

FINANCIAL MANAGEMENT- Report as of 31 August 2025

The City of Oslo has a centralized financial management system responsible for borrowing, liquidity placements, bank agreements, the group account system, and other major financial transactions. Centralized financial management is a prerequisite for the most efficient use of capital. This means, among other things, that surplus liquidity in one entity can be used to finance borrowing needs in another, allowing external borrowing to be postponed and thus reducing the municipality's interest expenses.

The City of Oslo is assessed annually by the credit rating agency S&P Global Ratings. In May 2025, the agency downgraded the City of Oslo from AAA to AA+ with a Stable Outlook.

On 11 June 2025, the City Council adopted the City of Oslo's Financial Management Regulations, which entered into force following the City Government's approval on 26 June 2025.

According to Section 9 of the Regulations, an annual report shall be provided on:

- the composition of assets and liabilities and their maturities
- the value of debt maturing and requiring refinancing within 12 months
- the total value of assets and liabilities, by category
- the share and size of floating-rate debt and available limits for floating-rate exposure
- significant market changes
- changes in risk exposure
- market interest rates and the municipality's own borrowing terms
- achievement of the objectives specified in Sections 3.6 and 7 (paragraphs 4 and 5) of the Regulations
- deviations between actual management practices and the requirements of the Financial Management Regulations, and how such deviations have been addressed

LIQUIDITY

Liquidity indicates the municipality's ability to meet its ongoing payment obligations. The City of Oslo's liquidity comprises the balance of funds in the

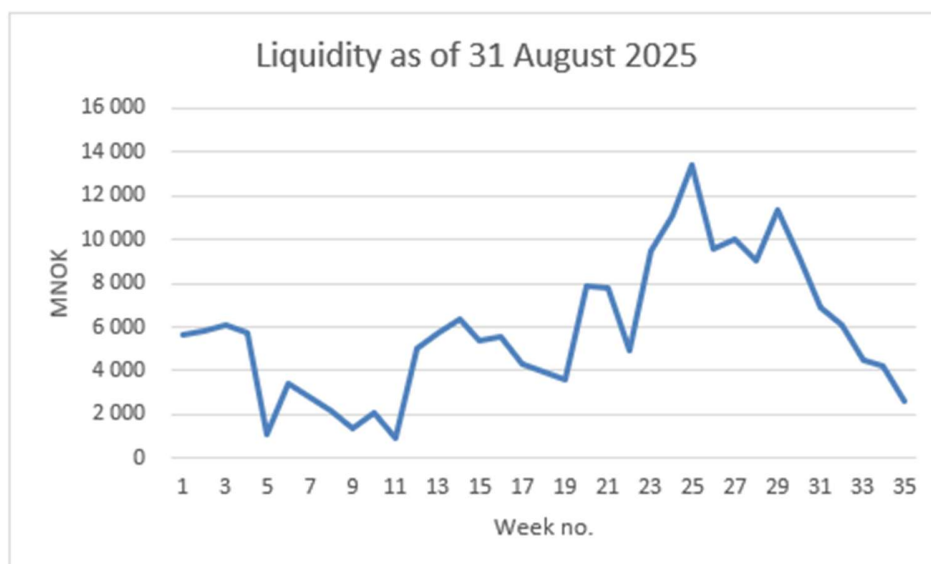
municipal group account system, including any placements of surplus liquidity.

Bank accounts belonging to municipal agencies, districts, municipal enterprises, and the Municipal Loan Fund are included in the group liquidity.

Group liquidity as of 31 August 2025

The City of Oslo has maintained adequate operational liquidity throughout the second four month period of 2025.

The graph below shows available group liquidity as of 31 August 2025, excluding non-disposable funds set aside in the tax withholding account.



Liquidity beyond the estimated operational needs, referred to as surplus liquidity, may be invested in accordance with Section 3.6 – Placement of Surplus Liquidity – in the City of Oslo’s Financial Management Regulations. In 2025, the municipal group only placed surplus liquidity in bank deposits.

Overview of asset position and credit exposure (in MNOK as of 31 August 2025):

DNB (Group Account + Tax Withholding, AA-)	4 683
Danske Bank (A):	0
Total bank deposits	4 683

Total money market instruments	0
Total short-term loans	0
Total derivatives	0

The City of Oslo has a group account agreement with DNB and a deposit agreement with Danske Bank. Liquidity is placed where the best return is offered, and within the credit limits permitted by the Financial Management Regulations.

GOAL ACHIEVEMENT AND MARKET DEVELOPMENTS

Norges Bank reduced the policy rate from 4,5% at the beginning of the year to 4,25% at its June monetary policy meeting.

	Recorded	Average as of the Second Reporting Period 2025		
Liquidity as of 31.08.2025	MNOK	Maturity	Interest %*	Duration
Bank	4 683	0	4,91 %	0
Placements	0	0	0	0
Total	4 683	0	4,91 %	0

Target	Dok. 3/25	Average as of the Second Reporting Period 2025	Deviations vs. Dok. 3
3 mo. NIBOR %	4,10%	4,49 %	0,39 %

The three-month NIBOR market rate was 0.39 percentage points higher than projected in the adopted budget. The objective stated in the Financial Management Regulations – to achieve a return on liquidity equivalent to the three-month NIBOR – has therefore been met. No overdraft facility has been used so far in 2025.

DEBT / MUNICIPAL LOAN FUND

The Municipal Loan Fund serves as the City's internal bank. It is financed through borrowing in the Norwegian or international capital markets, and all borrowing activities are conducted under competitive conditions. The principle of competition implies that total financing costs must be demonstrably competitive. The fund's borrowings consist primarily of bond loans. As of 31 August 2025, the municipality had 20 bank loans amounting to NOK 26.7 billion, in addition to 30 bond loans totaling NOK 57.2 billion. The Loan Fund's total external debt amounted to NOK 83.9 billion.

The borrowed funds are on-lent at cost to the City Treasury and municipal enterprises, covering both long-term investment loans and short-term liquidity loans. The City of Oslo's investments are primarily financed through the Municipal Loan Fund. The Loan Fund's financial statements are presented concurrently with those of the City Treasury.

The table below shows the outstanding debt as of 31 August 2025:

Outstanding debt 31.08.2025

After maturity

ISIN NO	Interest p.t.	Currency	Issue date	Maturity date	Interst reg.	Issued amount	Outstanding 31.12.2024	Outstanding 31.08.2025	Redemption plan
Sum						86 935 000	79 435 000	83 935 000	
KBN-20150022	2,03 %	NOK	15.01.2015	16.01.2025	Fixed rate	2 000 000	2 000 000		Redeemed 16.01.25
KBN-20150591	2,52 %	NOK	23.11.2015	23.05.2025	Fixed rate	1 000 000	1 000 000		Redeemed 23.05.25
NO0010752124	2,60 %	NOK	12.11.2015	12.11.2025	Fixed rate	1 735 000	1 735 000	1 735 000	Bullet 12.11.25
NO0010838881	4,76 %	NOK	06.12.2018	06.05.2026	Floating rate	1 500 000	1 500 000	1 500 000	Bullet 06.05.26
NO0011171498	4,86 %	NOK	09.12.2021	09.06.2026	Floating rate	1 500 000	1 500 000	1 500 000	Bullet 09.06.26
NO0013378877	4,55 %	NOK	17.10.2024	17.08.2026	Floating rate	2 000 000	2 000 000	2 000 000	Bullet 17.08.26
NIB-L 5970	2,12 %	NOK	11.11.2016	23.10.2026	Fixed rate	1 500 000	1 500 000	1 500 000	Bullet 23.10.26
NO0010912835	1,20 %	NOK	10.12.2020	10.12.2026	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 10.12.26
KBN-20230365	4,56 %	NOK	08.11.2023	08.02.2027	Fixed rate	1 500 000	1 500 000	1 500 000	Bullet 08.02.27
NO0010811235	2,25 %	NOK	07.12.2017	07.06.2027	Fixed rate	1 500 000	1 500 000	1 500 000	Bullet 07.06.27
NO0012713538	5,06 %	NOK	29.09.2022	29.09.2027	Floating rate	2 000 000	2 000 000	2 000 000	Bullet 29.09.27
NO0013389494	4,64 %	NOK	04.11.2024	04.11.2027	Floating rate	2 000 000	2 000 000	2 000 000	Bullet 04.11.27
NO0010811227	2,30 %	NOK	01.12.2017	01.12.2027	Fixed rate	1 500 000	1 500 000	1 500 000	Bullet 01.12.27
NO0010907033	1,32 %	NOK	16.11.2020	16.02.2028	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 16.02.28
NO0012752049	4,26 %	NOK	10.11.2022	10.05.2028	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 10.05.28
KBN-20180585	2,61 %	NOK	13.12.2018	13.06.2028	Fixed rate	1 500 000	1 500 000	1 500 000	Bullet 13.06.28
NO0013052928	4,64 %	NOK	19.10.2023	19.10.2028	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 19.10.28
NO0010838873	2,75 %	NOK	30.11.2018	30.11.2028	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 30.11.28
NO0012726589	4,45 %	NOK	13.10.2022	13.04.2029	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 13.04.29
NO0011155905	2,17 %	NOK	18.11.2021	18.05.2029	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 18.05.29
NO0013120485	3,99 %	NOK	11.01.2024	11.06.2029	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 11.06.29
NO0010866650	2,15 %	NOK	17.10.2019	17.10.2029	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 17.10.29
KBN-20190653	2,31 %	NOK	12.12.2019	12.12.2029	Fixed rate	1 500 000	1 500 000	1 500 000	Bullet 12.12.29
NO0010731011	2,40 %	NOK	13.02.2015	13.02.2030	Fixed rate	1 500 000	1 500 000	1 500 000	Bullet 13.02.30
NO0011136020	2,25 %	NOK	22.10.2021	23.04.2030	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 23.04.30
NO0013597393	4,43 %	NOK	19.06.2025	19.06.2030	Fixed rate	2 000 000		2 000 000	Bullet 19.06.30
KBN-20200333	1,27 %	NOK	14.08.2020	14.08.2030	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 14.08.30
KBN-20240333	4,19 %	NOK	18.10.2024	18.10.2030	Fixed rate	1 000 000	1 000 000	1 000 000	Bullet 18.10.30
KBN-20240341	4,25 %	NOK	25.10.2024	25.10.2030	Fixed rate	1 000 000	1 000 000	1 000 000	Bullet 25.10.30
NO0010907892	1,50 %	NOK	27.11.2020	27.11.2030	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 27.11.30
KBN-20250008	4,60 %	NOK	09.01.2025	09.01.2031	Fixed rate	1 500 000		1 500 000	Bullet 09.01.31
NO0013068114	4,45 %	NOK	13.11.2023	13.02.2031	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 13.02.31
KBN-20210316	1,93 %	NOK	16.09.2021	17.03.2031	Fixed rate	1 000 000	1 000 000	1 000 000	Bullet 17.03.31
KBN-20210333	2,18 %	NOK	04.10.2021	04.04.2031	Fixed rate	1 000 000	1 000 000	1 000 000	Bullet 04.04.31
KBN-20230480	3,96 %	NOK	12.12.2023	12.09.2031	Fixed rate	1 000 000	1 000 000	1 000 000	Bullet 12.09.31
NO0011146367	2,22 %	NOK	04.11.2021	04.11.2031	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 04.11.31
KBN-20240396	4,34 %	NOK	25.11.2024	25.11.2031	Fixed rate	1 000 000	1 000 000	1 000 000	Bullet 25.11.31
NO0012818055	3,50 %	NOK	19.01.2023	19.01.2032	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 19.01.32
KBN-20250072	4,37 %	NOK	26.02.2025	26.02.2032	Fixed rate	1 000 000		1 000 000	Bullet 26.02.32
KBN-20220186	3,93 %	NOK	01.07.2022	01.07.2032	Fixed rate	1 000 000	1 000 000	1 000 000	Bullet 01.07.32
KBN-20220230	4,16 %	NOK	31.08.2022	30.08.2032	Fixed rate	1 000 000	1 000 000	1 000 000	Bullet 30.08.32
NO0012733429	4,45 %	NOK	20.10.2022	20.10.2032	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 20.10.32
KBN-20240440	4,18 %	NOK	13.12.2024	13.12.2032	Fixed rate	1 000 000	1 000 000	1 000 000	Bullet 13.12.32
NO0012811837	3,70 %	NOK	12.01.2023	12.01.2033	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 12.01.33
KBN-20250077	4,33 %	NOK	28.02.2025	28.02.2033	Fixed rate	1 000 000		1 000 000	Bullet 28.02.33
KBN-20230245	4,73 %	NOK	10.08.2023	10.08.2033	Fixed rate	1 500 000	1 500 000	1 500 000	Bullet 10.08.33
KBN-20240271	3,99 %	NOK	30.08.2024	30.11.2033	Fixed rate	1 500 000	1 500 000	1 500 000	Bullet 30.11.33
NO0013135327	4,18 %	NOK	22.01.2024	22.05.2034	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 22.05.34
NO0013364414	4,21 %	NOK	10.10.2024	10.10.2034	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 10.10.34
NO0010869225	2,40 %	NOK	21.11.2019	21.11.2034	Fixed rate	2 000 000	2 000 000	2 000 000	Bullet 21.11.34
NO0013583278	4,45 %	NOK	10.06.2025	10.04.2035	Fixed rate	2 000 000		2 000 000	Bullet 10.04.35
NIB-L 7557-1	4,06 %	NOK	13.12.2024	13.12.2039	Fixed rate	800 000	800 000	800 000	Bullet 13.12.39
NIB-L 7557-2	4,14 %	NOK	13.12.2024	13.12.2039	Fixed rate	800 000	800 000	800 000	Bullet 13.12.39
NIB-L 7557-3	4,15 %	NOK	13.12.2024	13.12.2039	Fixed rate	800 000	800 000	800 000	Bullet 13.12.39
NIB-L 7557-4	4,09 %	NOK	13.12.2024	13.12.2039	Fixed rate	800 000	800 000	800 000	Bullet 13.12.39

Lenders (as of 31 August 2025):

Lender	Outstanding as of 31 August 2025	Share
Norwegian Capital Market	57 235 000	68,2 %
Kommunalbanken	22 000 000	26,2 %
Nordic Investment Bank	4 700 000	5,2 %
Total	83 935 000	100%

According to Section 4.4 of the Financial Management Regulations, as part of interest rate risk management, the municipality may maintain floating-rate debt corresponding to a buffer of up to 10% of the municipality's net interest-bearing debt.

Floating rate exposure (MNOK)				
Loan	Principal	Current rate	Last rate reset	
NO0010838881	1 500 000	4,76 %	06.08.2025	
NO0011171498	1 500 000	4,86 %	10.06.2025	
NO0012713538	2 000 000	5,06 %	30.06.2025	Floating rate limit
NO0013378877	2 000 000	4,55 %	17.07.2025	
NO0013389494	2 000 000	4,64 %	04.08.2025	
Sum	9 000 000			24 826 301
				15 826 301
				Margin

The City of Oslo currently has five external loans totaling NOK 9.0 billion at floating interest rates. The distribution between fixed and floating interest rates is shown below.

Outstanding (MNOK)		Share
Floating Rate	9 000 000	10,72 %
Fixed Rates	74 935 000	89,28 %
Total	83 935 000	100 %

As of 31 August 2025, the City of Oslo has also raised NOK 2.0 billion in Start-up Loans from the Norwegian State Housing Bank (Husbanken) for on-lending to homebuyers. The Start-up Loan scheme is exempt from the Financial Management Regulations.

The Loan Fund's portfolio of external borrowings has an average borrowing rate that is 0.21 percentage points lower than the average 10-year SWAP rate plus 0.5 percentage points. The latter represents the benchmark target set out in the Financial Management Regulations.

For risk management purposes, loan maturities are distributed over several years. Consequently, changes in interest rate levels will only gradually affect the entire portfolio. According to Section 4.4 of the Financial Management Regulations and in line with the fixed-rate principle, the Loan Fund's borrowings are maintained at fixed (long-term) interest rates, making it less exposed to short-term interest rate fluctuations.

DEVIATIONS AND INSURANCE

The purpose of the Financial Management Regulations is to limit the risk that market price fluctuations could negatively affect the municipality's financial flexibility. Furthermore, the objective is to achieve satisfactory financial returns and cost efficiency.

As of 31 August 2025, there are no deviations to report under the current Financial Management Regulations.

INSURANCE

The City of Oslo follows the general principle of being a self-insured entity in the area of insurance. Exceptions to this practice are made when the municipality is legally or contractually required to obtain insurance, or when the financial risk of not being insured would exceed the municipality's capacity to absorb such risk.

Oslo Pensjonsforsikring AS serves as the insurer for personnel insurance, while its subsidiary Oslo Forsikring AS provides property and liability insurance. Travel insurance for international business travel has been obtained from Europeiske Reiseforsikring.

In 2025, the City of Oslo purchased insurance services amounting to NOK 210.3 million. The insurance premiums are financed by allocating the costs to the individual municipal entities.