

Interim Report

Q1 2026

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Overview

The Oslofjord Holding group reported revenue of 130.8 NOK million in the first quarter of 2026, compared with 134.1 NOK million in the same period the previous year. EBITDA was 38.5 NOK million, while EBIT was 8.4 NOK million. Profit before tax was -2.9 NOK million, compared with 4.9 NOK million in Q1 2025. The development must be viewed in light of lower activity levels in the quarter, as well as increased costs related to operations and depreciation.

Gross profit was 89.5 NOK million, compared with 96.9 NOK million the previous year. Oslofjord Property continued to deliver the strongest earnings contribution in the group, with EBITDA of 49.7 NOK million and profit before tax of 13.7 NOK million. Oslofjord Hotel recorded revenue growth in the quarter, while Oslofjord Convention Center and Oslofjord Catering had lower activity levels than in the same period in 2025. The development is within budgeted levels, and the first quarter traditionally has lower volumes than the peak seasons later in the year.

The group's balance sheet continues to be characterised by significant property values, with total assets of 4,078.9 NOK million. Interest-bearing debt and liquidity are within the requirements of the bond agreement, with a good margin on all key ratios.

The main priority going forward is to increase activity levels in idle periods, strengthen capacity utilisation and continue the work on cost control.

Oslofjord Holding AS

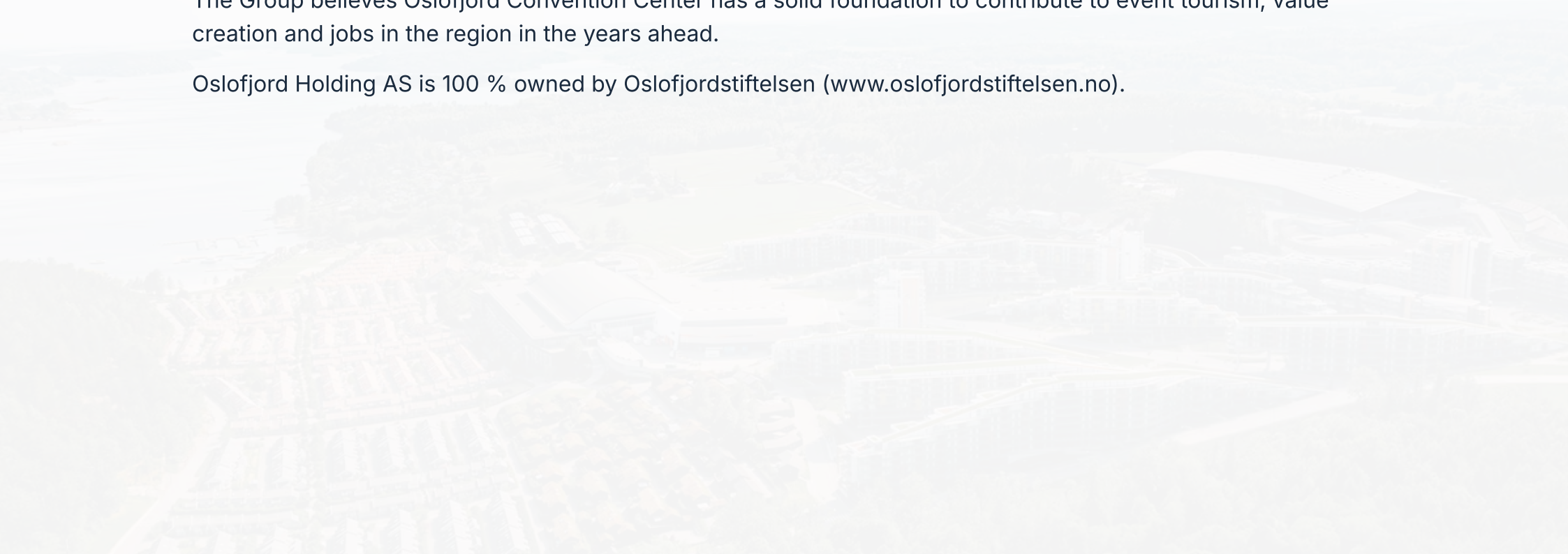
Oslofjord Holding AS owns and manages the businesses in the Oslofjord Group, including Oslofjord Convention Center in Vestfold.

In the period 2014–2022, approximately NOK 3.6 billion was invested in the development of Oslofjord Convention Center. From 2023, the facility appears complete and fully operational for hosting large events.

The Board of Directors of Oslofjord Holding AS has in the coming years prioritized further development of activity and capacity utilization at Oslofjord Convention Center. The initiative is aimed at increased commercial activity and further development of the conference and events business, based on the current conference village and the needs of the market.

The Group believes Oslofjord Convention Center has a solid foundation to contribute to event tourism, value creation and jobs in the region in the years ahead.

Oslofjord Holding AS is 100 % owned by Oslofjordstiftelsen (www.oslofjordstiftelsen.no).



Oslofjord Convention Center



The Hotel Village

The hotel village consists of 16 hotel buildings with a total of 1600 hotel rooms.



Oslofjord Hotel

235 rooms, private restaurant, lobby bar and sky bar.



Conference Center South and North

Plenary hall with up to 6800 seats and 11 large meeting rooms.



Parking Facility

1500 parking spaces, including 110 with charging.



Oslofjord Arena

Multi-purpose hall of 15 000 m² for sports, competitions and banquets.



Sound, Lighting & Visuals

With some of Norway's best venues for sound, lighting and visuals, everything is in place to create memorable experiences for all guests.

This is Oslofjord

Oslofjord is a conference and event facility by the fjord in Vestfold, developed for national and international conferences, congresses, sporting events and large meetings. The facility is designed to accommodate various types of events and formats, from smaller gatherings to large events with several thousand participants. With venues, accommodation and meeting spaces gathered in one location, combined with open surroundings and proximity to the fjord, all conditions are in place for efficient and seamless events. The combination of capacity, flexibility and location makes Oslofjord a meeting place with few parallels in the Nordic region.

"Many people gathered x time x happiness² = the Oslofjord effect!"



860 000 m²

TOTAL AVAILABLE AREA



9 000

NUMBER OF BEDS



28 400 m²

CONFERENCE AND ACTIVITY AREA



2 500

NUMBER OF ROOMS/APARTMENTS



Camilla Hållbro

CEO

Oslofjord Convention Center AS



Helge Nilsen

CEO

Oslofjord Hotel AS



Kjell Sandersen

CEO

Oslofjord Property AS

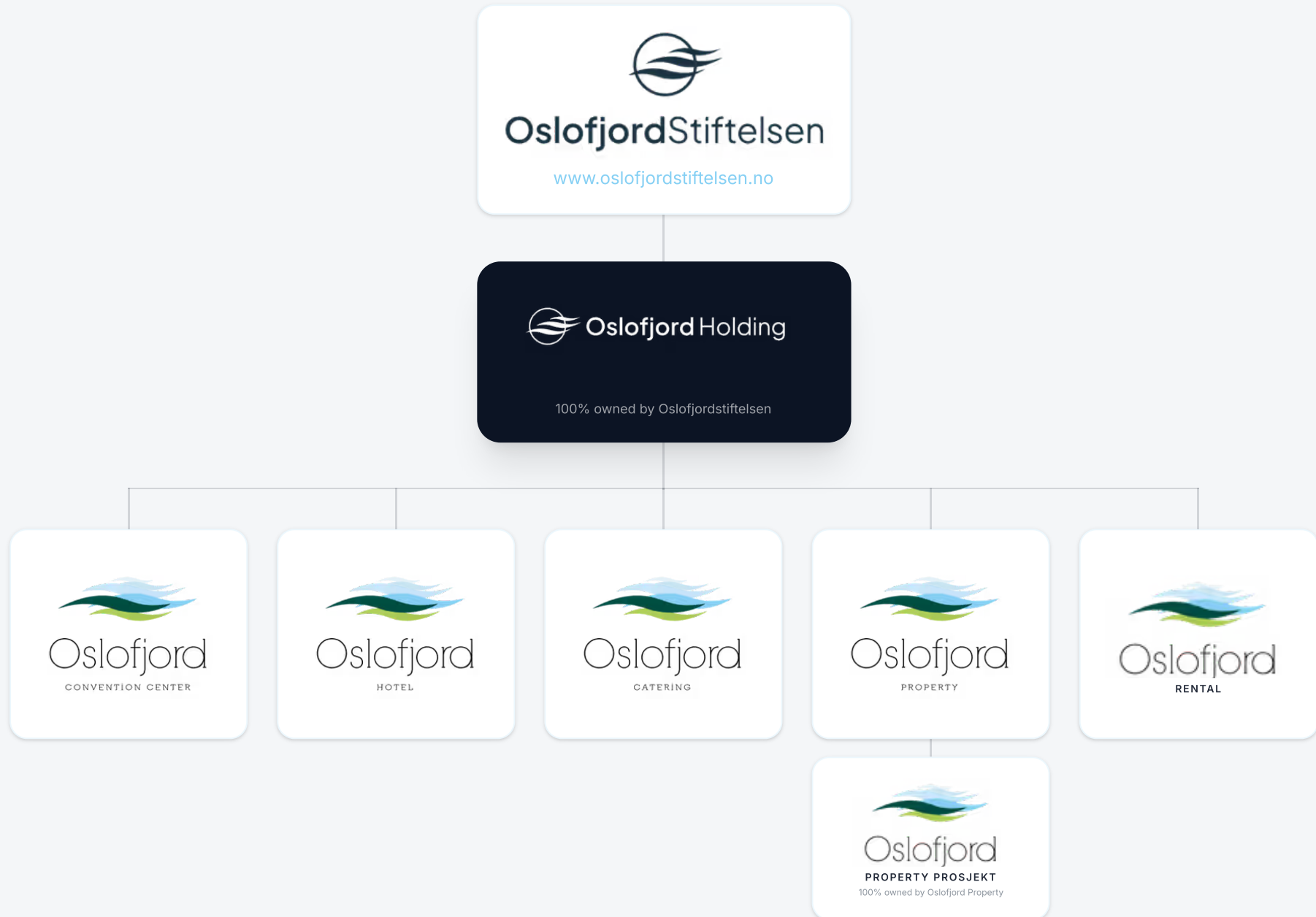


Jochim Øygarden

CEO

Oslofjord Catering AS

Organization



Key figures for Oslofjord Holding AS

Group

Oslofjord Holding

The Group reported revenue of 130.8 NOK million in the first quarter of 2026, compared with 134.1 NOK million the year before. EBITDA was 38.5 NOK million, while profit before tax was -2.9 NOK million. The development must be viewed in light of the business being seasonally skewed, and the first quarter traditionally having lower volumes than the peak seasons later in the year.

The balance sheet continues to be characterized by significant property values, with property, plant and equipment of 4,078.9 NOK million. Equity was 366.9 NOK million, while long-term financial debt was reduced to 4,302.7 NOK million.

GROUP KEY FIGURES :: RESULT

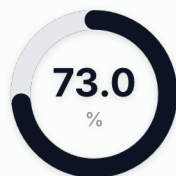
NOK thousands	Q1 2026	Q1 2025	Change vs 2025	Cumulative Q1 2026	Cumulative Q1 2025	Cumulative change vs 2025
Revenue	130,827	134,123	-2.5 %	120,361	123,657	-2.7 %
Cost of goods and direct wages	41,355	37,276	10.9 %	32,544	28,465	14.3 %
Gross profit	89,472	96,848	-7.6 %	87,817	95,192	-7.7 %
Fixed payroll costs	29,996	27,661	8.4 %	30,141	27,806	8.4 %
Other operating expenses	20,968	25,848	-18.9 %	19,168	24,047	-20.3 %
Total operating expenses	92,319	90,784	1.7 %	81,852	80,318	1.9 %
EBITDA	38,508	43,339	-11.1 %	38,508	43,339	-11.1 %
Depreciation and amortization	30,099	28,685	4.9 %	30,099	28,685	4.9 %
EBIT	8,409	14,654	-42.6 %	8,409	14,654	-42.6 %
Net financial items	-11,334	-9,707	-16.8 %	-11,334	-9,707	-16.8 %
Profit before tax	-2,925	4,947	> -100%	-2,925	4,947	> -100%

GROUP KEY FIGURES :: BALANCE SHEET

NOK thousands	Q1 2026	Q1 2025	Change vs 2025
ASSETS			
Tangible fixed assets	4,078,898	4,140,983	-1.5 %
Intangible assets	21,736	25,969	-16.3 %
Financial fixed assets	506,963	521,509	-2.8 %
Non-current assets	4,607,598	4,688,461	-1.7 %
Short-term receivables	68,314	58,043	17.7 %
Inventory	18,347	12,492	46.9 %
Bank deposits	82,259	99,839	-17.6 %
Current assets	168,919	170,374	-0.9 %
Total assets	4,776,517	4,858,835	-1.7 %
Equity	366,918	345,383	6.2 %
Prepaid lease liability	2,917,163	3,013,869	-3.2 %
Loans from group companies	305,549	325,005	-6.0 %
Other long-term liabilities	-	3,180	-100.0 %
Deposit Skagerrak Sparebank	180,000	200,000	-10.0 %
Bond loan	900,000	900,000	0.0 %
Long-term financial debt	4,302,713	4,442,054	-3.1 %
Short-term liabilities	106,886	71,398	49.7 %
Liabilities	4,409,599	4,513,453	-2.3 %
Equity and liabilities	4,776,517	4,858,835	-1.7 %

FINANCIAL KEY RESULTS

Three central result margins measured against revenue.



GROSS PROFIT
87.8 MNOK

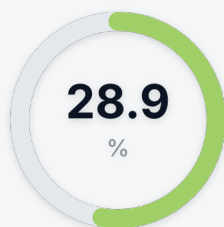


EBITDA
38.5 MNOK

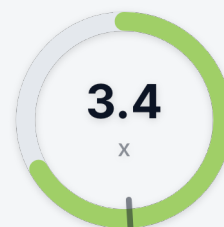


PROFIT BEFORE TAX
-2.9 MNOK

BOND COVENANTS



LOAN-TO-VALUE
✓ Covenant: ≤ 55.0 %
Within — 26.1 pp headroom



INTEREST COVERAGE RATIO
✓ Covenant: ≥ 2.5 x
Within — 0.9 x headroom



LIQUIDITY
✓ Covenant: ≥ 30.0 MNOK
Within — 52.3 MNOK headroom



Business areas

Interim report for each business area in the group

Oslofjord Convention Center AS

Camilla Hållbro — CEO



Oslofjord Convention Center AS reported revenue of 3.7 NOK million in Q1 2026, compared with 11.4 NOK million in the same period the previous year. EBITDA was -8.2 NOK million, compared with -4.7 NOK million in Q1 2025. The development must be viewed in light of lower activity levels in the quarter, as well as increased fixed costs.

Activity in the business is seasonally skewed, and the first quarter has traditionally had lower volumes than the peak seasons later in the year. At the same time, sales activity has been high throughout the quarter, and booking status for upcoming periods is being closely monitored with a focus on increased capacity utilization and more large-scale events.

Management continues to prioritize efforts to strengthen event volume and increase activity during periods of available capacity throughout the year.

The company continues to experience solid market interest in larger events and meetings in the years ahead.

OSLOFJORD CONVENTION CENTER AS :: INCOME STATEMENT

NOK thousands	Q1 2026	Q1 2025	Change vs 2025	Cumulative Q1 2026	Cumulative Q1 2025	Cumulative change vs 2025
Revenue	3,657	11,397	-67.9 %	3,657	11,397	-67.9 %
Cost of goods and direct wages	2,536	7,846	-67.7 %	2,536	7,846	-67.7 %
Gross profit	1,122	3,552	-68.4 %	1,122	3,552	-68.4 %
Fixed payroll costs	6,434	5,920	8.7 %	6,434	5,920	8.7 %
Other operating expenses	2,917	2,320	25.8 %	2,917	2,320	25.8 %
Total operating expenses	11,887	16,085	-26.1 %	11,887	16,085	-26.1 %
EBITDA	-8,230	-4,688	-75.5 %	-8,230	-4,688	-75.5 %
Depreciation and amortization	195	88	>100%	195	88	>100%
EBIT	-8,425	-4,776	-76.4 %	-8,425	-4,776	-76.4 %
Net financial items	100	274	-63.4 %	100	274	-63.4 %
Profit before tax	-8,325	-4,503	-84.9 %	-8,325	-4,503	-84.9 %

BALANCE SHEET :: OSLOFJORD CONVENTION CENTER AS

NOK thousands	Q1 2026	Q1 2025	Change vs 2025
ASSETS			
Tangible fixed assets	2,036	2,046	-0.5 %
Intangible assets	7,977	4,642	71.8 %
Financial fixed assets	-	13,290	-100.0 %
Non-current assets	10,013	19,978	-49.9 %
Current assets	31,801	11,608	>100%
Total assets	41,815	31,586	32.4 %
Equity	18,336	21,318	-14.0 %
Short-term liabilities	23,478	10,268	>100%
Liabilities	23,478	10,268	>100%
Equity and liabilities	41,815	31,586	32.4 %

Oslofjord Hotel AS reported revenue of 126.8 NOK million in Q1 2026, compared with 122.8 NOK million in the same period last year. EBITDA was 4.4 NOK million, compared with 5.1 NOK million in Q1 2025, while EBIT was 0.6 NOK million compared with 1.4 NOK million the previous year. The development must be viewed in light of increased costs and a changed activity mix during the quarter.

The revenue growth was primarily related to increased activity within operations, management and maintenance (FDV). At the same time, higher operating and payroll costs affected profit margins in the period.

Operations have been stable throughout the quarter, with activity levels in line with the seasonal pattern. The booking outlook for the coming quarters shows stable demand, and work on cost control and capacity utilisation will continue throughout the year. Oslofjord Hotel continues to experience stable demand related to events and activity at the facility.

OSLOFJORD HOTEL AS :: INCOME STATEMENT

NOK thousands	Q1 2026	Q1 2025	Change vs 2025	Cumulative Q1 2026	Cumulative Q1 2025	Cumulative change vs 2025
Revenue	126,799	122,763	3.3 %	126,799	122,763	3.3 %
Cost of goods and direct wages	28,365	26,254	8.0 %	28,365	26,254	8.0 %
Gross profit	98,434	96,508	2.0 %	98,434	96,508	2.0 %
Fixed payroll costs	18,080	17,288	4.6 %	18,080	17,288	4.6 %
Other operating expenses	75,945	74,107	2.5 %	75,945	74,107	2.5 %
Total operating expenses	122,390	117,649	4.0 %	122,390	117,649	4.0 %
EBITDA	4,408	5,114	-13.8 %	4,408	5,114	-13.8 %
Depreciation and amortization	3,847	3,748	2.6 %	3,847	3,748	2.6 %
EBIT	562	1,366	-58.9 %	562	1,366	-58.9 %
Net financial items	248	-186	>100%	248	-186	>100%
Profit before tax	810	1,180	-31.4 %	810	1,180	-31.4 %

BALANCE SHEET :: OSLOFJORD HOTEL AS

NOK thousands	Q1 2026	Q1 2025	Change vs 2025
ASSETS			
Tangible fixed assets	70,259	68,273	2.9 %
Intangible assets	1,635	4,868	-66.4 %
Financial fixed assets	2,927,420	3,013,869	-2.9 %
Non-current assets	2,999,314	3,087,009	-2.8 %
Current assets	53,846	78,614	-31.5 %
Total assets	3,053,160	3,165,623	-3.6 %
Equity	93,877	82,485	13.8 %
Long-term financial debt	2,917,163	3,022,725	-3.5 %
Short-term liabilities	42,120	60,413	-30.3 %
Liabilities	2,959,283	3,083,138	-4.0 %
Equity and liabilities	3,053,160	3,165,623	-3.6 %

Oslofjord Catering AS reported revenue of 9.2 NOK million in Q1 2026, compared with 9.8 NOK million in the same period in 2025. EBITDA was -4.5 NOK million, compared with -2.6 NOK million in Q1 the previous year. The development must be viewed in light of somewhat lower activity levels and increased costs during the period.

The quarter was characterized by lower serving volumes than in the same period the previous year, while the cost level has been higher.

The company is actively working with cost control and ongoing measures to strengthen efficiency and capacity utilization in operations.

Activity levels are expected to increase throughout the year in line with event activity at Oslofjord.

The company will continue to prioritize efforts related to efficient operations and cost control in the coming periods.

OSLOFJORD CATERING AS :: INCOME STATEMENT

NOK thousands	Q1 2026	Q1 2025	Change vs 2025	Cumulative Q1 2026	Cumulative Q1 2025	Cumulative change vs 2025
Revenue	9,150	9,758	-6.2 %	9,150	9,758	-6.2 %
Cost of goods and direct wages	8,372	7,104	17.9 %	8,372	7,104	17.9 %
Gross profit	779	2,654	-70.7 %	779	2,654	-70.7 %
Fixed payroll costs	3,915	3,788	3.4 %	3,915	3,788	3.4 %
Other operating expenses	1,379	1,461	-5.6 %	1,379	1,461	-5.6 %
Total operating expenses	13,666	12,352	10.6 %	13,666	12,352	10.6 %
EBITDA	-4,515	-2,594	-74.1 %	-4,515	-2,594	-74.1 %
Depreciation and amortization	35	37	-6.4 %	35	37	-6.4 %
EBIT	-4,550	-2,632	-72.9 %	-4,550	-2,632	-72.9 %
Net financial items	-61	-109	44.2 %	-61	-109	44.2 %
Profit before tax	-4,611	-2,741	-68.2 %	-4,611	-2,741	-68.2 %

BALANCE SHEET :: OSLOFJORD CATERING AS

NOK thousands	Q1 2026	Q1 2025	Change vs 2025
ASSETS			
Tangible fixed assets	405	316	28.4 %
Intangible assets	1,265	786	61.0 %
Non-current assets	1,671	1,101	51.7 %
Current assets	43,568	33,767	29.0 %
Total assets	45,239	34,868	29.7 %
Equity	5,390	7,171	-24.8 %
Long-term financial debt	11,140	10,466	6.4 %
Short-term liabilities	28,709	17,231	66.6 %
Liabilities	39,849	27,697	43.9 %
Equity and liabilities	45,239	34,868	29.7 %

Oslofjord Property AS reported operating revenues of 63.9 NOK million in Q1 2026, compared with 62.6 NOK million in the same period the previous year. The development reflects ordinary growth in rental income.

EBITDA was 49.7 NOK million, compared with 48.6 NOK million in Q1 2025, while EBIT was 24.2 NOK million compared with 23.8 NOK million the previous year. Profit before tax was 13.7 NOK million, compared with 12.1 NOK million in the same period in 2025.

Depreciation increased to 25.5 NOK million as a result of completed investments and ongoing upgrades in the property portfolio.

At the end of the quarter, the company had total assets of 4 054 NOK million and equity of 388.3 NOK million. Going forward, follow-up of operations, maintenance and cost control will be key priorities in the business.

At the same time, the property portfolio provides the Group with a solid foundation for further development of activity and operations in Oslofjord.

OSLOFJORD PROPERTY AS :: INCOME STATEMENT

NOK thousands	Q1 2026	Q1 2025	Change vs 2025	Cumulative Q1 2026	Cumulative Q1 2025	Cumulative change vs 2025
Revenue	63,879	62,615	2.0 %	63,879	62,615	2.0 %
Cost of goods and direct wages	6,235	-	>100%	6,235	-	>100%
Gross profit	57,644	62,615	-7.9 %	57,644	62,615	-7.9 %
Fixed payroll costs	1,165	801	45.5 %	1,165	801	45.5 %
Other operating expenses	6,805	13,239	-48.6 %	6,805	13,239	-48.6 %
Total operating expenses	14,205	14,039	1.2 %	14,205	14,039	1.2 %
EBITDA	49,674	48,575	2.3 %	49,674	48,575	2.3 %
Depreciation and amortization	25,473	24,802	2.7 %	25,473	24,802	2.7 %
EBIT	24,201	23,773	1.8 %	24,201	23,773	1.8 %
Net financial items	-10,536	-11,688	9.9 %	-10,536	-11,688	9.9 %
Profit before tax	13,665	12,085	13.1 %	13,665	12,085	13.1 %

BALANCE SHEET :: OSLOFJORD PROPERTY AS

NOK thousands	Q1 2026	Q1 2025	Change vs 2025
ASSETS			
Tangible fixed assets	4,006,198	4,070,348	-1.6 %
Intangible assets	-	7,958	-100.0 %
Financial fixed assets	5,030	8,109	-38.0 %
Non-current assets	4,011,228	4,086,415	-1.8 %
Current assets	42,523	41,610	2.2 %
Total assets	4,053,751	4,128,025	-1.8 %
Equity	388,256	350,487	10.8 %
Long-term financial debt	3,642,547	3,757,691	-3.1 %
Short-term liabilities	22,949	19,846	15.6 %
Liabilities	3,665,495	3,777,537	-3.0 %
Equity and liabilities	4,053,751	4,128,025	-1.8 %

Oslofjord Property Prosjekt AS and Oslofjord Rental AS

Oslofjord Property Prosjekt AS

INCOME STATEMENT

NOK thousands	Q1 2026	Q1 2025	Change vs 2025	Cumulative Q1 2026	Cumulative Q1 2025	Cumulative change vs 2025
Revenue	-	-	-	-	-	-
Cost of goods and direct wages	-	-	-	-	-	-
Gross profit	-	-	-	-	-	-
Fixed payroll costs	-	1	-100.0 %	-	1	-100.0 %
Other operating expenses	28	34	-17.3 %	28	34	-17.3 %
Total operating expenses	28	35	-18.7 %	28	35	-18.7 %
EBITDA	-28	-35	18.7 %	-28	-35	18.7 %
Depreciation and amortization	-	-	-	-	-	-
EBIT	-28	-35	18.7 %	-28	-35	18.7 %
Net financial items	61	26	>100%	61	26	>100%
Profit before tax	33	-9	>100%	33	-9	>100%

BALANCE SHEET

NOK thousands	Q1 2026	Q1 2025	Change vs 2025
ASSETS			
Intangible assets	-	2	-100.0 %
Financial fixed assets	4,091	4,713	-13.2 %
Non-current assets	4,091	4,715	-13.2 %
Current assets	302	2,642	-88.6 %
Total assets	4,393	7,357	-40.3 %
Equity	4,394	4,245	3.5 %
Long-term financial debt	-	3,079	-100.0 %
Short-term liabilities	-1	33	> -100%
Liabilities	-1	3,111	> -100%
Equity and liabilities	4,393	7,357	-40.3 %

Oslofjord Rental AS

INCOME STATEMENT

NOK thousands	Q1 2026	Q1 2025	Change vs 2025	Cumulative Q1 2026	Cumulative Q1 2025	Cumulative change vs 2025
Revenue	-	-	-	-	-	-
Cost of goods and direct wages	-	-	-	-	-	-
Gross profit	-	-	-	-	-	-
Fixed payroll costs	-	-	-	-	-	-
Other operating expenses	8	-18	>100%	8	-18	>100%
Total operating expenses	8	-18	>100%	8	-18	>100%
EBITDA	-8	18	> -100%	-8	18	> -100%
Depreciation and amortization	-	-	-	-	-	-
EBIT	-8	18	> -100%	-8	18	> -100%
Net financial items	-1	-	> -100%	-1	-	> -100%
Profit before tax	-10	18	> -100%	-10	18	> -100%

BALANCE SHEET

NOK thousands	Q1 2026	Q1 2025	Change vs 2025
ASSETS			
Intangible assets	2	-	>100%
Non-current assets	2	-	>100%
Current assets	105	74	41.4 %
Total assets	107	74	44.3 %
Equity	23	3	>100%
Long-term financial debt	82	76	8.2 %
Short-term liabilities	2	-4	>100%
Liabilities	84	71	17.8 %
Equity and liabilities	107	74	44.3 %

Oslofjord Holding

Profit before tax in Oslofjord Holding AS was -4.5 NOK million in Q1 2026, compared with -1.1 NOK million in the same period the previous year. The development primarily reflects higher interest expenses related to the Group's financing.

Net financial items amounted to -1.7 NOK million in the quarter, compared with 2.0 NOK million in Q1 2025. At the same time, operating profit improved compared with the same period last year as a result of lower operating expenses.

Activity in Oslofjord Holding AS has otherwise been stable and in line with the company's role as the Group's administrative entity. The work on monitoring the Group's financing structure and cost control will continue throughout the year.

Oslofjord Holding AS will continue to play a central role in the Group's further development and long-term priorities.

OSLOFJORD HOLDING :: INCOME STATEMENT

NOK thousands	Q1 2026	Q1 2025	Change vs 2025	Cumulative Q1 2026	Cumulative Q1 2025	Cumulative change vs 2025
Revenue	10	259	-96.3 %	10	259	-96.3 %
Cost of goods and direct wages	-	225	-100.0 %	-	225	-100.0 %
Gross profit	10	34	-71.9 %	10	34	-71.9 %
Fixed payroll costs	1,083	545	98.5 %	1,083	545	98.5 %
Other operating expenses	1,719	2,539	-32.3 %	1,719	2,539	-32.3 %
Total operating expenses	2,801	3,309	-15.4 %	2,801	3,309	-15.4 %
EBITDA	-2,792	-3,050	8.5 %	-2,792	-3,050	8.5 %
Depreciation and amortization	549	9	>100%	549	9	>100%
EBIT	-3,341	-3,059	-9.2 %	-3,341	-3,059	-9.2 %
Net financial items	-1,145	1,976	> -100%	-1,145	1,976	> -100%
Profit before tax	-4,486	-1,084	> -100%	-4,486	-1,084	> -100%

BALANCE SHEET :: OSLOFJORD HOLDING

NOK thousands	Q1 2026	Q1 2025	Change vs 2025
ASSETS			
Intangible assets	9,085	5,351	69.8 %
Financial fixed assets	1,779,884	1,811,912	-1.8 %
Non-current assets	1,788,968	1,817,263	-1.6 %
Current assets	17,621	38,640	-54.4 %
Total assets	1,806,589	1,855,903	-2.7 %
Equity	396,215	409,523	-3.2 %
Long-term financial debt	1,399,898	1,446,188	-3.2 %
Short-term liabilities	10,476	192	>100%
Liabilities	1,410,374	1,446,380	-2.5 %
Equity and liabilities	1,806,589	1,855,903	-2.7 %

