Globe Trade Centre S.A.
Poland, Real Estate

Corporate profile

Globe Trade Centre (GTC) is a real estate investor and developer focusing on Poland and capital cities in Central and Eastern Europe. GTC actively manages a real estate portfolio of commercial buildings providing office and retail space (54 commercial buildings with nearly 854,000 sq m as of 30 September 2021) in Poland, Budapest, Bucharest, Belgrade, Zagreb and Sofia. The company is listed on the Warsaw Stock Exchange, included in the mWIG40 index and is inward listed on the Johannesburg Stock Exchange.

Key metrics

			Scope estimates	
Scope credit ratios	**2019**	**2020**	**2021E**	**2022E**
Scope-adjusted EBITDA interest cover (x)	3.7x	3.3x	3.8x	4.0x
Scope-adjusted debt (SaD)/Scope-adjusted EBITDA (x)	9.7x	10.0x	11.7x	9.7x
Scope-adjusted loan/value ratio (%)	46%	48%	50%	52%

Rating rationale

Scope affirms BBB-/Stable rating of Globe Trade Centre S.A.

The rating affirmation is driven by GTC’s ability to keep credit metrics within the current rating guidelines - despite strong growth in FY 2021 - as well as substantially improved liquidity.

The rating is supported by GTC's market positioning in Central and Eastern Europe (CEE) and Southeastern Europe (SEE). The company benefits from a well located, relatively young property portfolio, which helps to attract blue-chip tenants, keeping occupancy relatively high and supporting both stable cash flow and credit metrics.

The rating is constrained by ongoing re-letting risk given the company’s short weighted average unexpired lease term (WAULT), amplified by its strong exposure to the retail segment. We forecast that tenant demand will weaken in this segment, impairing the fair value of GTC’s retail portfolio.

Outlook and rating change drivers

The Outlook for GTC is Stable and reflects our view that the company’s portfolio will continue to grow profitably, with the impact of Covid-19 on cash generation addressed by reduced capital expenditure and the suspension of dividends. As a consequence, we assume broadly stable credit metrics going forward, with a Scope-adjusted loan/value ratio of around 50% and Scope-adjusted EBITDA interest cover of above 3x.

A positive action is seen remote and would require the company to reduce leverage, as measured by its Scope-adjusted loan/value ratio, to around 40% on a sustained basis, supported by commensurate financial policy. This could happen if e.g. GTC manages to increase rental cash flow, thus enlarging its financial headroom to repay debt and support stable or increasing portfolio value.

A negative rating action is possible if GTC’s Scope-adjusted loan/value ratio increases to around 55% on a sustained basis, potentially triggered by a further drop in the portfolio value of the company’s assets beyond our expectations.

Ratings & Outlook

Corporate ratings	BBB-/Stable
Senior unsecured rating	BBB-

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Related Methodologies

Corporate Rating Methodology, July 2021

Rating Methodology European Real Estate Corporates January 2021

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Rating drivers

Positive rating drivers	Negative rating drivers
• Medium-sized real estate company; size supports visibility on investment and letting markets across CEE and SEE • Portfolio well distributed across CEE and SEE, although this also entails exposure to more volatile economies • Strong profitability: Scope-adjusted EBITDA margin of around 80% driven by economies of scale • Relatively strong Scope-adjusted EBITDA interest cover anticipated to remain above 3x • Stable leverage with Scope-adjusted loan/value ratio of around 50% supports access to external financing	• Focus on second-tier investment markets • Relatively low WAULT leads to ongoing re-letting risk especially with tenant demand likely to change

Rating-change drivers

Positive rating-change drivers	Negative rating-change drivers
• Scope-adjusted loan/value ratio of around 40% on a sustained basis, supported by commensurate financial policy	• Scope-adjusted loan/value ratio of around 55% on a sustained basis

Financial overview[1]

				Scope estimates	
Scope credit ratios	**2019**	**2020**	**9M 2021[2]**	**2021E**	**2022E**
Scope-adjusted EBITDA/interest cover (x)	3.7x	3.3x	3.4x	3.8x	4.0x
Scope-adjusted debt/Scope-adjusted EBITDA (x)	9.7x	10.0x	13.5x	11.7x	9.7x
Scope-adjusted loan/value ratio (%)	46%	48%	54%	50%	52%
Scope-adjusted EBITDA in EUR m	**2019**	**2020**	**9M 2021[2]**	**2021E**	**2022E**
EBITDA	111	105	105	109	114
Operating lease payments in respective year	0	0	0	0	0
Other	0	0	0	0	0
Scope-adjusted EBITDA	**111**	**105**	**105**	**109**	**114**
Scope-adjusted funds from operations in EUR m	**2019**	**2020**	**9M 2021[2]**	**2021E**	**2022E**
Scope-adjusted EBITDA	111	105	105	109	114
less: cash interest as per cash flow statement	-30	-32	-31	-29	-29
less: pension interest	0	0	0	0	0
less: interest component, operating leases	0	0	0	0	0
less: cash tax paid as per cash flow statement	-6	-6	-9	-12	-13
add: dividends received	0	0	0	0	0
Change in provisions	1	0	6	1	1
Scope-adjusted funds from operations	**76**	**67**	**71**	**69**	**73**
Scope-adjusted debt in EUR m	**2019**	**2020**	**9M 2021[2]**	**2021E**	**2022E**
Reported gross financial debt	1,253	1,304	1,484	1,484	1,380
add: derivatives (net)	6	19	24	24	24
less: cash, cash equivalents (accessible)	-180	-272	-92	-226	-297
add: pension adjustment	0	0	0	0	0
add: operating lease obligations	0	0	0	0	0
Scope-adjusted debt (SaD)	**1,079**	**1,052**	**1,416**	**1,281**	**1,106**

[1] All numbers are rounded
[2] 12 months ending September 2020 for cash flow-related metrics

Business risk profile: BBB-

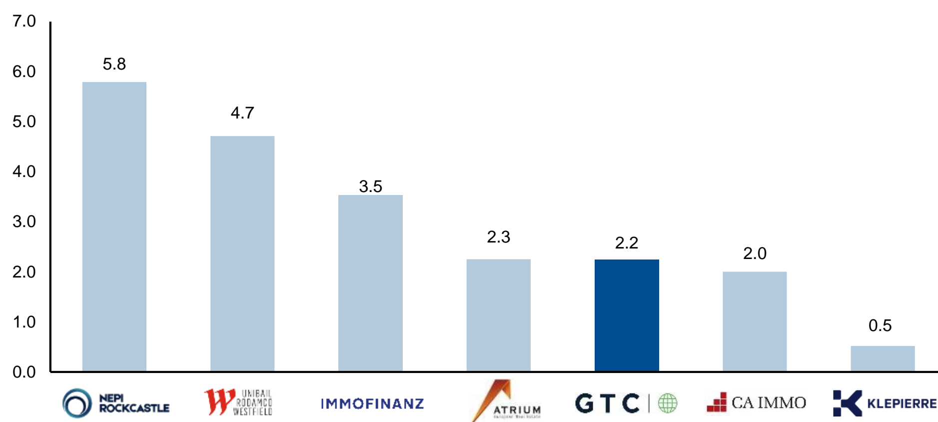
Industry risk: BB

Industry risk for GTC is modest, as the company is exposed to the highly cyclical real estate industry (its main segments comprising the development, leasing and management of office and retail buildings).

Medium size supports visibility on investment and letting markets across CEE and SEE

GTC is a medium-sized real estate company focused on CEE and SEE. With Scope-adjusted total assets of EUR 2.6bn as at end-September 2021 (EUR 2.5bn in gross asset value), it is among the larger peers in the region and benefits from some visibility on capital markets (listed on the Warsaw Stock Exchange and inward listed on the Johannesburg Stock Exchange). Moderate visibility will support GTC's operations going forward as it provides access to external financing and thus the firepower to buy or develop revenue-generating assets. These, in turn, will support the company's strategy to expand its portfolio in Poland and in the capital cities of selected CEE and SEE countries.

Figure 1: GTC and competitors by gross asset value (EUR bn) in CEE as at Q2 2021[3]



Sources: Public information, Scope

As of 30 September 2021, GTC manages completed commercial properties with a combined gross leasable area of approximately 854,000 sq m, including 48 office buildings and six shopping malls. With its focus on capital cities in CEE and SEE, GTC benefits from decent visibility on these markets, especially as its portfolio predominately comprises relatively new properties (weighted economic age of nine years).

As at end-September 2021, GTC Hungary has a gross asset value of EUR 0.5bn and operates a portfolio of ten office properties and one retail property with a gross leasable area of 198,000 sq m. We believe the market visibility of GTC Hungary will improve going forward based on its focus on Budapest, namely the Váci Corridor[4] – where it is one of the main players – and following execution on its development pipeline (102,000 sq m) by YE 2023. The first property 'The Pillar'[5] was delivered in Q4 2021.

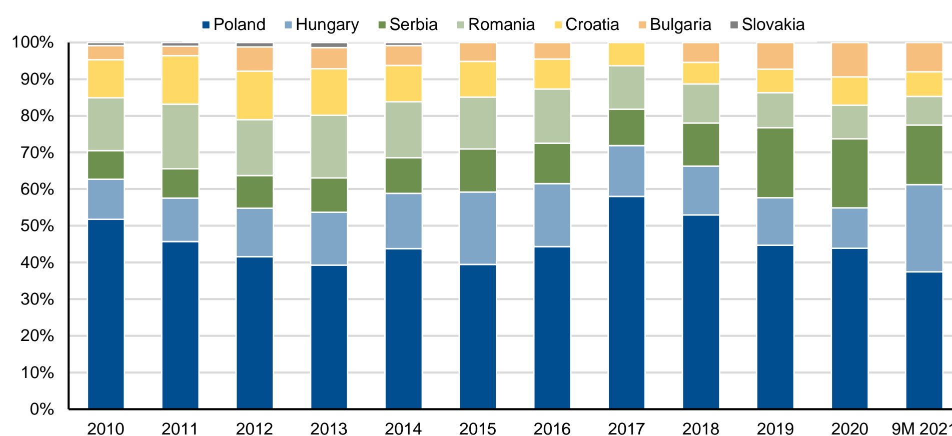
Portfolio distribution across CEE and SEE entails exposure to more volatile economies

GTC's portfolio is well distributed across CEE (61% of gross asset value – income producing assets – as at end-September 2021) and SEE (39%) with a focus on Poland (37%), the company's domestic market. Thus, performance will hinge on Poland's macroeconomic environment. Macroeconomic factors will drive consumer spending on, for instance, leisure and non-essential retail, affecting GTC's two shopping malls as well as tenant demand for its 16 office properties. The rest of the portfolio is distributed across

[3] Globe Trade Centre S.A., CA Immobilien Anlagen AG and Immofinanz AG as at 30.09.2021
[4] The Váci Corridor is the largest office submarket in Budapest with 31% of the city's class A stock. The main driver of demand in this submarket used to be shared service center and business process outsourcing operations. However, demand has recently shifted to high-profile tenants from the banking and the IT sectors.
[5] Pre-letting rate of 100% of office space (Exxon Mobile)

five other countries: Hungary (24%), Serbia (16%)[6], Romania (8%), Bulgaria (8%) and Croatia (7%). As such, GTC benefits from different demand patterns in the countries to which it is exposed. However, the volatility of economic development in GTC's markets is higher than in EU-28 markets (except Poland). On the one hand, these markets benefit from faster growing economies, outpacing more mature markets in Europe. On the other hand, they experience larger downswings e.g. during the global financial crisis. Nonetheless, GTC's relatively good foothold in the capital cities of SEE and CEE countries enables it to attract high-profile, blue-chip tenants.

Figure 2: Geographical distribution by gross asset value (Q3 2021)



Sources: GTC, Scope

Improving tenant diversification paired with investment-grade credit quality on average

Driven by portfolio growth, GTC's tenant diversification has improved, with its top three tenants accounting for 9% (-5pp YoY) of rental income as of September 2021 (top 10: 22% / -4pp YoY). Improving tenant diversification reduces risk related to single tenant defaults or bad payment behaviour. Furthermore, tenants have good credit quality (80% of the top 10 tenants and around one quarter of overall tenants are investment grade rated, blue-chip and government/supra-national tenants). This limits the impact of single tenant defaults on the company's cash flows, as illustrated by bad debt impairments of below 30bp of gross rental income for the last couple of years.

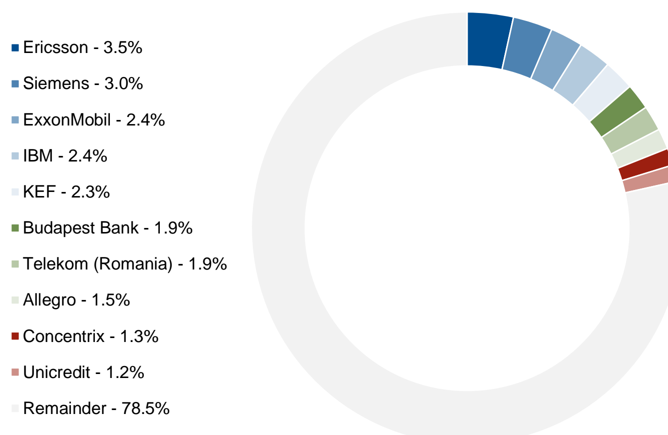
Change in tenant demand

However, GTC has significant exposure to retail tenants (30% of annualised in-place rent as at end-September 2021 / -6pp YoY) leaving cash flows vulnerable to the ongoing transformation of the European retail industry (see also Adapt or Disappear: E-commerce Transforms European Retail). As the Covid-19 pandemic is far from contained, with new cases reaching all-time highs, GTC is likely to experience further pressure on cash generation from its retail portfolio. Consequently, rental income for the company's retail segment remained under pressure for the first nine months to end-September 2021 (74% collection of annualised in place rents). The pandemic will accelerate the transformation of Europe's retail landscape, with demand for retail space falling faster and e-commerce receiving an extra boost, as consumers increasingly turn to online offers (see also How the Rise of E-commerce Impacts Real Estate). As such we foresee negative like-for-like rental growth (retail) as well as fair value depreciation within the next couple of years, impairing GTC's cash flow generation and leverage, which will limit headroom under existing covenants. We also expect employers' behaviour to change as the biggest ever remote-working experiment –prompted by the Covid-19 pandemic – proves largely successful. Companies may consequently adjust their real estate needs downwards in the

[6] 75% of assets held for sale (11 office properties with a book value of EUR 267m as at end-September 2021). The disposal of the Serbian office portfolio to Indotek finalised on 12 January 2022 will lead to a significant reduction of the company's portfolio by more than 10%. However, ongoing execution on the development pipeline, with 54,000 sq m of gross leasable area to be delivered in the twelve months to end-September 2022, as well as potential acquisitions will likely balance the disposal of the Serbian office portfolio in the next 12-18 months.

medium term. We expect a gentle dip in demand for office space rather than a sharp drop, since companies will still need prestigious, high-quality buildings to promote their image and retain workers.

Figure 3: Top tenants by net rental income as at September 2021



Sources: GTC, Scope

Tenant concentration is much more pronounced for GTC Hungary, for which the top three tenants account for 35% (-42pp YoY) of rental revenue as of December 2022. However, GTC Hungary's tenant portfolio is almost entirely of investment grade quality, sharply decreasing the likelihood of single tenant defaults. Furthermore, the company aims to reduce tenant concentration as evidenced by the strong weight of Hungarian developments within the company's pipeline (81% of total investment volume / 55% of gross leasable area).

Development pipeline cut by half

The development pipeline (under construction and ready to be launched in 24 months) has been cut by more than half in the last twelve months. Reduced development exposure is positive, especially in light of weaker rental markets, which have led to a drop in occupancy (91% as at end-September 2021 / -4pp YoY) driven by the delivery of new developments (ABC II and Matrix B) with occupancy rates of below 85%. We see limited upside potential for the time being. The relocation of ExxonMobil to 'The Pillar' property in the company's portfolio (delivered YE 2021), the successive refurbishment of the Center Point 1+2 properties (previously home to ExxonMobil) and the opportunistic start of Sofia Tower 2 (0% pre-letting) will not be balanced by the expected successful up-letting of delivered developments (ABC II and Matrix B) in the coming months.

GTC's development pipeline consists of seven properties (gross development volume of EUR 375m as at end-September 2021). Most developments are focused on Hungary (76%) and Serbia (10%) with the remainder in Bulgaria (8%) and Croatia (6%). As at end-September 2021 three developments are under construction – one in Hungary – with an outstanding investment volume of EUR 37m up to delivery at Q4 2021 (one property) and Q3 2022 (two properties), financed by committed loan facilities or available cash. Further execution on the company's development pipeline is: i) dependent on achieving pre-letting rates of at least 30%; and ii) subject to 60% cost coverage by committed financing according to the management, thus limiting associated development risk.

We view positively the elimination of retail developments (100% office space) as we foresee a decline in demand for shopping centre space going forward. The ongoing transformation of the retail landscape, especially in western Europe, Poland and Croatia, which have equally high shopping centre densities, is anticipated to lead to cannibalism

among shopping centres. Those left alive will have a good tenant mix and a successful positioning as entertainment hubs and desirable shopping destinations.

Focus on second-tier investment markets

GTC's properties are predominately located in second and third-tier investment markets, excluding Warsaw (15% of portfolio value as at end-September 2021), which is considered first tier. Even if the capital city markets (Zagreb, Sofia, Budapest, Bucharest, Belgrade) have gained more momentum over the last few years, investment volume has not reached EUR 1bn for most of them (excluding Budapest where annual investment hit EUR 1.7bn in 2019). Thus, the liquidity of GTC's portfolio is relatively limited. If the economy cools and/or interest rates rise, investors are likely to focus on tier-one markets and safe havens like London, Paris or the seven major German cities. This could eventually lead to substantial downward pressure on property values (excluding Warsaw), an increase in leverage, the reduced availability of external financing, and limited recovery expectations for debt investors.

The acquisition of Forrest Offices property in Debrecen (EUR 47m), which did not match GTC's investment criteria, was opportunistic. It will have a limited impact on the company's asset quality for the time being, given the five-year rental guarantee provided by the seller (an associated company of GTC).

Weakened tenant demand

Even if investor demand is volatile, tenant demand has been good for GTC's portfolio, with occupancy of above 90% (as at end-September 2021: 91% / -4pp YoY) in the last couple of years. Downside pressure stems from: i) weakened tenant demand for the company's office portfolio (a 4pp decline YoY) driven by the delivery of new developments with below average occupancy rates; and ii) further pressure on retailers in 2022, with tenant sales and footfall not sustainably reaching 2019 levels before H2 2022, as the Covid-19 pandemic is far from contained, with new cases reaching all-time highs. The extent to which occupancy/cash flow will be impacted largely depends on consumer sentiment (footfall for GTC's malls remains stable), further state support and the company's continued flexibility regarding its cost structure.[7]

Risk regarding future occupancy levels is amplified by the relatively short WAULT of 3.4 years as at end-September 2021, which exposes GTC to ongoing re-letting risk, especially in light of muted demand.

Relatively low WAULT leads to ongoing re-letting risk

However, going forward we expect GTC to be relatively well positioned to successfully re-let vacant space. This is because most of its portfolio is highly attractive to tenants, with properties either: i) recently built (economic age of around nine years) and mostly located in the central business district (offices) or ii) benefitting from relatively little competition (retail, excluding Warsaw) and mostly located in residential areas.

Strong profitability with Scope-adjusted EBITDA margin of around 80%

Profitability has improved greatly, with the discontinuation of residential development activity (finalised in 2018) leading to a Scope-adjusted EBITDA margin above 75% since 2016 (last twelve months to end-September 2021: 85%). The recent increase to close to 90% was driven by cost optimisation measures in response to Covid-19 lockdowns, including a reduction in non-critical operating expenses and a decrease in provisions for share-based payments. The sharp reduction in operating expenditures was less pronounced in 2021, with the Scope-adjusted EBITDA margin normalising around 80%, a level we view as sustainable. Comparatively high profitability is driven by a relatively lean organisational setup.

[7] On 23 July 2021, new regulation came into force in Poland regarding settlements between tenants and landlords: tenants will pay 20% of the rent in lockdown periods and 50% for the three months following the lockdown.

Financial risk profile: BBB-

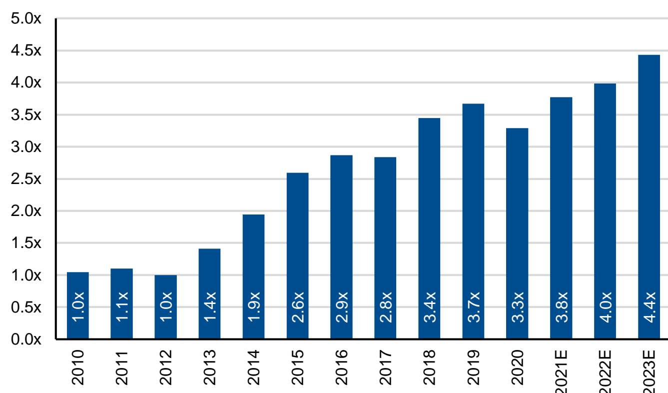
Cash generation burdened by Covid-19 impact on rental income

Cash generation from operations is stable and has improved significantly from 2016 on. Improvements have been driven by: i) the end of residential development activity in 2018; and ii) portfolio growth achieved via execution on the company's commercial development pipeline (develop-to-hold) and property acquisitions. The latter has led to negative Scope-adjusted free operating cash flow since 2015, which was financed externally, pushing Scope-adjusted debt (SaD) to EUR 1,412m as at end-September 2021.

Cash generation for 2020 and 2021 was slightly impaired given the impact of Covid-19 on tenant payment behaviour. However, collection rates (invoiced rents) from the company's retail portfolio recovered to 96% for the first nine months to end-September 2021 (4pp YoY), which is in line with industry collection rates of around 90%.

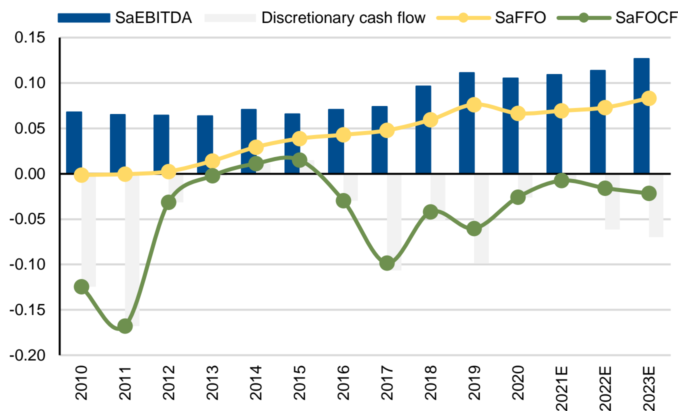
To preserve cash, the company retained dividends for 2019 and 2020. GTC has also scaled back its development pipeline, with only EUR 37m in capital expenditure committed as at end-September 2021. However, we believe cash generation – cash flow from operations (we forecast EUR 180m for the 27 months from end-September 2021 to YE 2023) and available cash (EUR 92m as at end-September 2021) – will cover most of the anticipated capital expenditure for the development pipeline during that period[8]. The company is seeking external financing up to a level of 60% loan-to-cost. We forecast that SaD will increase by around EUR 100m to EUR 1,200m as at YE 2023.

Figure 4: Scope-adjusted EBITDA interest cover (x)



Sources: GTC, Scope estimates

Figure 5: Cash flows (EUR bn)



Sources: GTC, Scope estimates; 'Sa' = Scope-adjusted

Scope-adjusted EBITDA interest cover anticipated to remain above 3x

Scope-adjusted EBITDA interest cover has improved continuously in recent years. It has stood above 3x since FY 2018 (last twelve months to end-September 2021: 3.4x), thanks to: i) a strong reduction in the weighted average cost of debt down to 2.1% as at end-September 2021 from 5.0% as at YE 2010; and ii) improved cash generation from GTC's operations. We believe Scope-adjusted EBITDA interest cover will remain above 3x going forward despite the continued challenges the company's retail segment will face and the anticipated slight increase in interest rates (+25bp YoY) for newly issued debt. This is mainly driven by: i) the fact that GTC locked in low interest rates for a substantial share of its financial liabilities with the EUR 500m bond issuance in June 2021[9]; ii) the additional repayment of higher yielding debt following the disposal of the Serbian office portfolio (weighted average interest margin of 3.1%); and iii) the above-average cost of debt maturing in the next 30 months to YE 2022 (2.2% as at end-September 2021).

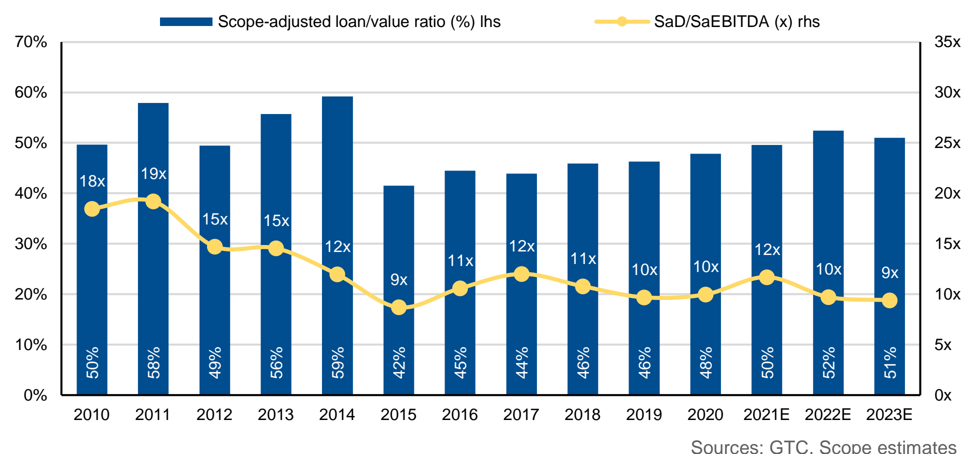
[8] EUR 200m includes construction start for projects ready to be launched in the 24 months to end-September 2023
[9] Five-year bond, coupon: 2.25%

Stable leverage supports access to external financing

GTC's leverage as measured by its Scope-adjusted loan/value ratio has ranged between 45% to 50% (end-September 2021: 54% – forecasted at around the mid 40's as at YE 2021) since the successful restructuring of the company's liability side in 2015. The stable Scope-adjusted loan/value ratio is a consequence of: i) GTC's cash generative business; and ii) the capital increases in 2015 (EUR 140m) and December 2021 (EUR 123m), which provided adequate funding to broaden GTC's asset base via net expansion capex of around EUR 730m from 2015 to end-September 2021 with limited external financing (SaD up by EUR 440m[10] since YE 2014). Concurrently, GTC benefited from fair value improvements of EUR 171m (net) for the same period mostly driven by successful delivery and up-letting of own developments.

Following the Covid-19 shock, we believe yields for retail properties will widen further due to weak market fundamentals for retail properties (especially a revision of rental growth prospects) and a stronger differentiation between prime and secondary assets. Based on the relatively good asset quality of GTC's portfolio, we expect yields to widen by 25bp per annum for retail (flat yields assumed for offices). The impact of widening yields on GTC's portfolio value is likely to be partially offset by ongoing positive operating cash flow, which will limit external financing needs to fund the targeted portfolio expansion via developments and property acquisitions. As a consequence, we believe the Scope-adjusted loan/value ratio will remain around 50% going forward in line with the company's financial policy.

Figure 6: Leverage



Sources: GTC, Scope estimates

Cash flows from commercial real estate are partially linked to changes in general demand. Therefore, our financial risk assessment of companies active in this segment also includes leverage, as measured by SaD/Scope-adjusted EBITDA, which provides good visibility on leverage independent of changes in market value driven by shifts in capitalisation rates. As such, we view positively GTC's past ability to keep SaD/Scope-adjusted EBITDA stable at between 10x and 12x, which indicates that the fair value growth of its properties is well balanced between yield compression and rent increases.

Adequate liquidity

GTC has successfully improved its liquidity situation, which was consistently stretched due to its relatively low weighted average debt maturity of four to five years (end-September 2021: 5.0 years) as well as negative Scope-adjusted free operating cash flow due to portfolio expansion in the last couple of years.

[10] Pro forma including the December 2021 capital increase (EUR 123m) and the disposal of the Serbian asset portfolio (EUR 271m)

Position	2021E		2022E	
Unrestricted cash (t-1)	EUR	272m	EUR	226m
Open committed credit lines (t-1)	EUR	0m	EUR	75m
Free operating cash flow	EUR	-8m	EUR	-16m
Short-term debt (t-1)	EUR	193m	EUR	96m
Coverage		**1.4x**		**3.0x**

Bolstered by EUR 670m in bond issuances since December 2020, GTC repaid debt to restructure its liability side. Furthermore, GTC signed a EUR 75m revolving credit facility in October 2021 (maturity in 2024 plus two one-year options). We acknowledge the company's aim of switching financing mainly to senior unsecured debt (targeting a 85%-90% share), providing more headroom under financial covenants - especially by repaying bank debt -, higher flexibility regards portfolio adjustments as well as increased visibility on capital markets.

Long-term and short-term debt ratings

Senior unsecured debt: BBB-

GTC has EUR 724m in capital market debt outstanding as at end-September 2021. All issuances are irrevocably and unconditionally guaranteed by Globe Trade Centre S.A.

The issuer's unencumbered asset ratio stands at 155% as at end-September 2021 providing sufficient collateral to bondholders and thus justifying the senior unsecured debt rating of BBB-.

Appendix: Peer comparison (as at last reporting date)

	Globe Trade Centre S.A.	Fastpartner AB	Inmobiliaria Colonial SOCIMI S.A.	Merlin Properties SOCIMI S.A.	Corem Property Group AB
	BBB-/Stable	BBB-/Stable	--/--*	--/--*	BBB-/Stable
Last reporting date	30 September 2021	30 June 2021	30 June 2021	30 September 2021	31 March 2021
Business risk profile					
Scope-adjusted total assets (EUR m)	2,596	3,450	12,117	13,343	8,044
Portfolio yield	6.6%[11]	4.6%	3.0%	3.8%	5.8%
Gross lettable area (thsd. sq m)	854	1,517	1,753	3,784	3,432
No. of residential units	na	na	na	na	na
No. of countries active in	6	1	2	2	3
Top 3 tenants (%)	9%[12]	10%	10%	22%	9%
Top 10 tenants (%)	22%[12]	20%	26%	33%	15%
Office (share by net rental income)	70%	47%	94%	68%	47%
Retail (share by NRI)	30%	13%	4%	23%	11%
Residential (share by NRI)	na	1%	na	na	na
Hotels (share by NRI)	na	6%	na	na	na
Logistics (share by NRI)	na	15%	1%	13%	24%
Others (share by NRI)	na	18%	1%	2%	18%
Property location	'B'	'A'	'A'	'A'	'A' and 'B'
EPRA occupancy rate (%)	91%	91%	95%	94%	89%
WAULT (years)	3.4	4.7	3.8	5.4	3.7
Tenant sales growth (%)	na	na	na	na	na
Like-for-like rent growth (%)	na	na	2.0%	-1.2%	na
Occupancy cost ratio (%)	na	na	na	na	na
SaEBITDA margin[13]	85%	69%	77%	73%	65%
EPRA cost ratio (incl. vacancy)[14]	na	na	20.1%	21.2%	na
EPRA cost ratio (excl. vacancy)[14]	na	na	18.7%	18.6%	na
Financial risk profile					
SaEBITDA interest cover (x)[13]	3.4x	4.1x	3.2x	3.1x	2.5x
Scope-adjusted loan/value ratio (%)	54%	45%	37%	43%	55%
SaD/SaEBITDA (x)[13]	13.5x	12.8x	18.6x	16.0x	15.5x
Weighted average cost of debt (%)	2.1%	1.7%	1.7%	2.1%	2.5%
Unencumbered asset ratio (%)	155%	220%	255%	204%	na
Weighted average maturity (years)	5.0	3.3	5.2	5.6	na

* Subscription ratings available on ScopeOne

Sources: Public information, Scope

[11] As at end-December 2020
[12] As at end-September 2021
[13] For the last 12 months to the reporting date
[14] As at end-December 2020

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