

Research Update:

O-Bank Number One Real Estate Investment Trust Ratings Affirmed At 'twBBB+/twA-2'; Outlook Stable

June 23, 2021

Rationale Action Rationale

Taiwan Ratings Corp. today affirmed its 'twBBB+' long-term and 'twA-2' short-term issuer credit ratings on **O-Bank Number One Real Estate Investment Trust**. (O-Bank No.1 REIT). The outlook on the long-term rating is stable.

The ratings on the REIT reflect our view that the trust's small asset base, relatively weak asset quality, and high property and tenant concentration will constrain the ratings over the next one to two years. The REIT's conservative debt leverage and likely stable profitability underpinned by a rental reserve from the settlors of Bank of Panhsin Banker building and early termination penalty on the tenant of Tainan Focus building until July 2023, partly offset its credit weaknesses.

Related Criteria & Research

Related Criteria

- General Criteria: Methodology For National And Regional Scale Credit Ratings - June 25, 2018
- General Criteria: Group Rating Methodology - July 01, 2019
- Criteria | Corporates | General: Corporate Methodology: Ratios And Adjustments - April 01, 2019
- Criteria | Corporates | Industrials: Key Credit Factors For The Real Estate Industry - February 26, 2018
- Criteria | Corporates | General: Methodology And Assumptions: Liquidity Descriptors For Global Corporate Issuers - December 16, 2014
- General Criteria: Country Risk Assessment Methodology And Assumptions - November 19, 2013
- General Criteria: Methodology: Industry Risk - November 19, 2013
- Criteria | Corporates | General: Corporate Methodology - November 19, 2013
- General Criteria: Methodology: Management And Governance Credit Factors For Corporate Entities - November 13, 2012
- General Criteria: Principles Of Credit Ratings - February 16, 2011

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Related Research

– Taiwan Ratings' Ratings Definitions – August 10, 2020

(Unless otherwise stated, these articles are published on www.taiwanratings.com)

Ratings List

Ratings Affirmed;

O-Bank Number One Real Estate Investment Trust

Issuer Credit Rating	twBBB+/Stable/twA-2
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