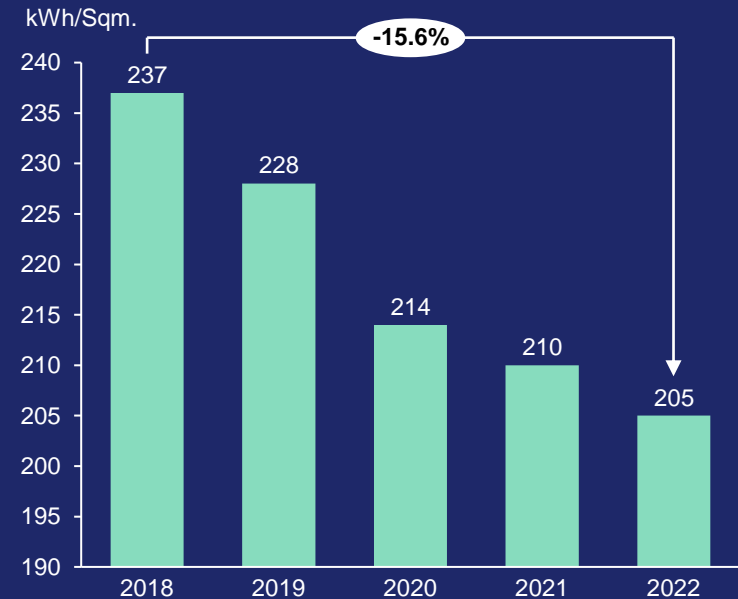
9 Note: 1) Specialized type of building being challenging to achieve formal BREEAM-certification, since there is no standard for this kind of building. The project is still being built according to TEK 17 and will achieve the same parameters as in BREEAM Very Good, 2) Includes new work shop in Stavanger, Bergen and Trondheim, in addition to other workshop capex and refurbishments. Specialized type of buildings with no breem certification standard. Such project linked to Norwegian railway infrastructure is defined as Dark Green according to Green Bond Framework issued by Cicero

Continuously striving to reduce the energy consumption of our properties

Comments

- The environmental strategy states that all new buildings over 10,000 sqm. shall be classified BREEM-NOR, with the ambition of achieving minimum BREEM-NOR Excellent classification and Energy Certificate rating (EPC) label A
- For existing buildings in the portfolio, Bane NOR Eiendom invests in small and big energy saving and efficiency projects to reduce energy consumption, with the ambition of achieving EPC label B for all renovation projects
- Bane NOR Eiendom tracks its energy usage and aims to reduce its energy usage per square meter, adjusted for temperature, by 2% for the whole portfolio each year
- Over the period 2018-2022, Bane NOR Eiendom has reduced its energy consumption, adjusted for temperature, with 15,6 % per sqm.

Energy consumption per square meter, adjusted for temperature (Degree days)



Agenda

1

Company overview

2

ESG activities

3

Financial overview



NCR 'A' long-term issuer rating affirmed; outlook stable (May 2023)

Extract from the rating rationale and outlook

Rating Rationale

Long-Term Rating: A

Outlook: Stable

Short-Term Rating: N2

Primary Analyst: [Name]

Secondary Contact: [Name]

Rating Rationale: Our 'A' long-term issuer rating on Norway-based property manager and developer Bane NOR Eiendom AS reflects the company's low leverage, solid average remaining lease term and a high share of government-funded tenants. The rating is also supported by the company's de facto monopoly over domestic railway stations and workshops and its importance to the Norwegian railway infrastructure. The company's large and central land bank supports future development opportunities in city centres in close proximity to existing stations.

Outlook: The rating is maintained by the size of Bane NOR Eiendom's management portfolio, though this is mostly offset by the specialised nature of the properties. It is also contained by the company's revenue concentration and the risks associated with development projects.

Stable Outlook: 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.

Potential Positive Rating Drivers:

- An NCR adjusted loan to value (LTV) ratio of 27%.
- NCR adjusted net LTV below 10% and NCR-adjusted 20% net NCR-adjusted EBITDA/interest cover ratio above 10x.
- Multiple strong and diverse tenants.
- Highly diversified portfolio.
- Highly diversified portfolio.
- Highly diversified portfolio.

Potential Negative Rating Drivers:

- NCR adjusted net LTV above 10% and NCR-adjusted 20% net NCR-adjusted EBITDA/interest cover ratio below 10x.
- Highly concentrated portfolio.
- Highly concentrated portfolio.
- Highly concentrated portfolio.

Figure 1: Bane NOR Eiendom key credit metrics, 2019-2023e

Metric	2019	2020	2021	2022	2023e	2024e	2025e
Rental income	795	888	939	1,081	1,136	1,192	1,229
Other Income	966	655	964	239	349	757	470
NCR-adj. EBITDA (NOKm)	1,259	1,036	1,321	638	739	1,170	880
NCR-adj. Net debt (NOKm)	5,091	5,749	6,653	8,326	9,065	8,472	7,947
NCR-adj. net debt/EBITDA (x)	4.0	5.6	5.0	13.1	12.3	7.2	9.0
NCR-adj. EBITDA/net interest (x)	14.8	10.2	13.8	4.8	2.2	3.1	2.7
NCR-adj. net LTV (%)	28.4	30.0	28.2	32.1	34.5	32.7	31.1
NCR-adj. FFO/net debt (%)	20.7	15.8	17.0	5.3	3.9	16.7	22.5

“Our 'A' long-term issuer rating on Norway-based property manager and developer Bane NOR Eiendom AS reflects the company's low leverage, solid average remaining lease term and a high share of government-funded tenants.”

“The rating is also supported by the company's de facto monopoly over domestic railway stations and workshops and its importance to the Norwegian railway infrastructure.”
[...]

“The outlook is stable, reflecting our expectation that Bane NOR Eiendom's credit metrics will remain strong, despite increasing interest rates and potential financial headwinds in the form of high inflation and the potential reduction in economic activity during our forecast period”

Selected key NCR credit metrics

Metric	2019	2020	2021	2022	2023e	2024e	2025e
Rental income	795	888	939	1,081	1,136	1,192	1,229
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NCR-adj. FFO/net debt (%)	20.7	15.8	17.0	5.3	3.9	16.7	22.5

Ratings and outlook

A
Long-Term/
Unsecured
Rating

Stable
Outlook

N2
Short-Term
Rating

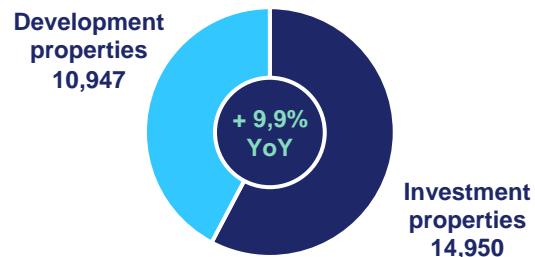
Property portfolio overview

NOK 2.3bn increase in the market value of the portfolio

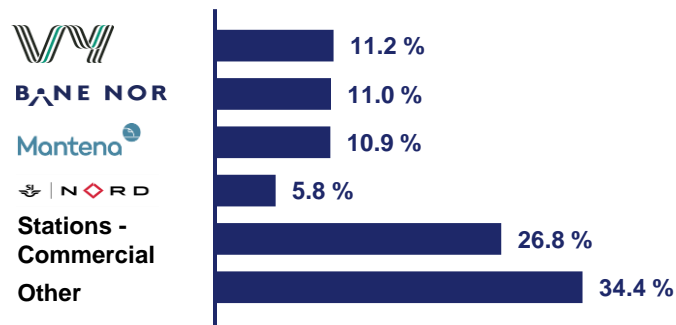
		MNOK
Market value	31.12.22	31.12.21
Total market value	25 897	23 561
Net interest bearing debt (NIBD)	8 326	6 613
Loan-to-value (LTV)	32,2%	28,1%

The market value of the portfolio increased with 9,9 percent in 2022. Adjusted for sales and acquisitions, the underlying growth in the portfolio is 1,1 percent

Property portfolio split (MNOK)

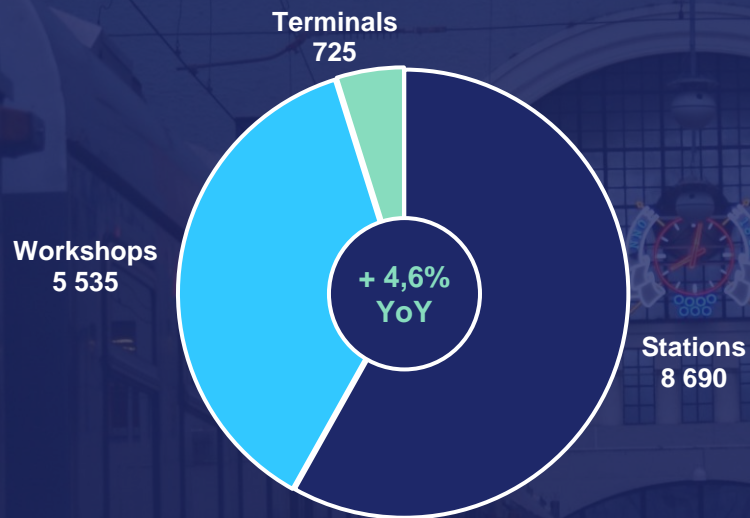


Largest tenants by rental income

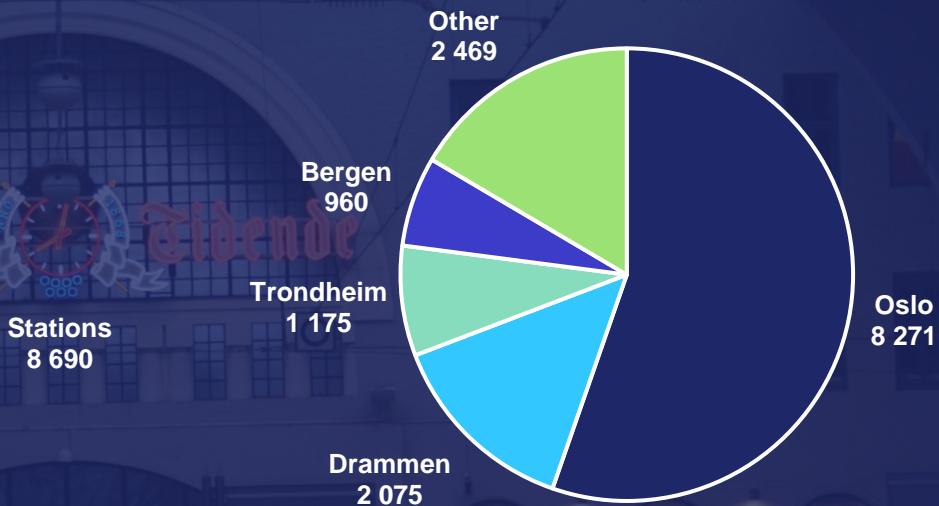


Investment properties

Portfolio by category (MNOK)

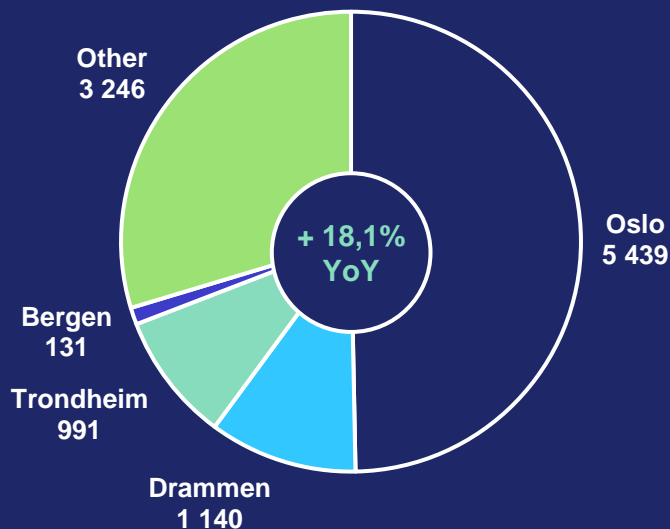


Portfolio by geography (MNOK)



Development properties

Portfolio by geography (MNOK) (wholly owned)



Major partially owned projects



Commercial property to house various actors within public and private healthcare services. The property is adjacent to Drammen Hospital (under construction)



Residential project near Asker Station



Residential project (Meierihagen) near Askim Station

Devoldholmen Utvikling AS

New campus in Kristiansund for Molde University College

Market valuation of the property mass

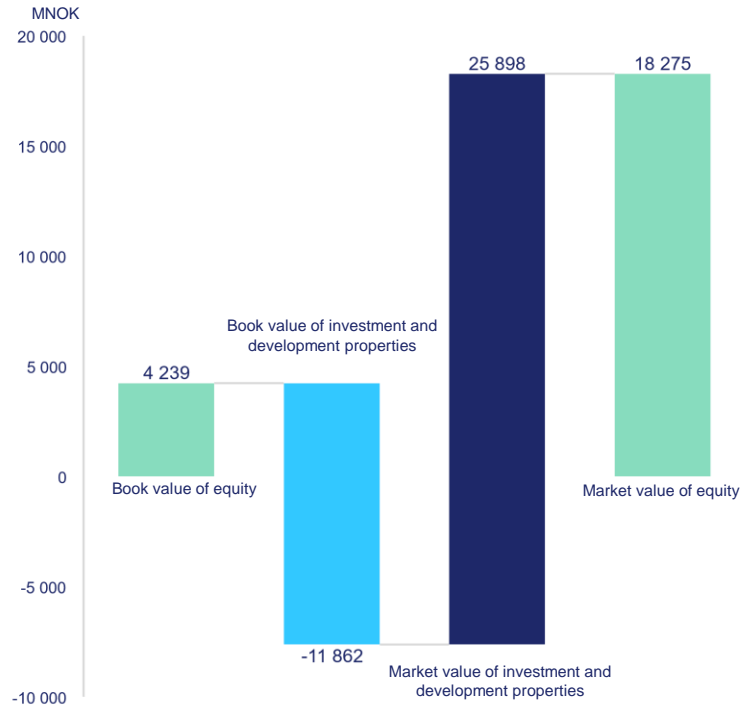
Methodology

Each year Bane NOR Eiendom obtains a valuation of the groups portfolio of investment and development properties carried out by a recognised professional third party. The valuation only includes properties that are wholly-owned and developed by the Bane NOR Eiendom group. Bane NOR Eiendom has significant indirect property values through joint real-estate ventures and associated companies that are not included in the valuation.

Investment properties are valued on basis of estimated future cash flow from leases, discounted with a yield partly observed through market information and subjective assessments made by the valuer with regard to the technical condition, location, comparable real estate transactions, vacancy and remaining duration on existing leases.

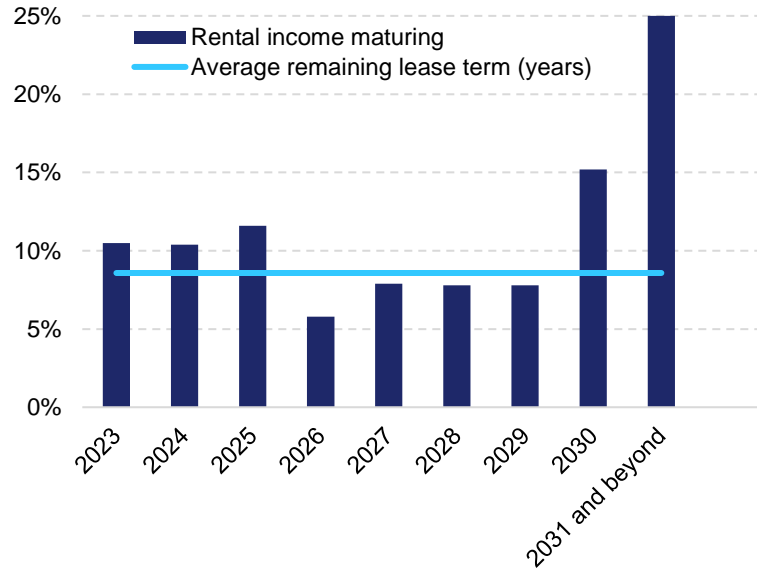
Development properties are valued by estimating the value of the development potential of the properties, given the prevailing regulation or zoning of the property and other known factors such as location, comparable real estate transactions, soil condition and contamination, and existing buildings.

Book to market value bridge

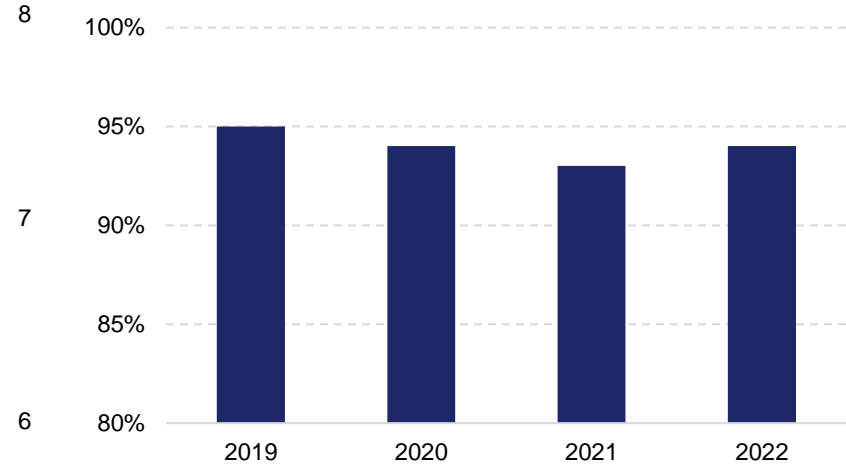


Lease maturity profile and occupancy rates

Lease maturity profile



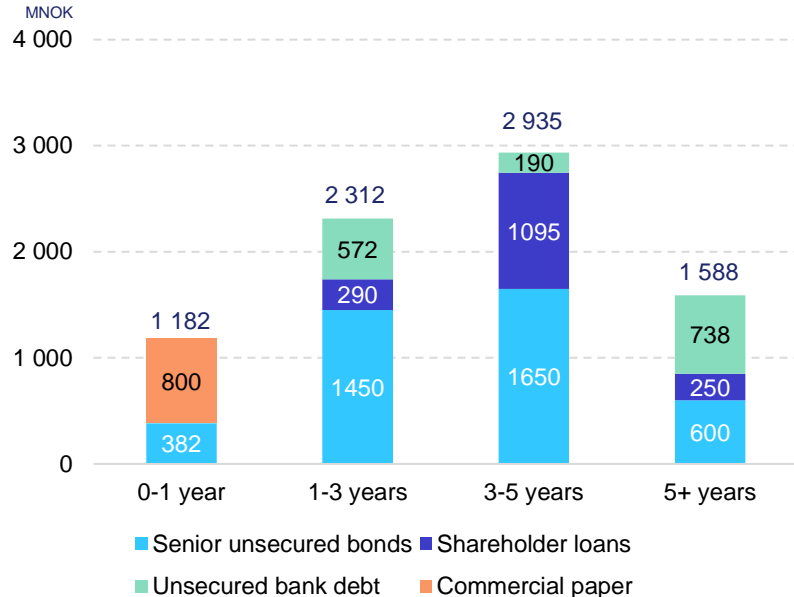
Occupancy rates



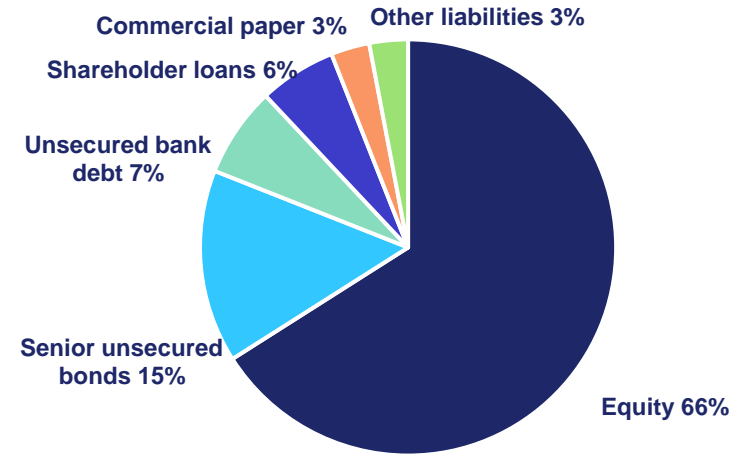
A diversified lease maturity profile and a strategic, high quality tenant base with solid occupancy rates

A strong and robust funding profile

Debt maturity profile as per 31.12.2022



Funding profile as per 31.12.2022



Bane NOR Eiendom has an undrawn Revolving Credit Facility of NOK 1,500m with maturity in January 2027

P&L as of 31.12.2022

(MNOK)	2022	2021
Rental income	1 081,5	938,8
Other operating income	355,1	237,2
Diesel costs	(213,5)	(101,3)
Operating costs property	(466,1)	(381,3)
Gross operating profit	757,0	693,5
Profit on sales	23,7	227,5
Depreciation and impairment of fixed assets	(346,8)	(281,4)
Salaries and other operating costs	(216,3)	(200,8)
Operating result excl. Profit share from JV and AC ¹⁾	217,5	438,7
Profit share from JV and AC for the period	20,4	604,0
Operating result	238,0	1 042,7
Net financial cost	(31,7)	(12,9)
Profit before tax	206,3	1 029,8
Tax	(63,2)	(96,2)
Result of the period	143,1	933,6

Balance sheet as of 31.12.2022

(TNOK)	Simplified IFRS (NGAAP) ¹	Adjustments	IFRS ²
Deferred tax asset	41 964		41 964
Investment properties (IAS 40)	7 252 221	7 698 079	14 950 300
Other investments and non-current assets	940 974		940 974
Non-current assets	8 235 159	7 698 079	15 933 238
Development properties held for sale (IAS 2)	4 610 012	6 052 288	10 946 800
Accounts receivable and other receivables	491 622		491 622
Cash & cash equivalents	63 536		63 536
Market value of financial derivatives	149 638		149 638
Current assets	5 314 808	6 052 288	11 367 096
Total Assets	13 549 967	13 750 367	27 584 834
Equity	4 239 439	13 750 367	18 274 306
Long term interest-bearing debt	6 853 486		6 853 486
Short term interest-bearing debt	1 535 833		1 535 833
Tax payable	63 775		63 775
Accounts payable and other liabilities	857 435		857 435
Total liabilities	9 310 528		9 310 528
Total equity and liabilities	13 549 967	13 750 367	27 585 334

Cash flow statement as of 31.12.2022

(MNOK)	2022	2021
EBITDA	584,8	1 324,5
Time limit items, etc.	(131,5)	(608,5)
Cash flow from operations before interest and taxed paid	453,2	716,0
Interest paid	(101,9)	(112,0)
Taxes paid for the period	(85,0)	(48,4)
Cash flow from operational activities	266,1	555,6
Cash flow from investing activities	(1 441,9)	(1 205,0)
Cash flow from financing activities	1 180,4	708,3
Net increase / (decrease) in cash	4,6	58,9
Balance of bank deposits at the start of the period	58,9	-
Balance of bank deposits at the end of the period	63,5	58,9
Undrawn long-term credit facilities	1 647,2	1 697,6
Total liquidity reserves	1 712,7	1 756,5
Dividend from joint ventures (included in cash flow from investment activities)	73,6	113,6