

The leading property company within logistics



CATENA

Agenda

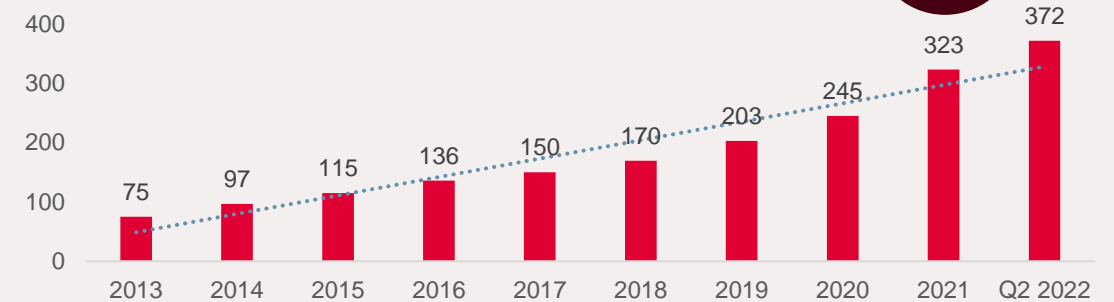
- Brief about Catena
- Drivers for logistics
- Catena
 - Overview
 - Growth strategy

We build long-term value

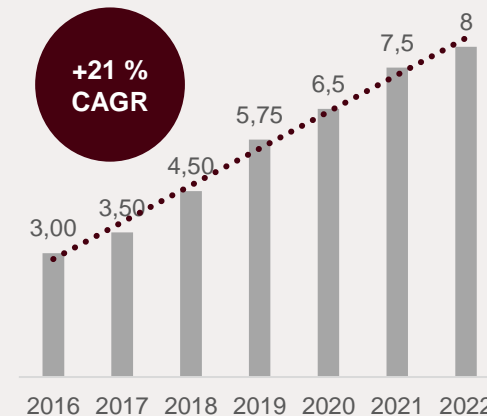
FACTS ABOUT CATENA

- Catena develops, owns and manages efficient logistics facilities
- Our vision – to link Scandinavia's cargo flows
- Our strategically located properties supply the Scandinavian metropolitan areas (Sweden and Denmark)
- 125 properties- Property value 26,8 SEK Bn
- 2,2 million sqm lettable area- 5 million sqm landbank
- DHL, PostNord, ICA, Nowaste, Dagab and Martin & Servera is some of Catena's largest customers
- Principal owners are Backahill AB (24,7%) and Warehouses De Pauw SA (10,0%)
- Catena's shares are traded on NASDAQ Stockholm, Large Cap (CATE)

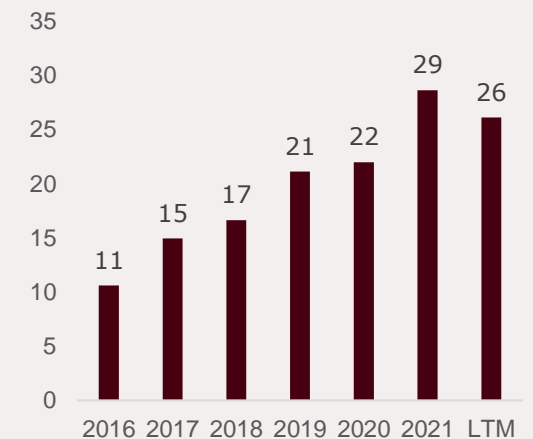
EPRA NRV per share,
SEK



Divident per share, SEK



Return on Equity, %



Facilities of the future – examples from Catena's property portfolio

SNESHOLM 1:16, MORGONGÅVA



PLANTHUSET 3, HELSINGBORG



SUNNANÅ 12:51, BURLÖV



DRIVREMMEN 1, HÄGERSTEN

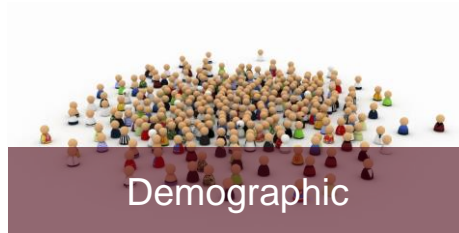


2. Drivers for logistics

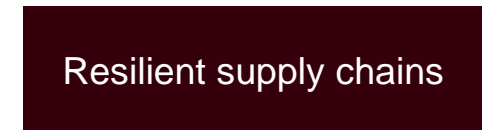
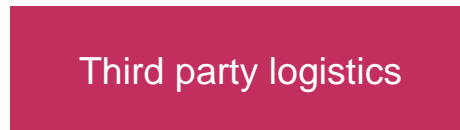
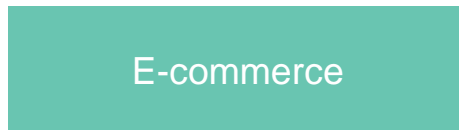
Strong megatrends drives demand for logistics

Global trends drives demand

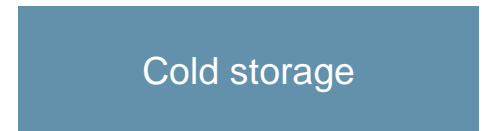
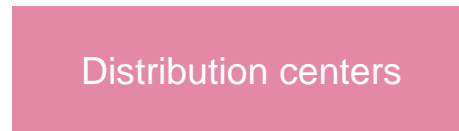
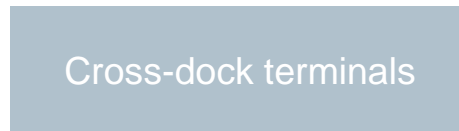
Global megatrends



Market trends

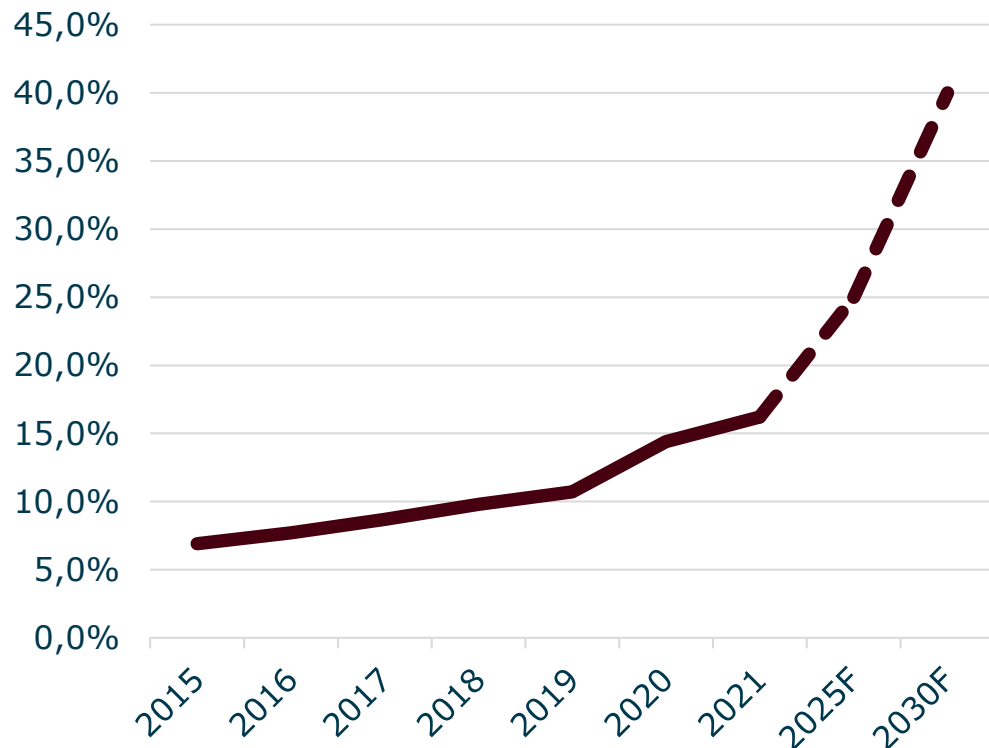


Property types



E-commerce

SWEDISH E-COMMERCE SHARE OF TOTAL RETAIL SALES

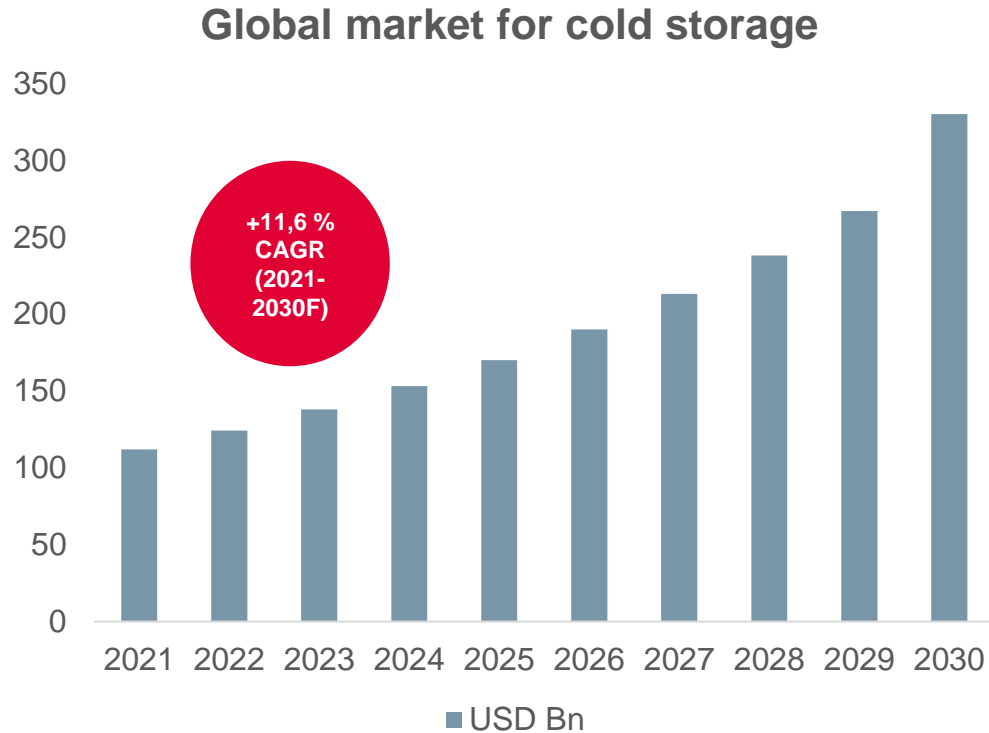


E-COMMERCE DURING 2022

- E-commerce sales has shrunk 14% during 2022 compared to 2021, a record year
- Lower average order value and share of total retail sales behind the decrease
- Sales levels still significantly above pre-pandemic levels
- New capacity needed to handle current and future levels

Increased demand for modern cold storage

STRONG UNDERLAYING MARKET



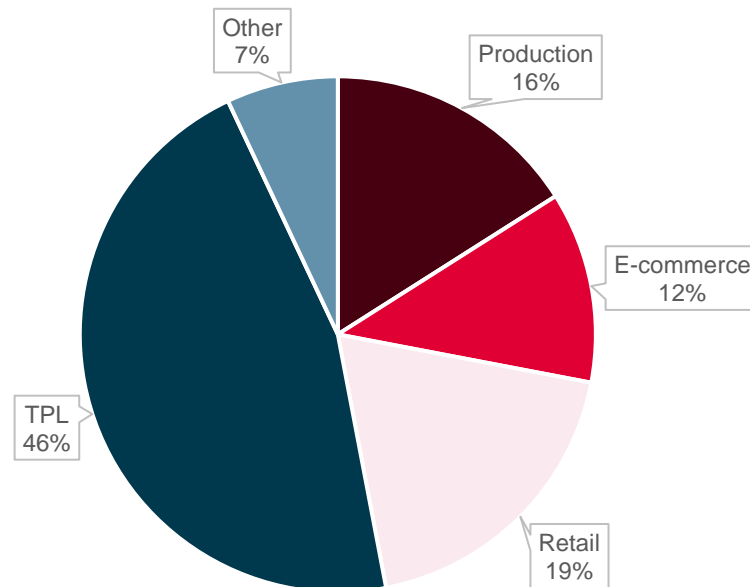
BUSINESS AND SUSTAINABILITY

- Non-cyclical market in need of energy efficiency and new capacity
- Capacity peaked during the pandemic
- Current facilities are old and low in energy efficiency
- Energy crisis in Europe and sustainability goals drives higher investments

Take-up

TPL GROWING STRONGER

Take-up per segment Europe, %

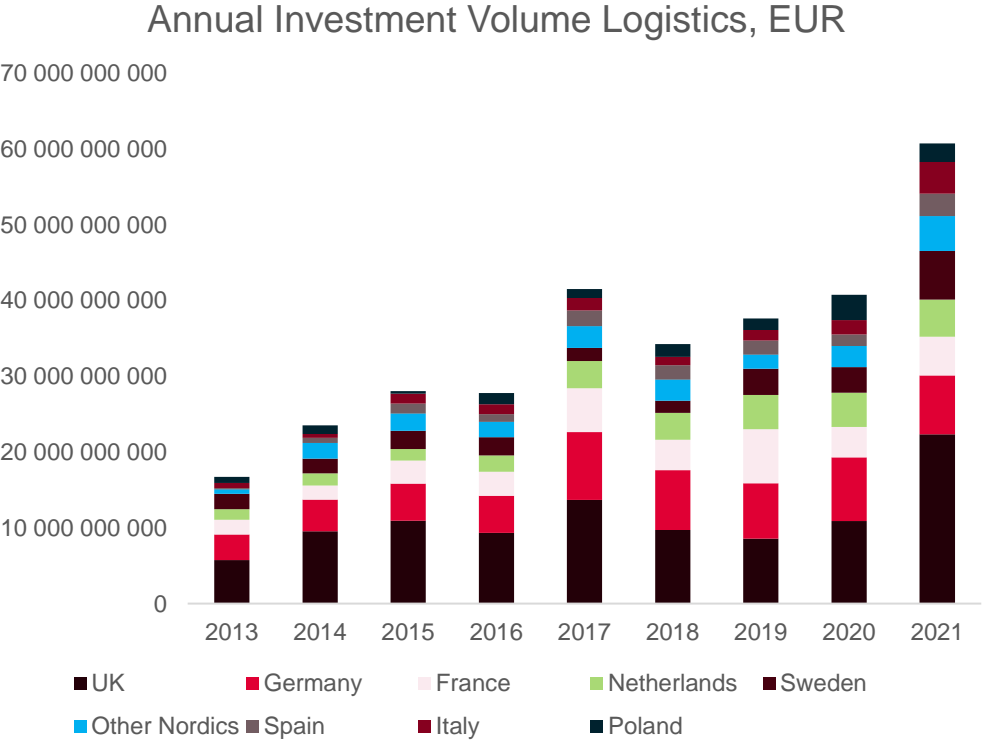


STRONG DEMAND KEEPS VACANCY DOWN

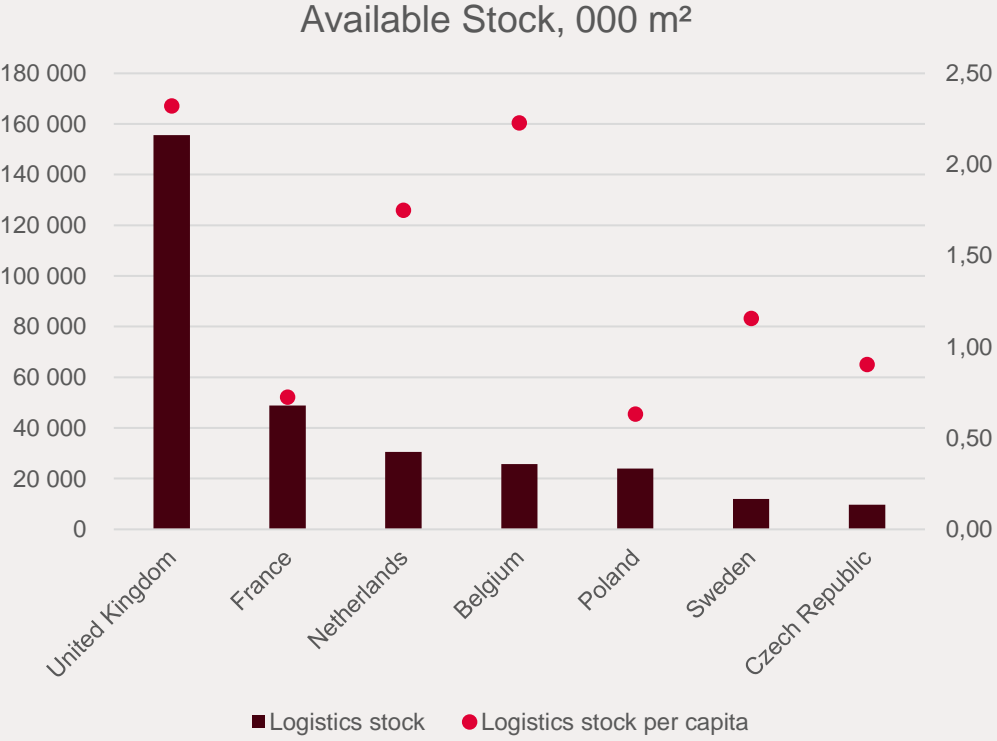
- Demand supported by strategic decisions to make supply chains more resilient and support decarbonization
- E-commerce has decreased from 21% to 12% during 2022 with TPL growing stronger
- Current capacity and stock only enough for six months take-up*

Market drivers

GROWING NUMBER OF INTERNATIONAL INVESTORS

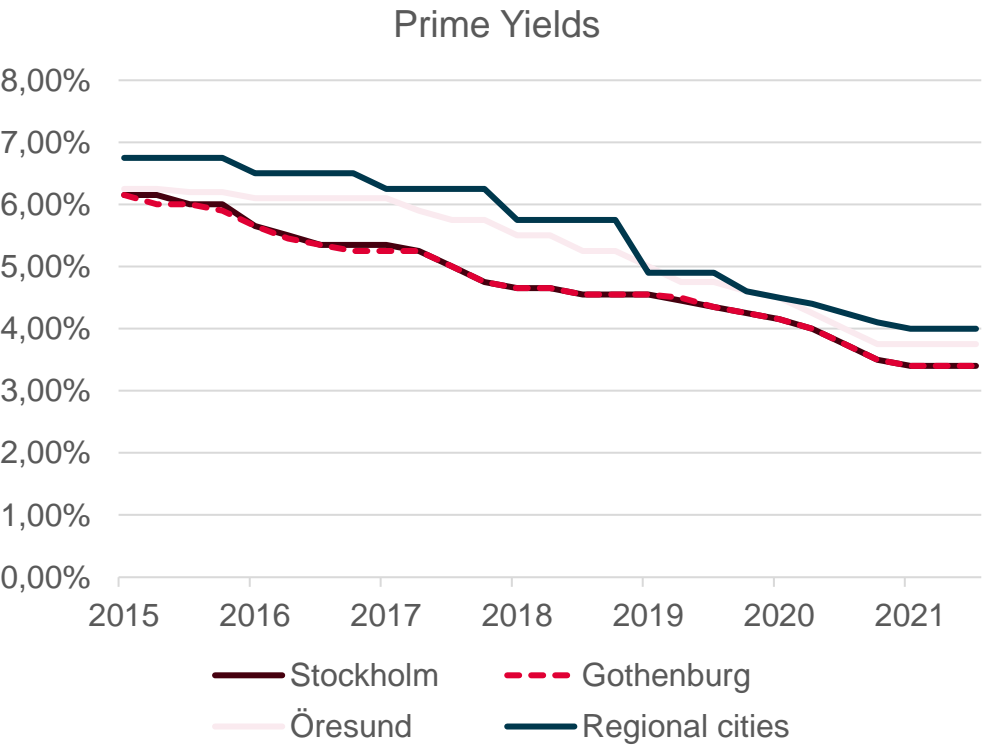


AVAILABLE PRIME LAND LOTS DECREASING

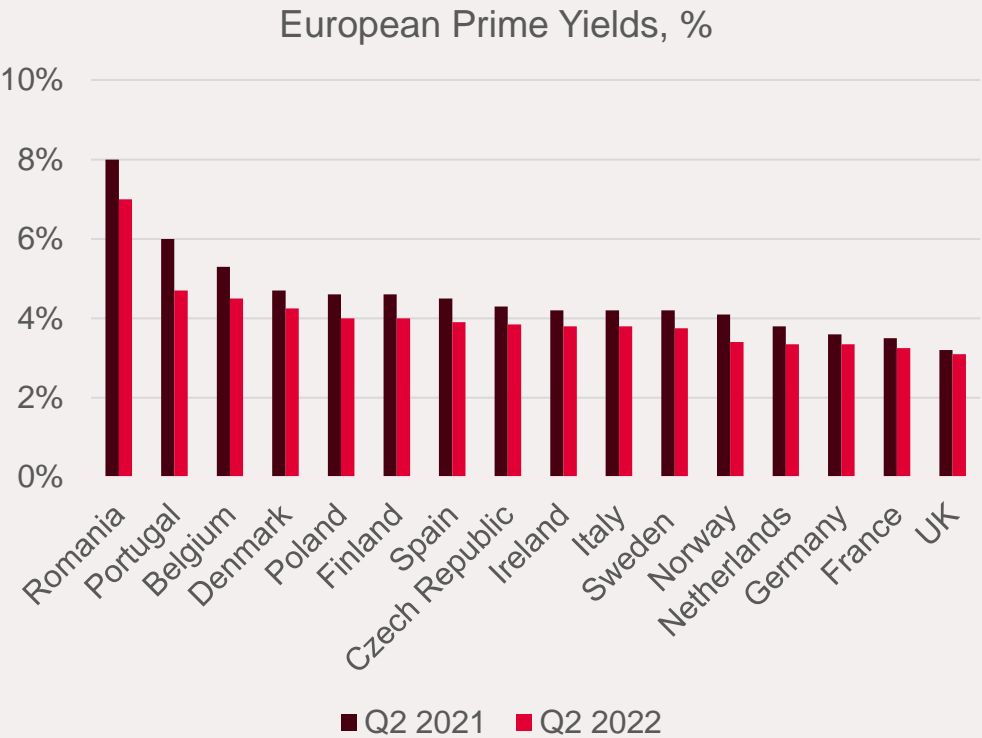


Yield development

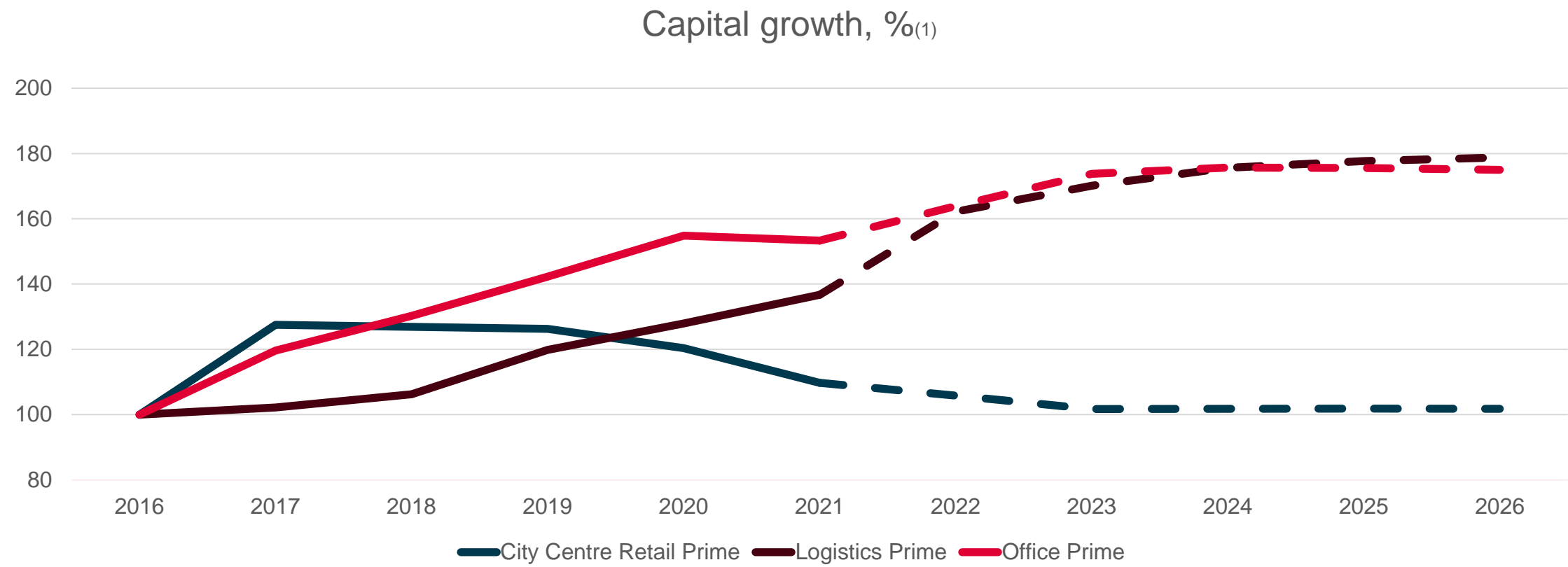
RAISING VALUATIONS DRIVEN BY DEMAND



PART OF A GLOBAL TREND



Market outlook



2. Business overview

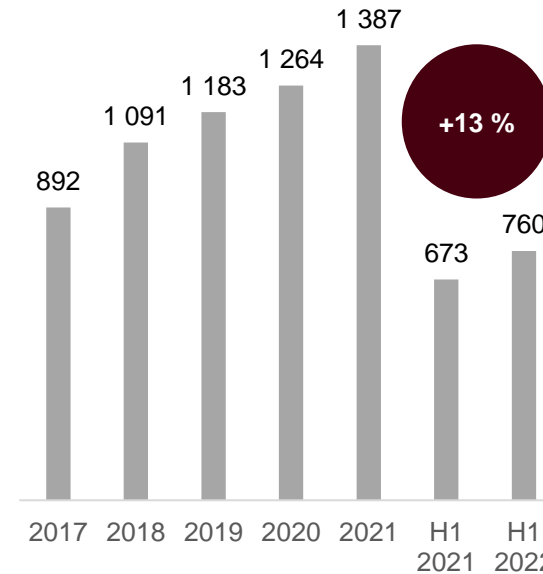
Sector-leading portfolio and prime customer base

Q2 2022 summary

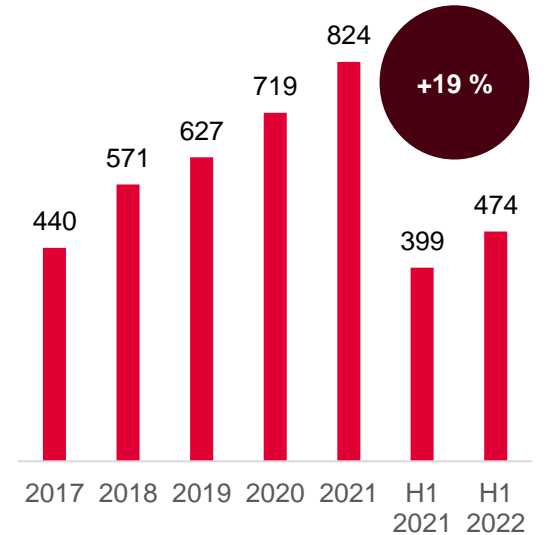
- Rental income increased due to acquisitions, projects and indexation
- Optimizing the portfolio
 - Acquisitions in Horsens, Denmark
 - Divestment in Växjö, Sweden
- New projects announced
 - Signed pre-let with MM-sport in Landvetter
 - Signed pre-let with Elgiganten in Jönköping

Continued strong results

Rental income
SEK M



Income from property management
SEK M



+13 %
Rental income YoY,
H1 2022

+19 %
Profit from
property mgm YoY,
H1 2022

96.2 %
Letting ratio

36.3 %
Loan to value

5.7
WALE

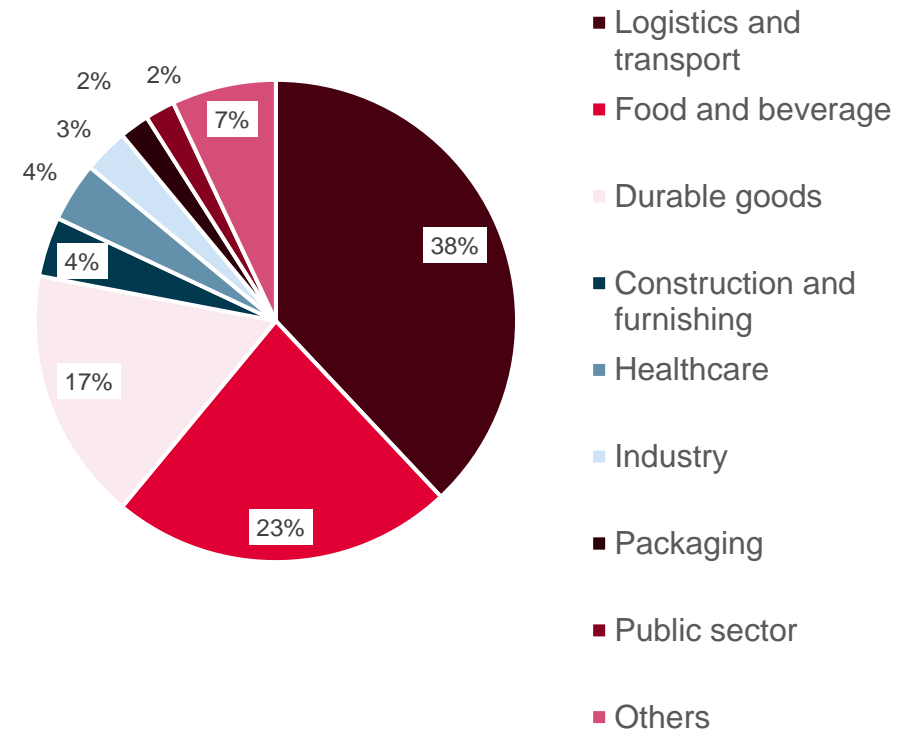
Business overview

Customer base

Customers	Share of contractual value
DHL	11%
Postnord	7%
Martin & Servera	6%
ICA	6%
Boozt	4%
Nowaste Logistics	3%
Dagab	2%
Intervare	2%
Menigo Foodservice	2%
Nordic Transport Group	2%
Top 10	44%

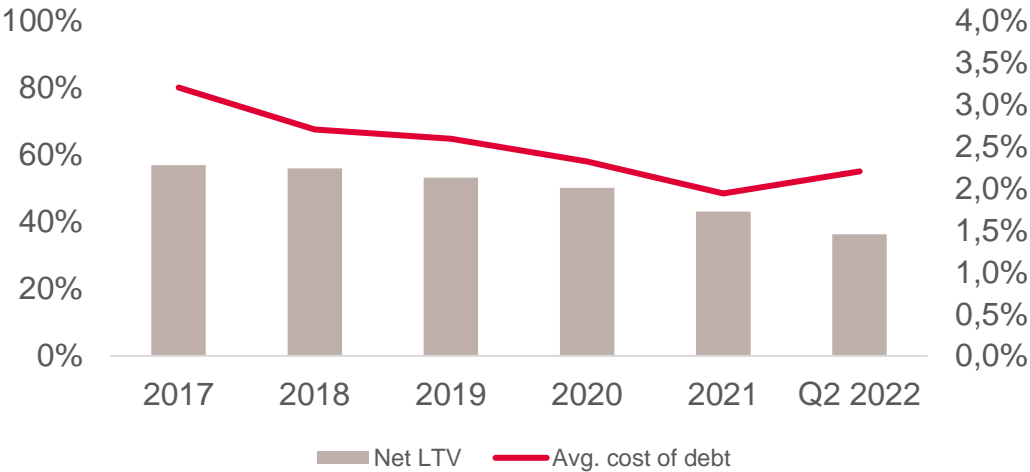


Customer segments

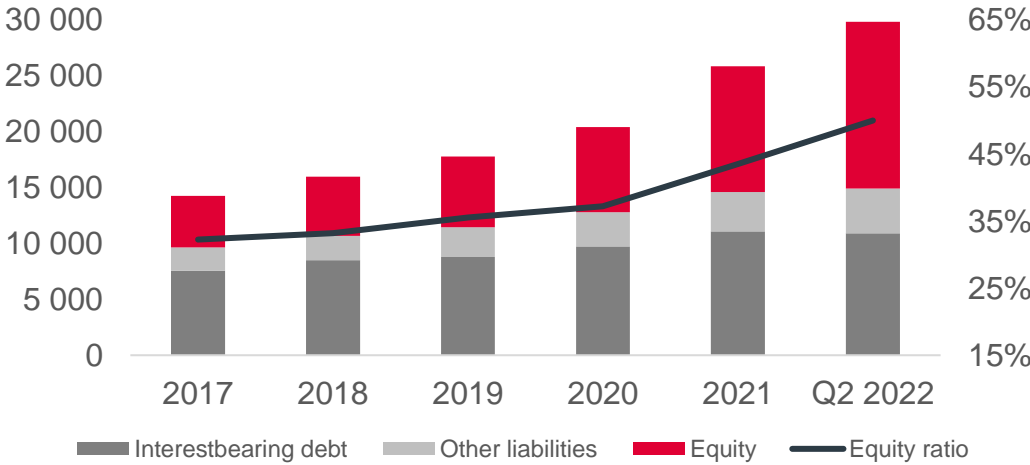


Finance

LTV & Cost of debt



Capital structure



5,3x
ICR

3.5yr
Debt
Maturity

3.1yr
Interest
Maturity

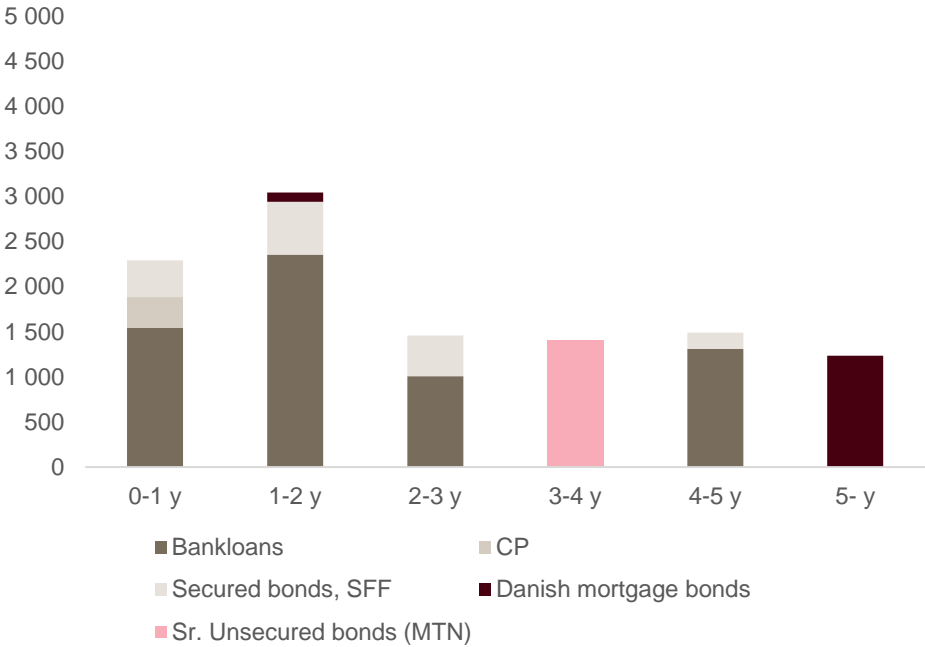
65%
Hedge
Ratio

28%
Green
Share

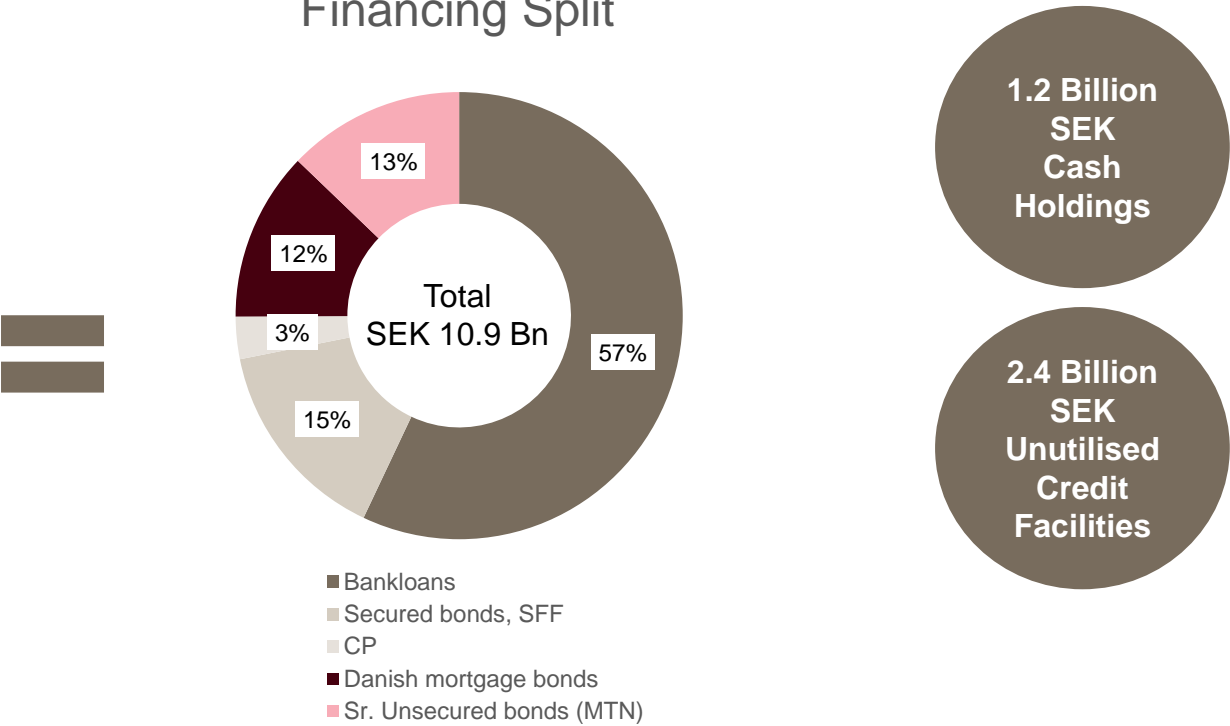
30%
Secured
LTV

Finance

Debt Maturity



Financing Split

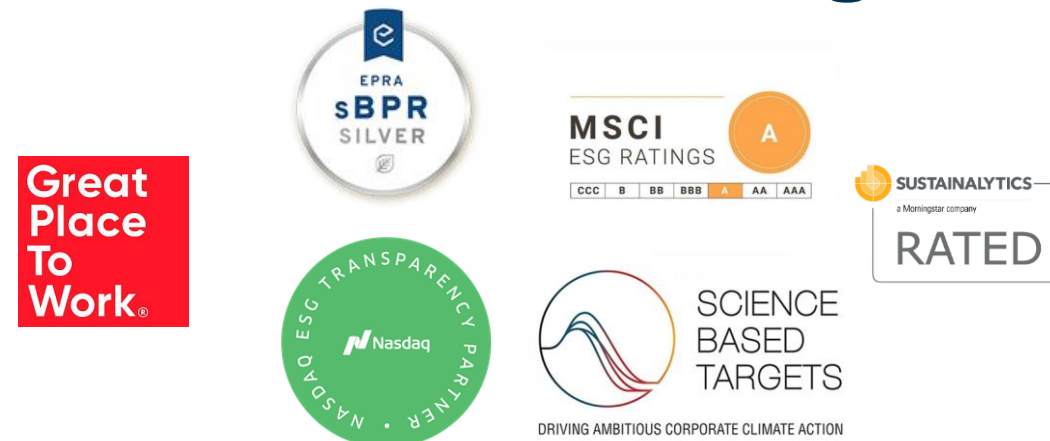


Sustainability targets

BECOMING A SUSTAINABILITY CHAMPION

- Net-zero greenhouse gas emissions 2030
- Portfolio net-positive in terms of biodiversity 2030
- The Group's lettable area must be environmentally certified 2030
- Certified as a Great Place to Work with the ambition of achieving a TrustIndex of 85 percent 2025 (the industry average in Sweden is 82 percent)
- Influence our business partners and our environment positively by participating in societal development

Awards and ratings



EU Taxonomy

	2022 Jan-Mar, SEK M	Eligible, %	Not eligible, %
Revenues	377	100	0
Investments*	731	100	0
Expenses	18	100	0

Reference: Excluding land*

3 Growth strategy

Attractive growth enabled by our long-standing customer relationships, unique landbank and strong financial position

M&A strategy

OPTIMIZING THE PORTFOLIO

• Acquisitions

- Vrangelsro 5:4 in Halmstad
- Logistiken 3 in Umeå

• Divestments

- Älghunden 3 in Jönköping
- Älghunden 2 in Jönköping
- Terminalen 1 in Trelleborg
- Magneten 6 in Umeå
- Magneten 3 in Umeå
- Fröträdet 1 in Växjö

Modern and sustainable property in great logistic position



Large, older property with low development potential



Current development

Part of Dansered 1:64, Härryda

Tenant: Menigo, MM-Sport
Investment: 1 056 SEK M
Sqm: 84 060
Finalized: Q2 2024



Bunkagården Mellersta 1, Helsingborg

Tenant: PostNord
Investment: 132 SEK M
Sqm: 16 478
Finalized: Q3–Q4 2022



Plantehuset 3, Helsingborg

Speculation
Investment: 124 SEK M
Sqm: 15 000
Finalized: Q3 2022



Sockret 4, Malmö

Tenant: Lekia
Investment: 208 SEK M
Sqm: 18 665
Finalized: Q1 2024



Planeraren 2, Borlänge

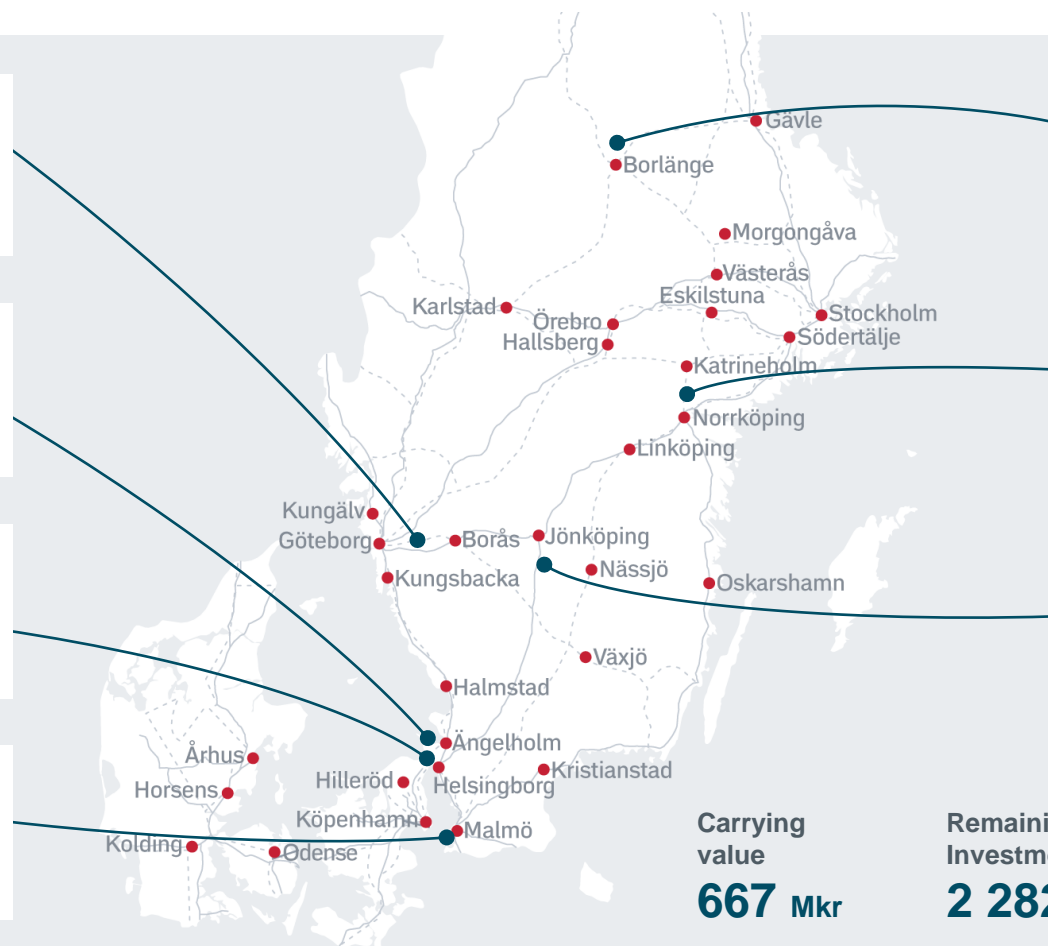
Tenant: ICA
Investment: 90 SEK M
Sqm: 3 570

Statorn 31, Norrköping

Tenant: SGD
Investment: 115 SEK M
Sqm: 8 400
Finalized: Q3 2023

Hyltena 1:98

Tenant: Elgiganten
Investment: 813 SEK M
Sqm: 86 600
Finalized: Q2 2024



Carrying
value
667 Mkr

Remaining
Investments
2 282 Mkr

GLA under
construction
249 Tkvm

Yield on Cost
~ 6 %

CASE

Elgiganten in Jönköping

Property: Hyltena 1:98

Tenant: Elgiganten

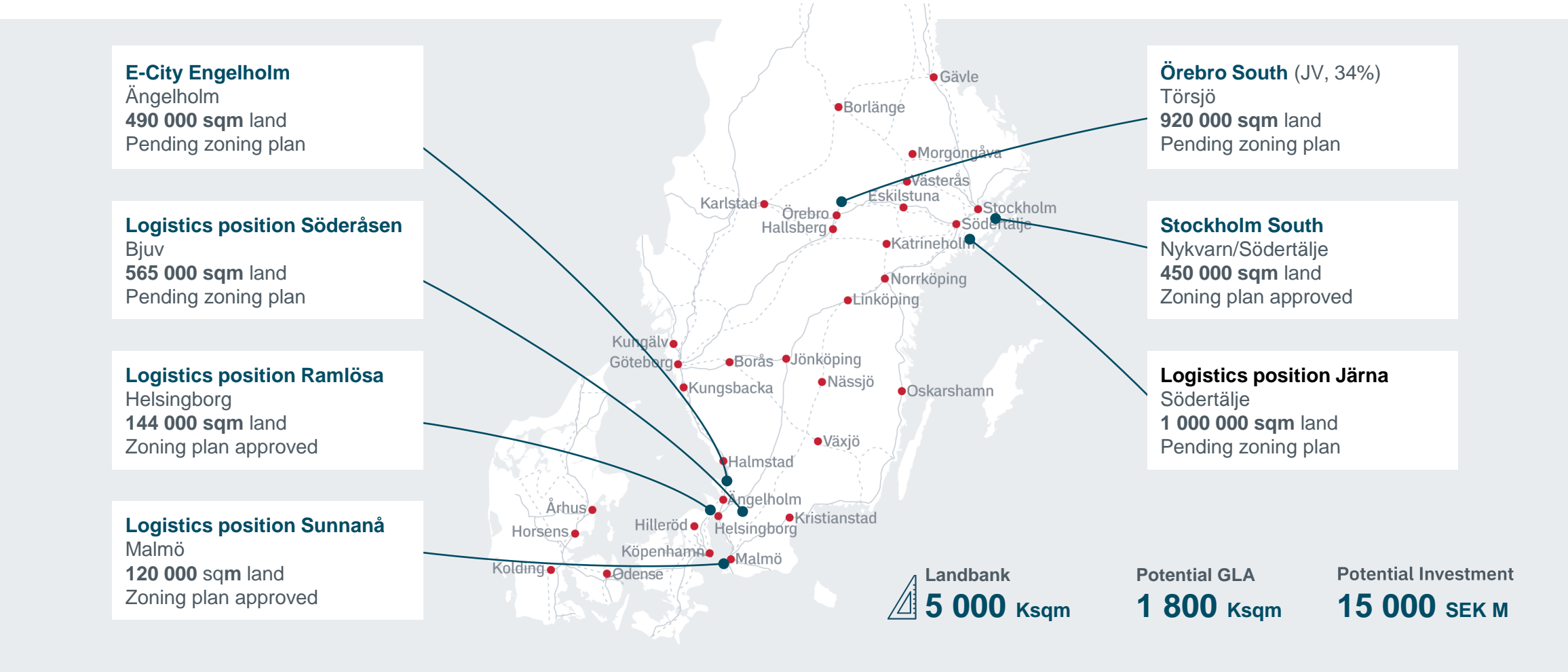
Expected GLA (sqm): 86 600 sqm

Exp. Investment: 813 SEK M

Certification: WELL Core,
BREEAM Excellent



Future development



Takeaway from today

1. Catena is the leading property company within logistics
2. Strong underlying trends favours Catena
3. Strong credit profile provides margin of safety
4. Selective acquisition strategy together with unique landbank will build long-term sustainable value

Q&A



Jörgen Eriksson, CEO



David Silvesjö, Chief Treasury Officer