

CATENA

2021

Annual Report
with Sustainability Report

**Tomorrow's
logistics properties
– the long-term choice**



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ABOUT THIS REPORT

Catena reports the Group's financial and non-financial information in a joint report. The report reflects the Company's operations and integrates financial, sustainability and corporate governance information to provide a comprehensive and coherent description.

Catena's statutory Annual Report includes the Board of Directors' report and the financial statements, covered on pages 18-54 and 92-146. Catena's Sustainability Report in accordance with the Annual Accounts Act is covered on pages 56-90.

Catena's Sustainability Report has been prepared in accordance with GRI Standards, level Core. Catena has also complied with the EPRA Sustainability Best Practices Recommendations Guidelines.



**Catena –
this is who
we are!**

Catena – this is who we are

Catena develops and manages long-term efficient logistics facilities that supply metropolitan regions in Scandinavia. We link Scandinavia's cargo flows, sustainably and through cooperation.



Exceeding expectations

We behave professionally in everything we do, large or small, and have the skills needed to meet current and future needs. Based on this, we always go a little further, daring to be innovative.



Taking long-term responsibility

Both our own work environment and society as a whole are affected by how we act and the decisions we make. What we deliver must be sustainable over time – ecologically, socially and financially.



Being committed

We work close to our customers and one another and we are passionate about what we do. At Catena, we believe in having fun at work and we do not fear this joy being contagious – we are happy to share!



126 properties

499 leases

2,126 thousand m²
lettable space



15,316 shareholders

SEK **23.3** billion
market capitalisation

11 funding channels

From south to north

Locations where one or more of Catena's logistics properties are situated.

→ See also pages 44–47 for a list of individual facilities and properties.



Adapted for tomorrow's product flows

External developments favour Catena, and certain global driving forces are particularly important.

● Digitisation

Accelerating digitisation is driving the strong growth we are seeing in e-commerce. The technology enables fast, individualised and more climate-intelligent deliveries, generating considerable need for new logistics spaces.

● Automation and robotics

Technical innovations contribute to more intelligent and more efficient logistics and trade. The need for logistics space is growing and in pace with changes in development, the design requirements for logistics properties also change.

● Climate realignment

Climate change is driving the need for functioning trade and is also contributing to increased vulnerability. With insights regarding impacts on the climate and the environment, requirements for transparency are also increasing. Logistics, and the capacity to optimise flows with minimal impact on the total extraction of resources, play a central role.

● Circular economy

Shifting linear flows over to circular models presupposes logistics capable of meeting the needs that arise. Return flows can, for example, gain a new and decisive importance in society. New types of spaces will be required to handle the circular flow.

● Demography

Urbanisation places demands on new types of logistics solutions close to customers and a larger elderly population increases the need for individualised deliveries.

● Global market

An integrated world market with complex, global flows means that logistics chains are becoming increasingly critical for the society. To reduce the risk of supply chain disruptions, demand is increasing for more sustainable and functional logistics properties in appropriate locations.

A vision worth investing in

Since Catena chose to focus on logistics properties in 2013, the vision has been clear – Catena links Scandinavia's cargo flows. Three company-specific factors help generate value and show the way ahead.



Focused business model

With a focus on strategically located logistics properties, Catena has established valuable specialist expertise and experience – together with long-term ownership, ensuring that Catena's strong market position affords the Company's customers a proactive partner that assumes responsibility over time.



Sustainable and efficient project development

Development and refinement are important aspects of Catena's business model and generate conditions for growth in the value of the existing portfolio or through new-build projects. With a focus on sustainable and efficient logistics properties connected to key logistics hubs, economies of scale are derived. A large land reserve in strategically important locations facilitates continued growth.



Long-term customer relationships contribute to strong cash flow

Strong cash flow is safeguarded through long-term relationships with a wide range of customers, several of whom are among the largest players in the market and fill many societal functions. This provides Catena with a safe and stable foundation.



2021 in figures – another year of growth



178,379 m² new space

The operations were expanded through project development and acquisitions.



309,969 m² environmentally certified space

A total 15 percent of the entire portfolio is environmentally certified. The spaces added over the year correspond to an increase of 157 percent.



SEK 2,451.2 million in investments

The operations were expanded through project development and acquisitions.

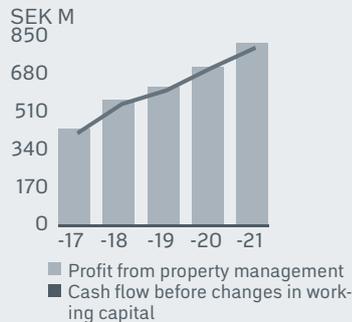


26 percent increase in value

The fair value of the properties increased to SEK 23,400 million.

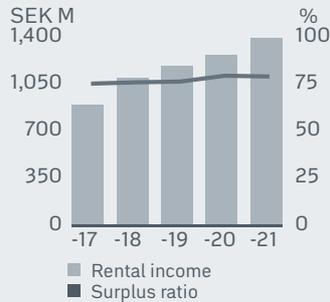
+15%

Profit from property management increased to SEK 824.1 million.



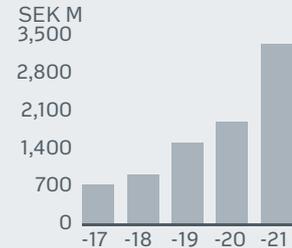
+10%

Rental income increased to SEK 1,387.4 million, with a surplus ratio of 79.0 percent.



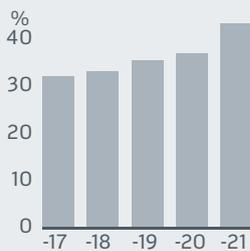
+75%

Profit before tax increased to SEK 3,366.5 million.



+6.3
percentage points

The equity/assets ratio increased to 43.5 percent.



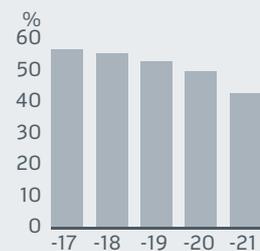
-1.5
percentage points

The economic letting ratio decreased to 94.7 percent.



-7.0
percentage points

The loan-to-value ratio decreased to 43.1 percent.



Three significant events during the year



Accelerating development in e-commerce

The Corona pandemic contributed to accelerating the development of digitally driven trade, which has had positive effects for many of Catena's customers, thereby increasing demand for logistics space.



Continued expansion in Denmark

With the acquisition of another Danish property portfolio early in the year, Catena's position in the Scandinavian market has been further strengthened.



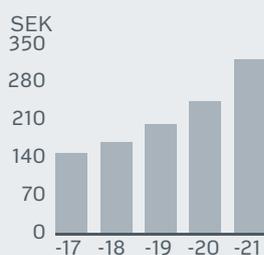
New sustainability targets

Catena advanced its positions in sustainable and efficient logistics facilities by updating and fine-tuning its sustainability targets. Among other things, the Group has its sights set on net-zero greenhouse gas emissions by 2030.

We generate value

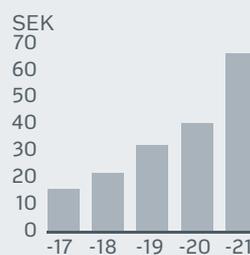
+32%

Long-term net asset value
EPRA NRV, SEK 323.70 per share.



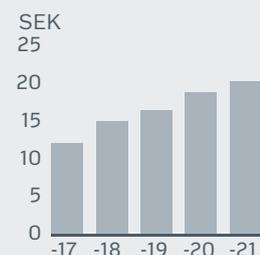
+64%

Earnings per share
increased to SEK 66.63.



+7%

Profit from property management
per share increased to SEK 20.40.



→ Read more about the share's performance on pages 53–54.

Taking long-term responsibility

For Catena, 2021 was a record year with strong value growth and continued stable cash flows. We sum up profit from property management at SEK 824.1 million, an increase of 15 percent compared with the preceding year. Over the year, we also launched a number of major projects in strategic locations – which was gratifying given the demand we are encountering and the accelerated development of e-commerce, which is substantially impacting and driving our business.

Our strong financial and market positions are reflected in the “BBB- with stable prospects” credit rating awarded to Catena by the Nordic Credit Rating (NCR) agency in May 2021. This level corresponds to Investment Grade, generating conditions for long-term financing and greater attractiveness for investors.

“ Catena has always maintained a long-term agenda and worked systematically to identify sustainable solutions. We know that we can make a difference and it is our firm belief that we can safeguard our business for the future through well-considered strategies and a long-term approach.

European logistics market focused on Scandinavia

Seen from a European perspective, the Nordic region, including the Scandinavian countries, constitutes a significant part of the logistics market. We can state that the need for more efficient and sustainable logistics areas remains large – the market is far from saturated.

In the spring of 2021, we acquired another five properties in Denmark with a lettable area totalling 74,000 m². Since then, the Danish logistics property market has heated up even more with sharply declining yields over the year. Catena's aggressive growth strategy in Denmark represents a natural development in which we are refining our offering with additional Danish properties and ensuring that our properties link Scandinavian goods flows in earnest.

At the same time, the availability of land is limited. Although Catena's significant land reserves for future project development represent a clear competitive advantage, over time we have, like other European players, had to be constantly innovative in terms of new locations and space efficiency. Many examples of this can already be seen in the planning of new projects – it involves making use of ceiling heights, using roofs and façades for energy production or increased biodiversity, but it is also a matter of initiating intelligent partnerships that generate synergies for both us and our tenants.

In addition, if the security situation in Europe continues to develop negatively, decision-making processes among our customers could be delayed and cargo flows could be affected. In a scenario with rising prices for materials and energy, Catena's operations could be affected more directly and we could also suffer delivery delays due to the unfolding events. At the same time, the capacity to maintain societal functions, such as functioning logistics and warehousing, gains a high priority in uncertain times, something that became particularly clear in connection with the corona pandemic. We are, of course, monitoring security developments closely.

Key advances towards the future

Catena has always maintained a long-term agenda and worked systematically to identify sustainable solutions. We know that we can make a difference and it is our firm belief that we can safeguard our business for the future through well-considered strategies and a long-term approach. In the autumn of 2021, we decided to further fine-tune our sustainability targets. Already in 2030, we seek to achieve net-zero greenhouse gas emissions, net-positive stocks in terms of biodiversity and for all of our lettable space to be environmentally certified. By developing more sustainable logistics solutions, we are able to exert a positive influence over both business partners and the environment. Although we impose strict demands on ourselves with our ambitious sustainability efforts, this also yields results – environmentally, socially and financially. One result was that in May 2021 we issued our first green bonds within our green framework. This framework, established in accordance with the Green Bond and Green Loan Principles, covers all types of lending instruments where the cash equivalent is reserved for green investments.

As a leading player in logistics properties, we see it as our mission to assume responsibility over time and to alter in various ways the view of what a logistics facility is and how it can best interact with the environment, its surroundings and the community. This approach also improves conditions for those who work in our properties, for our partners and for Catena's employees. A given starting point is Agenda 2030 and the global goals, and, to take a stand on issues of human rights, labour law, the environment and anti-corruption, we have signed the UN Global Compact.

“ Our long-term ownership motivates us to view our facilities in a broader context – as elements in a larger societal construction project, as enablers in the process of realigning to a changing climate and as attractive workplaces.

” As a leading player in logistics properties, we see it as our mission to take responsibility over time and to change in various ways the image of what a logistics facility is.



Long-term ownership

Catena has a winning business model. Our specialised focus on logistics properties may seem narrow, but it means that we amass invaluable expertise and can instead assume a broad and long-term responsibility in which we choose to engage, a responsibility that ranges from new production to customer-oriented day-to-day property management.

The objective is to always exceed expectations and we are therefore cautious about where we direct our resources. Catena's total lettable area of 2,126,000 m² is continuously being developed and fine-tuned – we want to feel proud of every m² of space and work constantly to ensure we are present in the right locations and to increase the performance of our properties in various ways. Environmental certifications are a useful tool that can be supplemented with other initiatives. Our long-term ownership motivates us to view our facilities in a broader context – as elements in a larger societal construction project, as enablers in the process of realigning to a changing climate and as attractive workplaces.

Great Place to Work!

Just as it is important for our tenants to offer attractive workplaces, this is of course important for us too. In 2021, we initiated a partnership with the world's largest workplace survey, Great Place to Work. Even on our first try, we managed to achieve a confidence index of 88 percent – a result of which we are very proud, although it also encourages us to keep up the good work. Our capacity, despite the corona pandemic, to arrange meetings in other formats than online a few times during the year when restrictions allowed, certainly contributed to our admirable result. Participating in these long-awaited meetings, pervaded by a positive atmosphere and strong shared will to continue developing Catena, was a privilege. I look forward to many more opportunities like these in 2022.

Helsingborg, March 2022
Jörgen Eriksson

Global driving forces shape Catena's strategy

A number of global driving forces affect the development of more efficient and sustainable product flows. Catena has identified six driving forces that have a major impact on the Company's earnings capacity, activities and strategies in the short and medium term.



Digitisation drives growth in e-commerce

Accelerating digitisation is driving the strong growth we are seeing in e-commerce. The technology enables fast, individualised and more climate-intelligent deliveries, generating considerable need for new logistics spaces. In Sweden alone, e-commerce grew by 20 percent in 2021 and is expected to grow by a further 14 percent by 2030.



More intelligent and efficient logistics with automation and use of robots

Technical innovations contribute to more intelligent and more efficient logistics and trade. The market for warehouse and logistics automation is expected to increase by 140 percent by 2025. The need for logistics space is growing and in pace with changes in development, the design requirements for logistics properties also change.



Functioning trade requires climate realignment

Climate change is driving the need for functioning trade and is also contributing to increased vulnerability. Domestic transport accounts for 32 percent of carbon dioxide emissions in Sweden. With insights regarding impacts on the climate and the environment, requirements for transparency are also increasing. Logistics, and the capacity to optimise flows with minimal impact on the total extraction of resources, play a central role.



Catena and digitisation

Nearly half of Catena's rental income derives from customers whose operations handle e-commerce flows in various ways. Catena's build-out of major logistics positions in the metropolitan regions and along the major transport routes ensures that Catena will continue being able to track the strong e-commerce trend.



Catena and automation

Catena is a speaking partner and facilitator for coordination between different areas of expertise in logistics to achieve the best solution for the customer. Automation solutions are found at many of our facilities. As robot picking or automated transports within the property become more commonplace as added services, Catena will be able to assist by means of its close partnerships and established relationships.



Catena and climate realignment

We assume responsibility over time and, with new targets, we participate in development and can, in earnest, exert a positive influence on both the environment and our stakeholders. In 2021, Catena's sustainability targets for climate change were updated: Net-zero greenhouse gas emissions by 2030. 100-percent net-positive portfolio in terms of biodiversity by 2030. 100 percent of lettable space to be environmentally certified. Read more in the Sustainability Report on pages 55–90.



Demography

Urbanisation places demands on new types of logistics solutions close to customers and a larger elderly population increases the need for individualised deliveries. Today, 55 percent of the world's population lives in urban areas, a proportion that is expected to increase by a further 2.5 billion by 2050. About 70 percent of the Swedish population increase will occur in the three metropolitan regions.



Circular economy

As linear flows increasingly switch to circular models, this presupposes that logistics can meet the needs that arise. Return flows can, for example, gain a new and decisive importance in society. New types of spaces will be required to handle the circular flow.



Complex product flows in a global market

An integrated world market with complex, global flows means that logistics chains are becoming increasingly critical for the society. To reduce the risk of supply chain disruptions, demand is increasing for more sustainable and functional logistics properties in appropriate locations.



Catena and demographic conditions

The composition and development of the population affects Catena's offering. With the pandemic, e-commerce has gained a foothold among additional age groups, bringing increased demand and other requirements. Growing metropolitan regions and increased urbanisation mean that locations change over time, causing shortages of land for new development. Older properties can be converted to new functions and high-bay logistics properties are solutions for the future. With a land reserve of slightly more than 5 million m², Catena holds an important lead.



Catena and the circular economy

Catena owns all types of logistics properties, from terminals to city logistics for last-mile transport within urban areas. In particular, logistics facilities close to urban centres will play a greater role in the future in optimising freight, return and waste flows. Catena's collaboration at Arenastaden in Solna, through associated company Urban Services, is a good example of how development can be accelerated to create future in- and outflows in urban areas.



Catena and the global market

Catena monitors the external world and the trends that will have a long-term impact on the logistics and logistics properties of the future. With continuous analyses of freight and transport flows and with in-depth knowledge of logistics and trade, Catena is able to serve as a constantly proactive partner, contributing to well-functioning logistics chains. These insights also develop the view of the property itself and how it will work in the future.

Source: E-barometer, HUI, Interact Analysis, World Bank, UN.

A changing world brings greater demand

Demand for logistics properties is driven by increased flows of goods and products, not least as an effect of growing e-commerce. Society is in an ongoing phase of adjustment and development, in which structural changes, technological innovation and climate change, and expanded delivery methods are increasing the need for more space for logistics purposes.

Stable rental market

In line with the increased cargo flows in recent years, due in particular to increased e-commerce, demand for modern well-located spaces has been high. We find ourselves in the midst of an ongoing process of adapting the overall logistics property portfolio, to make it better suited to modern society.

The rental market in the logistics properties segment is relatively stable and rent levels for newly produced logistics facilities are determined largely by the costs for land and production. However, access to appropriate land is limited in certain geographical locations. This provides conditions for growth in rental levels and generates favourable conditions for realising new production with good profitability on existing properties.

We are also seeing more clearly increased differentiation. Rent levels for well-placed terminals, e-commerce premises and specialised premises, such as for food, where demand is high, are somewhat higher than for traditional warehouses.

Other managers, logistics properties

A small number of property companies specialise in logistics properties. In addition to Catena, the larger Swedish listed companies include Sagax and Corem. Several of the established property companies have in recent years increased their focus in the logistics segment, such as Castellum and Wihlborgs.

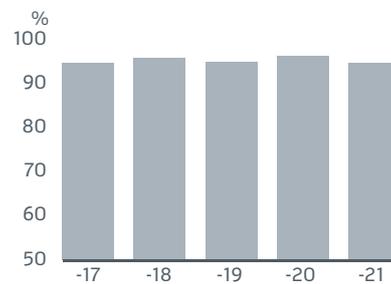
International companies such as Mileway (Blackstone), Logicensors, NRP/Wilfast and Prologis, as well as privately owned companies including SLP, Bockasjö and Kilenkryssset also operate in Sweden. In addition, the company Logistic Contractor develops and builds logistics facilities.

Customers

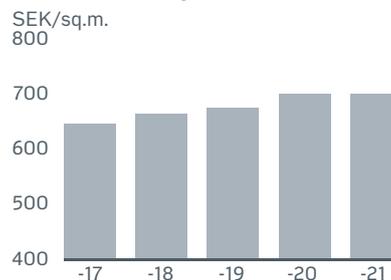
The logistics property companies' tenants include logistics companies to whom producers, wholesalers and even retailers outsource their logistics function through third-party logistics. Major players among these are DHL, PostNord, Schenker, DSV, Bring and Green Cargo.

The sector's customers also include producers and suppliers who handle their logistics in-house in their own or leased premises. This is true both of heavy industries such as Volvo and Electrolux as well as large retailers like ICA, Axfood and IKEA and e-commerce companies such as Apotea, Boozt Fashion, Dustin, Mathem and Mat.se.

Catena's economic letting ratio



Catena's average rent level



Active investment market

In 2021, 900,000 m² of new logistics space was completed in Sweden and, in 2022, newly built logistics space is expected to amount to 1,400,000 m², from having averaged about 600,000 m² over the past five years.

The growth in space is primarily occurring in e-commerce, which requires 2.4 times more space than traditional retail trade logistics. E-commerce also drives growth in third-party logistics. Another contributing factor is the omni-channel realignment taking place in food logistics, as well as the continued expansion of the big box players, such as Biltema, Rusta and Dollarstore. The proportion of speculative construction projects is also high and has increased compared with previous years. In the long run, it is also predicted that the transition to a circular economy will further drive the need for space.

Since the early 2000s, the logistics property market has undergone a structural transformation. In the past, the properties were largely owned by the companies that used them, but we have gradually seen more institutional players with indirect or direct exposure in the segment.



Logistics position Tostarp in Helsingborg, with the facilities leased by Nowaste Logistics. By constructing an additional building of about 15,000 m² use can be made of remaining building rights for the Plantehuset 3 property.

In terms of transactions, 2021 was the strongest year to date in the Swedish property market. Total transaction volume amounted to slightly less than SEK 400 billion. Major acquisitions and mergers pervaded the year. The transaction volume in industry, logistics and warehousing amounted to about SEK 50 billion of the total, which means that the segment is now the third-largest. The demand for pure logistics is huge while the supply is limited. A large part of what can be classified as pure logistics is new construction that has either already been sold at an early stage or is being built on the developer's own account.

The Nordic region is ranked as Europe's the third-largest logistics market, after the UK and Germany, leading to a more diversified group of investors willing to accept lower returns in order to compete for the best items. For modern logistics properties with long-term leases, located in attractive locations, the yield requirements have continued to fall and are increasingly noted at less than 4 percent. Nevertheless, it is still relatively cheap to invest in Sweden compared with core markets in continental Europe.

Financial market

When a second wave of contagion and tightened restrictions interrupted the economic recovery in the run-up to 2021, the world once again witnessed a combination of central bank stimuli and government spending to support companies and households. Although Denmark and Sweden have implemented different contingency plans during the corona pandemic, both countries recovered strongly in the second and third quarters. In the fourth quarter and into 2022, the pandemic has again been in focus, contrib-

uting to uncertainty regarding the resilience of the recovery. In an international comparison, Sweden and Denmark are under-leveraged (about 40 percent of GDP), which in theory also provides scope for these countries to be able to counter a possibly deteriorating economy. No signs of recession could be seen in the run-up to 2022 however.

In the financial markets, 2021 and early 2022 have mainly been about uncertainty associated with future inflation and thus a change in interest rates. The pandemic entailed major changes in household consumption patterns, with the services sector occasionally having been stagnant, consumption has shifted to physical products, contributing to major problems in the supply chain. Combined with high energy prices, central banks have had difficulty analysing the long-term effects on general prices. In the US, price levels have been affected more broadly than in Europe, which the US Federal Reserve ("the Fed") has clearly responded to by indicating its ambition to initiate an interest rate hike cycle in 2022 and to phase out its asset purchases and possibly also a reduction in its current balance sheet.

In November 2021, the first Swedish case of the Omicron virus variant was diagnosed. Although the pandemic has proven difficult to halt, despite its impact, the global recovery in the run-up to 2022 remained intact. With central bank interest rates on the rise, it is not difficult to predict that long-term interest levels will follow suit. From the perspective of investors, this should not deter property investments – on the contrary. Most of Catena's revenue streams are inflation-indexed, thus providing a natural hedge against higher nominal interest rates due to increased inflationary pressures.

A knowledge-leading role

Catena monitors the external world and the trends that will have a long-term impact on the logistics and logistics properties of the future. Alongside continuous analyses of how goods and products move in Scandinavia and in-depth knowledge in logistics and trade, this affords us a leading role in terms of knowledge and customers with a continuously proactive partner. These insights also develop the view of the property itself and how it will work in the future.

Sustainability is a fundamental element in our offering

Catena works with sustainability issues on many fronts. When we build new facilities and renovates older ones, an important parameter is energy optimisation with, solar cells or energy trees, for example, absorbing renewable energy from the atmosphere. Another focus involves using appropriate, sustainable materials and certifying buildings – which also encompasses sustainable workplaces so that working in logistics will remain attractive. Taking responsibility over time also means ensuring that the properties are equipped for future climate change.

One of the more significant changes in recent years is the environmental impact of transport as fossil fuels are switched to renewable ones. The development of transport vehicles not fuelled by diesel or petrol is well under way and optimal charging or refuelling opportunities will become a natural part of the construction process and delivery. Together with the increasing digitalisation of the transport sector, which benefits both sustainability and security, conditions are created to offer intelligent solutions, making a major difference for carriers and tenants alike.

Innovation to increase space efficiency

The need for different types of logistics positions is increasing in pace with continued growth in e-commerce with deliveries being measured in packages and articles rather than pallets. Although key logistics nodes will remain important, additional solutions close to urban centres will be demanded as tenants address the final mile of their deliveries in urban environments using more sustainable transport alternatives, such as bicycles or mini-vehicles.

Although Catena currently has an advantage over its

competitors with its industry-leading network of logistics facilities and significant land reserves, increasing needs for locations close to urban centres and land in metropolitan regions require further innovation.

Multi-tenant warehouses, in which several logistics companies share space, will increase in number. Older properties can change function completely or make room for new, better adapted facilities. In urban centres, logistics properties may increasingly be built vertically, with space being used more optimally. Today, although we mainly use the roofs of our facilities for solar cell installations, large roofs and façade surfaces may also become crucial for increased biodiversity, food production or future carbon capture alternatives.

Cooperation and partnership key paths of progress

A key element in our project development work is being able to anticipate tenants' needs. With extensive experience in all aspects of adapting logistics facilities to customer needs, we serve as a speaking partner and facilitator of partnerships between different areas of logistics expertise. In that way, we can achieve the optimum solution for the customer.

Automation solutions will soon be found in many facilities and as robot picking or automated transports within the property becomes more commonplace, we will be able to assist, thanks to our close partnerships and established relationships. An increasing trend is for tenants to require that the property be adapted from the outset – an optimised and fully-equipped facility with customer-friendly property management, all packaged in the lease agreement. In our offering, agreements like this may also include financing of broader technical or logistical solutions.





Operations

How we generate value

Catena offers attractive logistics facilities in strategic locations. Together with our stakeholders, we generate sustainable value and thus play an important role in future logistics and societal development.

In a well-functioning logistics network, logistics hubs are of considerable importance. We are constantly advancing our positions to help shape the future with the vision of “to link Scandinavia’s cargo flows”. We take a long-term and customer-oriented approach as our starting point, with our business concept clarifying how we generate value: “Catena shall sustainably and through partnerships develop and manage efficient logistics facilities that serve the metropolitan regions of Scandinavia in the long term”. Our successful efforts are reflected in a stable return over time – the total dividend for 2016–2021 was SEK 1,137.7 million.

Our work is conducted from four strategic horizons

It is when goals and strategies are translated into reality that development is achieved. Those who work at Catena are highly driven and take great pride in what they deliver. We are a value-driven organisation – exceeding expectations, assuming responsibility over time and demonstrating our great commitment are the fundamental values underpinning all relationships and decisions, both major and minor. This means we get a little closer to our vision every day.

Our work is guided by clear targets based on four strategic horizons (the outcomes of the targets for 2021 are described on pages 20–21).

Property development

Catena wants deliver additional sustainable and efficient logistics facilities to be an even better alternative for customers, investors and employees. We strive for a strong cash flow (our overarching objective), our profit from property management shall amount to at least 50 percent of each SEK 1 in revenue, and we shall grow by at least 10 percent annually. Combined with our own project development activities, acquiring land and properties at existing or anticipated logistics hubs is a key strategy for growth. At least SEK 600 million shall be invested in projects annually.

→ Read more about property development on pages 26–33.

Sustainability

What Catena delivers should be sustainable over time. The objectives for 2021 include the company certifying all newly produced properties to at least the Miljöbyggnad Silver environmental standard or equivalent by 2025 and, in that same year, to reduce energy use for normal year-adjusted heating by 15 percent in kWh/m² and for electricity by 10 percent in kWh/m² compared with 2017. Being an attractive and responsible employer is reflected in high degree of willingness to recommend us and we seek to achieve an ENPS of at least +40 in its annual survey.



CATENA

CORE VALUES

- Exceeding expectations
- Long-term responsibility
- Being committed

OPERATIONAL TARGETS AND STRATEGIES

Property development

Financing

Sustainability

Market

OVERARCHING TARGETS

Strong cash flow from operating activities enabling sustainable growth and stable returns

BUSINESS CONCEPT

Sustainably and through partnerships developing and managing efficient logistics facilities that serve the metropolitan regions of Scandinavia in the long term



On 28 September 2021, we announced updated sustainability goals. With our sights set on 2030, we seek to achieve net-zero greenhouse gas emissions, net-positive stocks in terms of biodiversity and all lettable space shall be environmentally certified. By 2025, we want to be certified as a Great Place to Work, reaching a Trust Index of 85 percent. With the new targets included in our business plan for 2022, we demonstrate even more clearly that we want to take responsibility over time and seek to be involved in the development of society.

→ Read more about our sustainability work on pages 55–90.

Market

Catena’s objective to always receive an enquiry when major logistics facilities need to be established. Good relations and a strong brand are important success factors, we seek to consolidate its position as a leading company in the area of logistics. Catena aims to achieve an economic occupancy rate of at least 95 percent. The focus is on innovative and sustainable customers, where Catena, as a long-term, customer-focused and proactive speaking

partner meets the needs that arise when product flows and customer behaviours change.

→ Read more about our market on pages 12–16.

Financing

Within the framework of its finance policy, Catena shall ensure appropriate financing at the lowest possible cost in the short and long term. Four financial targets linked to our risk profile build stability and were adjusted on 9 April 2021 to further strengthen our financial situation:

- Equity ratio of at least 40 percent (previously 30 percent)
- The interest-coverage ratio shall not be less than a multiple of 2 (previously a multiple of 1.75)
- The average debt maturity should be at least 2.5 years (previously 2 years)
- The loan-to-value ratio shall not exceed 50 percent (previously 60 percent)

The financial targets help us maintain an Investment Grade rating.

Strategic realignment

Historical	Current	Future
Logistics properties	Efficient, sustainable and adaptable logistics properties	Logistics properties that can be completely adapted to a changing world and that contribute to the development of society by efficiently and sustainably linking Scandinavia’s cargo flows
Supplier, property manager, shareholder	Speaking partner regarding the entire logistics chain, as well as regarding suppliers, managers and long-term shareholders	Strategic conversation partner who, through deliveries, property management and long-term ownership helps to optimise the logistics network for customers and society alike
Focus Sweden	Strong position for handling Scandinavian cargo flows	The first choice for Scandinavian and international players when it comes to handling Scandinavian cargo flows

VISION
Linking Scandinavia’s cargo flows



Target fulfilment in 2021

Our work is conducted from four strategic horizons.

	Targets	Time perspective	Status	
 PROPERTY DEVELOPMENT	At least 50 percent of income from property management shall be profit and this should grow by at least 10 percent annually	Annually	59 percent/15 percent	✓
	At least SEK 600 million shall be invested in projects	Annually	SEK 913 million	✓
 SUSTAINABILITY	At least 50 percent of all space at the Group's facilities shall be certified, as a minimum, at the Miljöbyggnad Silver level or equivalent	2025	15 percent	→
	Fossil-free energy (applies to energy that Catena purchases/generates)	2030	91 percent	→
	Achieve an eNPS of at least 40	Annually	+54	✓
 MARKET	Strive for a lease term of at least five years for newly-signed leases	Annually	86.2 percent	✓
	Maintain an economic occupancy ratio of at least 95 percent	Annually	94.7 percent	✗
 FINANCING	Average debt maturity shall be at least 2.5 years	Annually	3.3 years	✓
	The interest coverage ratio shall amount to at least to a multiple of 2	Annually	4.5 times	✓
	The equity ratio should be at least 40 percent	Annually	43.5 percent	✓
	The loan-to-value ratio shall not exceed 50 percent	Annually	43.1 percent	✓

Share performance

Proposed dividend 2022
SEK 8.00/share

Corresponding to a yield of 1.4 percent (1.9).

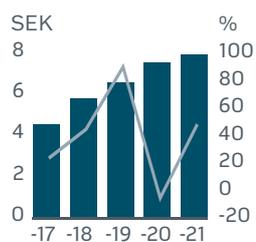
Share price trend
+46%

An increase from the opening price of SEK 385.00 to SEK 564.00.

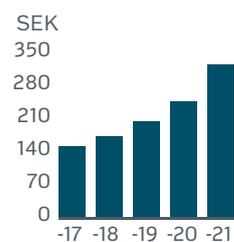
Highest price quoted
SEK 593.00

25 November 2021. The lowest price quoted for the share was SEK 363.00 on 1 April 2021.

Dividend per share and total return



Long-term net asset value EPRA NRV, per share



Share price trend 1 January 2013 – 28 February 2022

■ Catena ■ Carnegie Real Estate Index ■ OMX Stockholm PI



According to the proposal by the Board of Directors and the CEO.



The logistics network

Catena offers different types of logistics facilities that can all interact in a complex logistics network with the aim of optimising flows. Logistics properties fulfil different tasks and functions for collecting, storing and distributing goods, thereby imposing different demands on the properties.

To meet end-customers' demands in terms of on-time delivery, climate footprint and cost, the product should always be optimally positioned in the logistics network. One delivery might proceed directly from a small-scale producer to the end-consumer. To be achievable, another delivery may require a regional distribution centre and city logistics. Yet another delivery may involve terminals, logistics warehouses and distribution centres for delivery six months after the order was placed.

Terminal for immediate transshipment

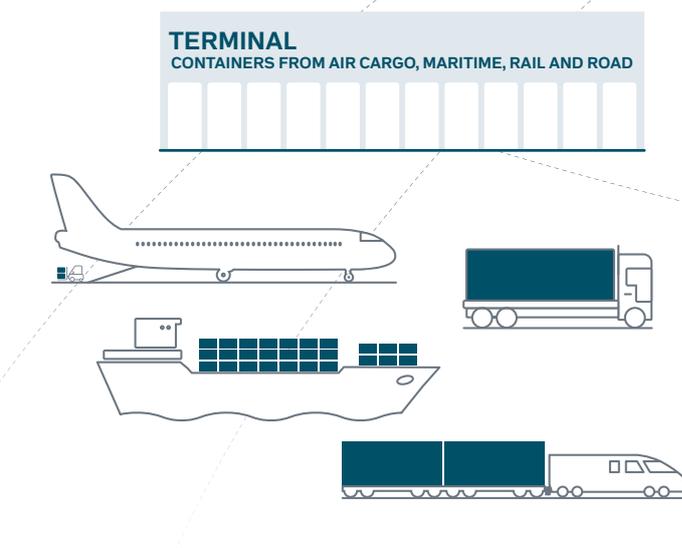
A terminal is primarily designed for the transshipment of cargo and goods that are received and delivered on the same day. Goods arrive there from manufacturers and distributors in Sweden and elsewhere in the world, by sea, air, rail and road. Some are container terminals that are especially well equipped for transferring cargo from one mode of transport to another. The terminals are strategically located near population centres, but, most importantly, with convenient connections to ports, rail routes and major roads. Terminals are often the first establishment at a new logistics location. Terminals are generally operated by one of the major third-party logistics players and several hundred customers may be served by a single terminal.

Logistics warehouses for storage

Logistics warehouses are where goods are placed while awaiting sale and provide a buffer between the customer and the supplier, regardless of whether consumer products or industrial input goods are concerned. Their equipment also differs, from pallet racks to full automation, often with universal systems suited to a number of different products. Logistics warehouses are often located at the producer's facilities or importer's port, or at shared collection points for one or more units. The logistics warehouse is also generally located adjacent to a terminal. Operations at a logistics warehouse are normally conducted by a single tenant or a small number of tenants, who may be a producer, wholesaler, importer or a third-party operator.

Distribution centre – for onward distribution

A distribution centre is designed to store goods in a central location for a short period before onward transport to retailers in the distribution centre's service region. In particular, this requires good loading and unloading opportunities. Distribution centres are often located along the ring roads encircling population centres or, based on the nature of the goods, centrally within a region. As a rule, operations

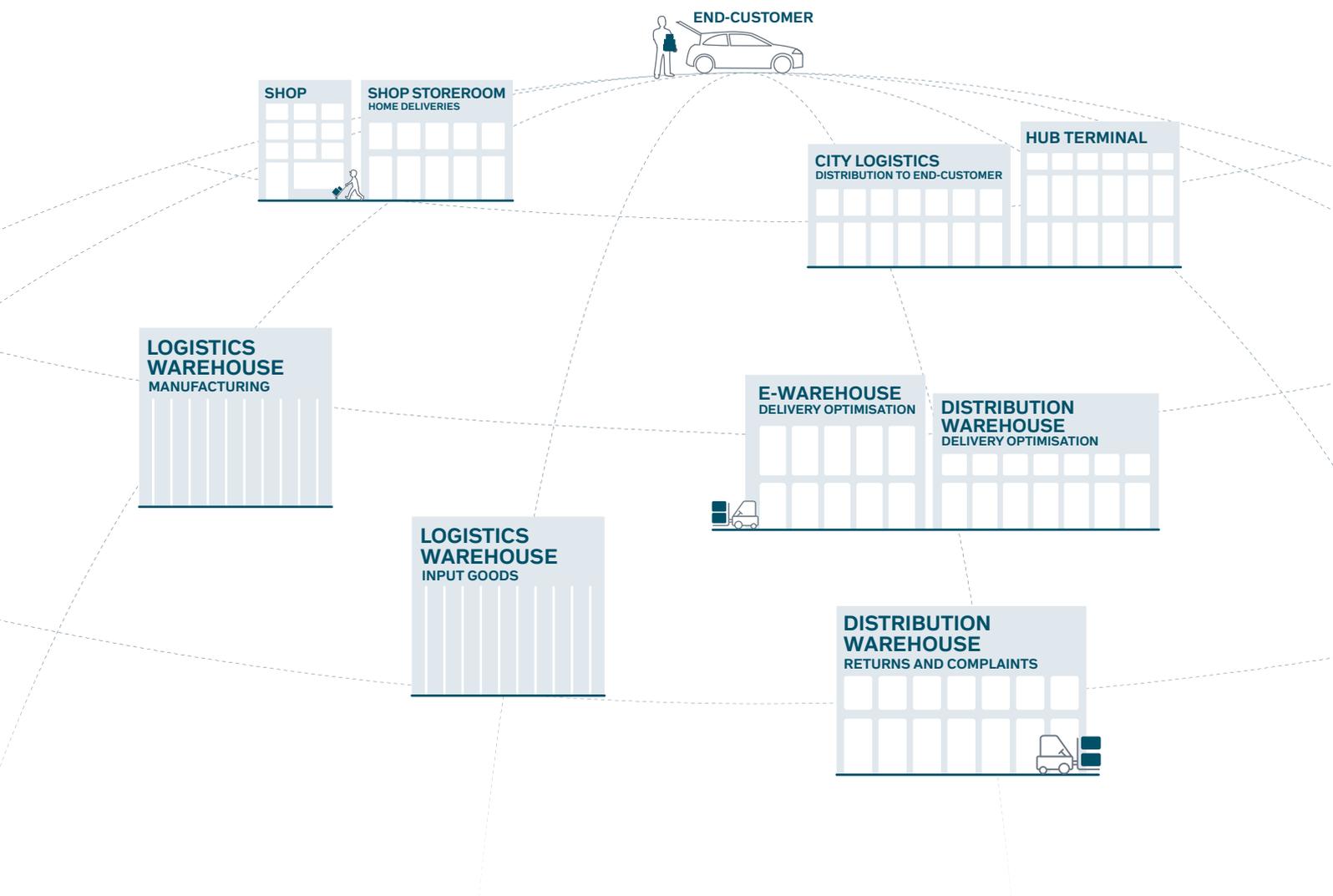


are conducted by third-party logistics companies such as DHL, Bring, PostNord and others. E-warehouse is a variant of city logistics that specialises in serving the growing e-commerce segment.

E-commerce warehouses often have equipment for packing goods prior to delivery to distribution points where end users can collect their goods. They can also be centrally located in urban areas or otherwise easily accessible to consumers in order to streamline and improve the supplier's distribution in the last stage – reaching consumers.

Omni warehouses and city logistics

An omni-facility is a hybrid between, for example, a terminal and a logistics warehouse. That means it has the numerous gates characteristic of the terminal and the space required to receive and dispatch incoming and outgoing goods on the same day. However, it also has the height



characteristic of a logistics warehouse, which is needed to cost-efficiently warehouse goods, even over extended periods. An omni facility or an omni warehouse can include virtually any combination of logistics functions required, depending on location and area.

An increasing trend in the trade sector sees centralised warehouses increasingly being supplemented by more decentralised structures. Shops and department stores are equipped with storerooms that act as omni facilities for the immediate vicinity, functioning as warehouses, shop stockrooms and pick-up points for online sales.

What is referred to as city logistics involves facilities specially designed for frequent, fast and short-distance transports of fast-moving consumer goods to retailers or directly to consumers. The peri-urban facilities, are specifically designed to handle different types of goods from multiple suppliers. They are equipped for rational picking because shipments, although small, may consist

of several different products from several suppliers. In this way, shops, which are not seldom situated in expensive locations, can minimise storage space, save costs and tie up less capital. Producers and importers also get their products out to the shops where there is current demand. Smaller hub terminals close to towns and cities are also becoming more common.

Sustainability and demands from end-customers

The logistics network is continuously assessed and developed. Sustainability will be a more obvious part of the offer that refines the network and various sub-offerings. Focus on the efficiency of logistics properties in everything from the environment and energy to automation alongside more deliberate end customers will result in an increased rate of change. Continuous analysis is necessary on Catena's part to be able to optimise our portfolio and offer new solutions that meet needs.

Active and long-term property management

Through property management close to customers, Catena creates the right conditions for a profitable property portfolio while helping the Company's customers achieve their business objectives. Always exceeding the customer's expectations and assuming responsibility over time are success factors. Characteristic of Catena are our genuine commitment and our durable relationships.

Tenant services

The Company's extensive and diverse property portfolio makes it possible to regulate space flexibly in pace with our tenants' development. Through property management close to customers, Catena is able to understand and meet the needs that arise. Catena has a broad expertise in logistics and properties and is able to act as a facilitator in collaboration with a network of specialists in areas including security functions, IT control systems, handling equipment and fully-automated solutions. In this way, Catena is able to help adapt properties to meet new needs.

Efficiency and maintenance

Catena's properties are continuously improved. The tenant should rest assured that the property will be kept in good condition and that control of the property is part of the offering. Sometimes, particularly when it comes to cost or energy efficiency enhancements, the refinement process is initiated by Catena, and sometimes this occurs in collabo-

ration with an existing or new tenant. Through digitalisation and innovative solutions, Catena continuously refines the customer offering in its own operations.

Development through close interaction and long-term commitment

Having a skilled and efficient property management organisation in place in the regions safeguards relations, not only with customers, but also with the local business community and society in general. This makes it possible to respond quickly to the problems that can arise. By always staying one step ahead and challenging customers with regard to existing and new needs, Catena helps its customers achieve their business objectives while seizing new business opportunities. Catena is a long-term partner and the active property administration resulted in the Company continuing to strengthen our customer relations over the year and increasing the number of customers.

Catena applies an eternal time horizon with regard to both properties and tenant relationships.

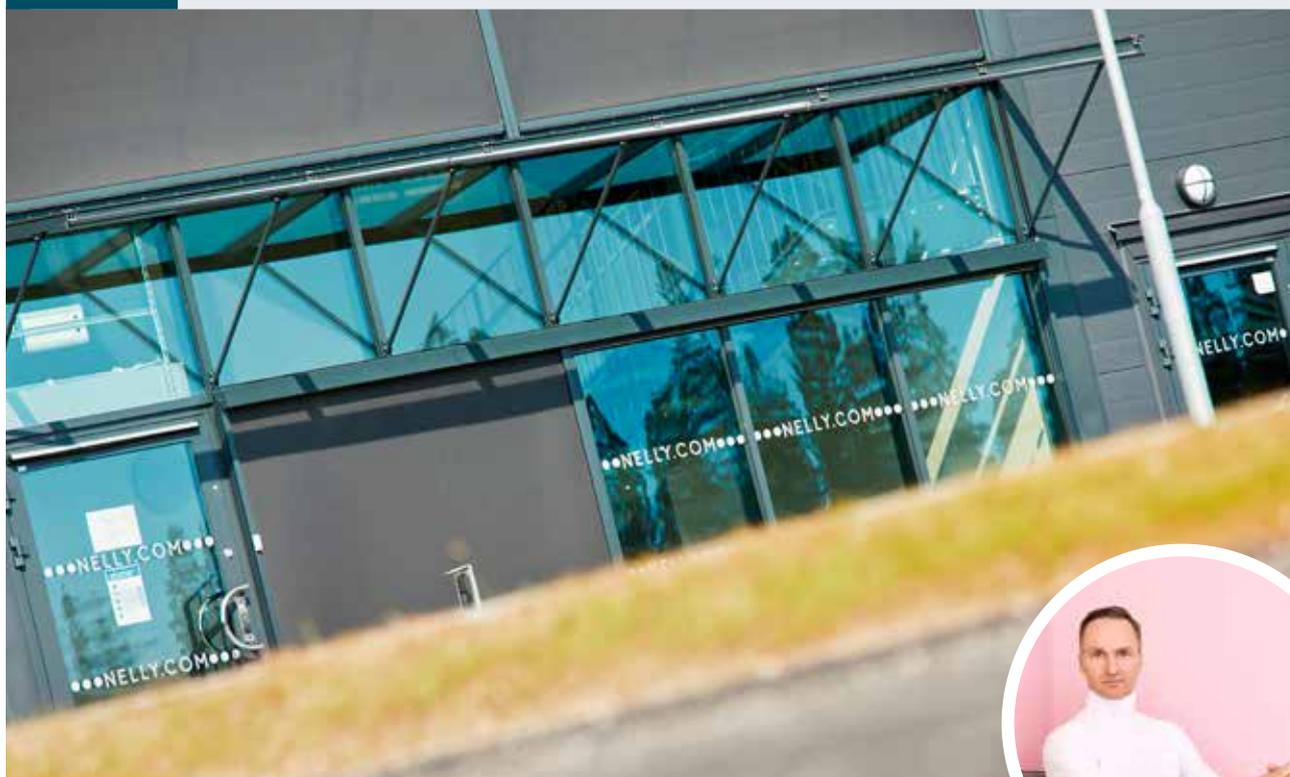


Nelly.com

📍 Borås

🏠 38,300 m²

🌿 Miljöbyggnad Silver



“It’s like getting married”

Nelly.com, a leading Nordic player in fashion on the Internet is a tenant at the Åre 92 property in Borås. Together with Catena, a long-term partnership has taken shape.

The facility was acquired by Catena in 2020 when it had just been completed. After Nelly moved in, Catena signed an additional agreement with Nelly to finance an automation solution from Autostore, which quickly became operational at the facility. With this tailor-made collaboration and a superior local presence, Catena is able to meet Nelly’s needs, both now and in the future.

“When you enter into a long lease, it’s like getting married. For us, it feels good to have a stable landlord who knows logistics and who can accompany us on our journey. Seen over a longer period, our needs will certainly change,” says John Afzelius, CFO at Nelly.

The modern and automated facility contributes to Nelly’s competitiveness and creates opportunities for further growth. One of Catena’s first initiative in the property was to certify the building in accordance with Miljöbyggnad Silver.

“Through professional and rational discussions with Catena, we have been able to make adjustments efficiently.

Manufacturing, transport and warehousing affect the environ-

ment and people, which bring with it a responsibility. Sustainability is left, right and center for us, and a sensibly designed facility is a basic prerequisite,” says John.

In addition to the benefits that efficient and up-to-date premises provide, there were also other reasons for Nelly to move its warehousing operations.

“Borås is a good logistics location at the epicentre for fashion, textiles and e-commerce. The location offers coordination gains linked, among other things, to outgoing shipments and collection times. This is also where most of our operations are already located and we perceive considerable value in having the organisation more concentrated to be able to work near to one another,” says John.

When John discusses the future and the continued development of Nelly’s offering, brand and logistics, he also emphasises the importance of proximity in the relationship between tenant and landlord.

“It felt good that we could so easily secure an efficient and stable facility and get the business started, now all of our focus is on development. The personal contact is valuable to us and Catena has lived up to all expectations, regardless of who we have been in contact with. I am optimistic about what we can achieve together in the future.”

Property development – a central driving force for value

Catena is growing through the refinement of existing properties and the establishment of completely new strategic logistics positions. The ambition is to match our tenants' needs – now and in the future.

As of the balance sheet date, Catena owned and managed 126 properties in strategic locations. They include both acquired properties and properties developed by Catena. The target is for at least SEK 600 million annually to be spent on project development in-house, this provides favourable conditions for being able to grow alongside new and existing customers and, in the long term, generating strong cash flows.

In 2021, Catena invested a total of SEK 913 million (969) in new construction, extensions and renovations. Over the past five years, the Company has invested an average of SEK 764 million annually. On the balance sheet date, projects were in progress with remaining investments of about SEK 1,100 million.

Development of existing facilities

As an active and long-term partner, refining existing properties raises the level of quality and earnings capacity of the portfolio. With the right investments, the properties also become more sustainable over time. Older facilities are developed and adapted to changing flows and purchasing patterns, which may involve modernising warehouses near urban centres to be able to handle city logistics. Projects to enhance energy efficiency are another way of developing existing properties. Improved environmental performance and lower costs are the objective and choosing an appropriate heat source, installing solar cells, securing more efficient ventilation solutions or switching to lighting with modern LED technology can have a substantial effect. During the year, rebuilding was conducted at the Frukthallen 3 property in Årsta, the Sköns Prästbord 2:4 property in Sundsvall and on the Mappen block in Linköping. In Linköping, two older buildings were modernised and have now been connected to a third, newly constructed building via an efficient new geothermal energy plant.

The offering is further honed through new construction and extension projects

Several of Catena's most prominent logistics positions continue to grow. Further developing the opportunities offered at existing properties is a priority – this can be achieved by means of building rights or supplementary acquisitions, for example.

Site development encompassing an entire area generates synergies that benefit both Catena and its tenants. At Logistics Position Sunnanå outside Malmö and Logistics



Position Landvetter in Gothenburg, up-to-date zoning plans gained legal force during the year and detailed planning of 120,000 m² and 210,000 m² of land has commenced. At Logistics Position Tostarp in Helsingborg, work began on an additional logistics facility for Nowaste Logistics and 15,000 m² will be constructed on remaining land with building rights in the Plantehuset 3 property. At the Morgongåva Business Park just west of Uppsala, Apotea is already a major tenant. The area has become a hub for e-commerce logistics with a clear environmental profile, and Catena built a new 38,100 m² facility at the site during the year. Babyland, will operate its e-commerce facility at the facility.

Other locations of importance for goods supply are also noticeable in the logistics network. In an excellent logistics location at Åstorp, Seafrigo was able to move into its 10,800 m² facility during the summer of 2021 and work began on a new 18,700 m² logistics facility on Lodgatan in Malmö where Lekia will be a tenant. Catena also constructed a new 4,500 m² logistics terminal in Luleå where Kyl- och Frysexpressen Nord has moved in – a project that

further strengthens Catena's position in the north of the country.

Larger-scale extensions have also been added to the Lagret 4 property in Nässjö and to the Norra Varalöv 31:11 property at E-City Engelholm.

Catena's objective is to build sustainably over time. All newly produced properties are always certified in accordance with at least the Miljöbyggnad Silver environmental standard or equivalent.

Kyl- och Frysexpressen Nord

Luleå 4,500 m²



Luleå – new location for Catena

In November 2021, Kyl- och Frysexpressen Nord's new facility at the Storheden industrial site in Luleå was inaugurated. The new terminal is strategically important as it will be a transshipment point and a central logistics point that increases Kyl- och Frysexpressen Nord's accessibility. It also means that they now have a more complete offer in the region with both storage and terminal management, long-distance transport and distribution.

Kyl- och Frysexpressen Nord hopes that the investment will increase the company's competitiveness in the region and attract new customer segments.

"We are long-term in everything we do. Setting up operations in the north of Sweden, means we also want to stay here. On our growth journey, it is important for us to work with partners who share our long-term view, and we believe Catena does," says Jon Widell, CEO of Kyl- och Frysexpressen Nord.

Also for Catena, the new terminal means an opportunity to further strengthen its position in the north of the country.

Major projects during the year

Projects	Property	Area m ² , type	Estimated net operating surplus, SEKm	Estimated investment, SEKm	Expended by 31 Dec 2021, SEKm	Completed Letting ratio 31 Dec 2021	Environmental certification
Completed new construction and extensions > SEK 75 million							
Multi-tenant warehouse, Part 2	Sunnanå 12:52, Flansbersvägen 17, Burlöv	18,100 Logistics warehouses	16.0	207.0	207.0	1 Apr 2021 100% let	MILJÖ BYGGNAD SILVER
Seafrigo Nordic	Broby 57:5, Bronsgatan 11, Åstorp	10,800 Distribution warehouse	10.4	164.0	164.0	1 Jul 2021 100% let	MILJÖ BYGGNAD SILVER
Kyl- och Frys-expressen Nord	Storheden 2:1, Makadamvägen 12, Luleå	4,500 Distribution centres	4.9	75.0	80.0	1 Nov 2021 100% let	
Total, completed projects		33,400	31.3	446.0	451.0		
New construction and extensions in progress > SEK 75 million							
Morgongåva	Morgongåva 15:33, Tjusarvägen, Morgongåva	38,100 Logistics warehouse	17.8	300.0	259.0	Q1 2022 100% let	MILJÖ BYGGNAD SILVER
PostNord	Bunkagården Mellersta 1, Bunkagårdsgatan 1, Helsingborg	16,500 Distribution centre	7.8	132.0	23.0	Q4 2022 100% let	MILJÖ BYGGNAD SILVER
Warehouse, Tostarp	Plantehuset 3, Mineralgatan 16, Helsingborg	15,000 Distribution centre	8.3	124.0	20.0	Q3 2022 0% let	MILJÖ BYGGNAD SILVER
Extension ICA	Planeraren 2, Planerargatan, Borlänge	3,300 Distribution centre	5.2	90.0	0.0	Q1 2023 100% let	
Lekia	Sockret 4, Lodgatan 11, Malmö	18,700 Distribution centre	12.9	208.0	47.0	Q1 2024 62% let	MILJÖ BYGGNAD SILVER
Total, ongoing projects		91,600	52.0	854.0	349.0		



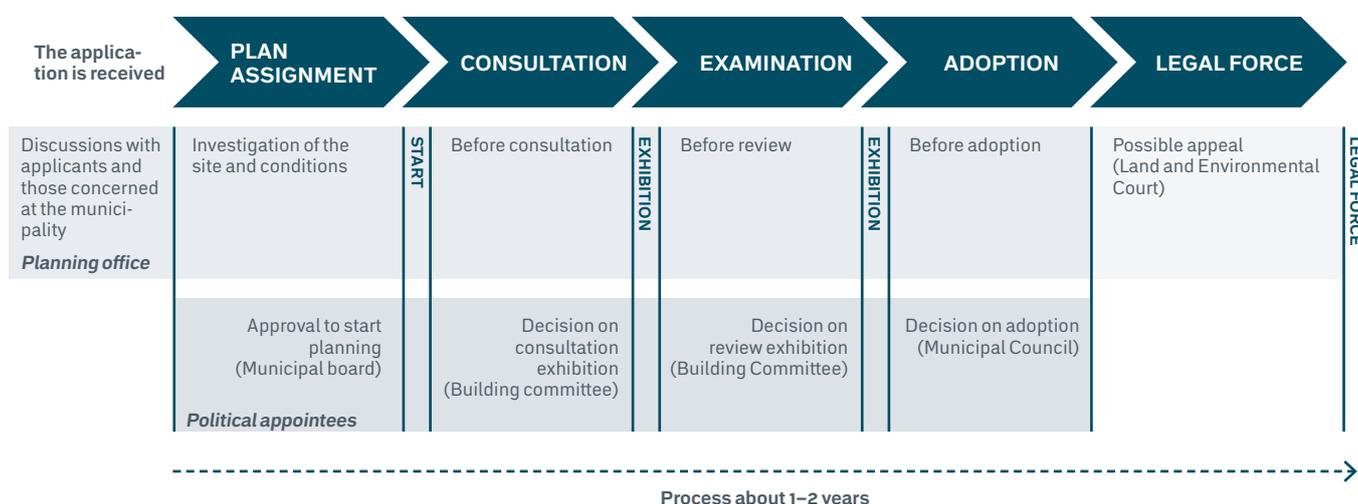
Future projects

Catena's land reserve is crucial for its opportunities for future development projects and therefore also for the continued development of the entire logistics network. Including land allotments and options, Catena's total land bank comprised more than 5 million m² on the balance sheet date. Some of the land is wholly owned while some is co-owned with others. Most of the wholly owned land forms part of existing investment properties where operations are already conducted. The scheduling of projects depends, among other things, on the economic trend, the market situation and the zoning plan process.

How does the zoning plan process work?

To prepare future opportunities for development, conducting ongoing dialogues with municipalities is a prerequisite. Catena seeks to be involved where land allocations are made that can be activated under the appropriate circumstances. An conditional element is sometimes included that is usually associated with pre-determined conditions having to be met before acquisitions can be implemented and before buyers can take possession. It may, for example, be required that the zoning plan gain legal force before a transaction takes place or an actor wishing to establish operations at the site can be presented.

Zoning plan process



Larger potential projects

Area	Municipality	Total land area, m ²	Participation	Forecast, ready-to-build land
Owned/jointly owned (in selection)				
Logistics Position Järna	Södertälje	1,000,000	50%	Q2 2026
Örebro Syd	Örebro	920,000	34%	Q3 2023
Stockholm Syd	Nykvarn/Södertälje	450,000	100%	Q2 2022
Hyltena	Jönköping	200,000	100%	Q2 2022 → Read more on next two-page spread.
Logistics Position Sunnanå	Burlöv	120,000	100%	Immediately
Logistics Position Söderåsen	Åstorp	566,000	100%	Q1 2023
E-City Engelholm	Ängelholm	490,000	100%	Q4 2024
Folkestaleden	Eskilstuna	75,000	100%	Immediately
Logistics Position Katrineholm	Katrineholm	30,000	100%	Immediately
Västerslätt	Umeå	62,000	100%	Immediately
Köpingegården	Helsingborg	46,000	100%	Immediately
Mappen	Linköping	40,000	100%	Immediately
Option				
Logistics Position Tostarp	Helsingborg	360,000		Q1 2025
Logistics Position Ramlösa	Helsingborg	144,000		Q4 2022 → Read more on next two-page spread
Land transfer agreement				
Logistics Position Landvetter	Härryda	210,000		Q1 2022

Two future logistics hubs

Identifying and assessing plots of land with development potential is a core process in Catena's operations. We see that some of these areas may become particularly important for Scandinavia's future logistics network.

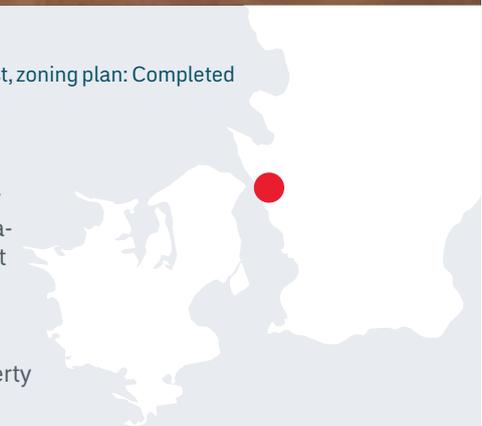
Logistics Position Ramlösa is taking shape



📍 Municipality of Helsingborg 🏗️ 144,000 m² of developable land ✅ Forecast, zoning plan: Completed

The Helsingborg region is highly attractive from a logistics perspective, with its proximity to key infrastructure, its population reach and its skills profile. In the autumn of 2021, Catena and third-party logistics company Nowaste Logistics were awarded the land allocation for the Välluv operations site following a bidding competition. The vision for the site is that it should be used efficiently and offering an aesthetically pleasing design that takes good advantages of the opportunities and attains a superior standard in terms of sustainable solutions.

In the adjacent area, Catena already owns the Köpingegården 1 property with DHL and Svenska Retursystem as tenants.



Jönköping – a dream logistics location



📍 Municipality of Jönköping 🏗️ 200,000 m² of developable land ✅ Forecast, zoning plan: Completed

Located immediately adjacent to the E4 motorway at the Hyltena junction and on the Torsvik industrial and logistics site, is Catena's Hyltena 1:98 property. The site offers opportunities for building efficient and sustainable logistics facilities with a total area of approximately 100,000 m².

For a long time, the Jönköping region has held a strong position as an attractive logistics location with favourable conditions for supplying the Finnish, Danish and Norwegian markets with next-day deliveries.



Transactions

Catena readily supplements land acquisitions with acquisitions of existing investment properties to achieve long-term and strategic benefits. This may involve growing, establishing operations more quickly in new locations and broadening the customer base. Established properties with development potential are of interest but are also opportunities for future building rights.

Over the year, Catena acquired a total of 14 properties with a total area of about 148,800 m². Five of the acquisitions were made in Denmark. Five of the Swedish property acquisitions comprised acquisitions of land. During the year, Catena divested part of the Barnarps-Kråkebo 1:44 property. This is the combi terminal leased by Torsvik Terminal AB that was sold to the Municipality of Jönköping at a property value of SEK 28.0 million.

Property acquisition						
Property designation	Transfer date	Region	Municipality	Space, m ²	Property value, SEKm*	Rental income/year, SEKm
Åre 92	1 Feb 2021	Gothenburg	Borås	38,293	272.0	17.4
Morgongåva 15:33	1 Mar 2021	Stockholm	Heby	land	31.6	0.0
Hammerholmen 47-49	1 Mar 2021	Malmö	Hvidovre, DK	16,489	218.0	11.5
Kokbjerg 15	1 Mar 2021	Malmö	Kolding, DK	15,327	201.1	10.7
Norddigesvej 3	1 Mar 2021	Malmö	Risskov, DK	4,497	42.8	2.7
Bavnevej 13	1 Mar 2021	Malmö	Vamdrup, DK	26,752	192.9	10.5
Kokmose 2-6	1 Mar 2021	Malmö	Kolding, DK	10,686	78.5	4.8
Hevea 3	1 Mar 2021	Gothenburg	Borås	19,519	75.7	7.4
Björrod 1:208	12 Apr 2021	Gothenburg	Härryda	7,550	79.0	4.9
Kärä 1:9	20 Apr 2021	Helsingborg	Ängelholm	land	21.4	0.0
Part of Broby 4:32 and 57:1	2 Jul 2021	Helsingborg	Åstorp	land	5.0	0.0
Glasblåsaren 14	31 Aug 2021	Stockholm	Linköping	9,640	206.0	11.3
Vrams Gunnarstorp 1:15	25 Oct 2021	Helsingborg	Bjuv	land	45.2	0.0
Part of Hyltena 1:98	20 Dec 2021	Jönköping	Jönköping	land	56.4	0.0
Total				148,753	1,525.6	81.2

*Acquisition of Danish properties at a preliminary exchange rate.

Boozt

Ångelholm

Doark Arkitekter



Care for exterior details

Passers-by on the adjacent E6 motorway can hardly fail to notice the four-metre-wide and seventy-meter-long glass bridge that connects two buildings at E-City Engelholm. The design makes it appear as though it is rotating around its own axis.

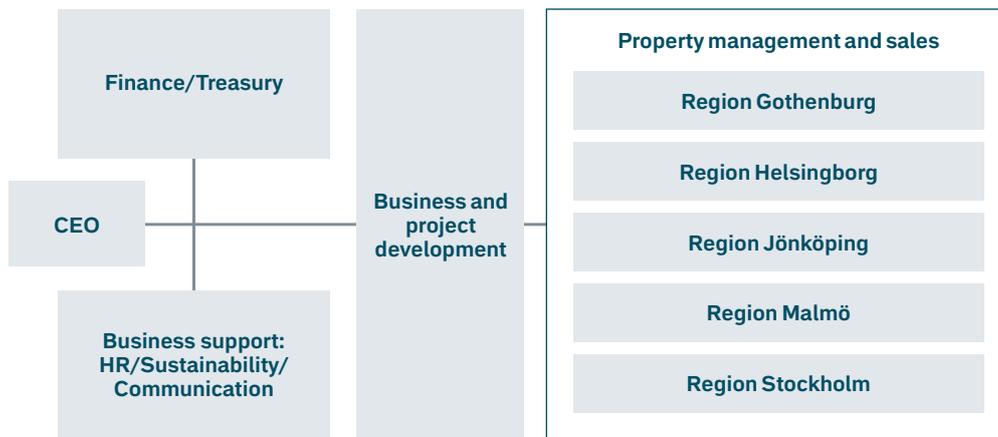
“Gray and ugly logistics properties are history, we work on the basis of our properties being an important part of the city or landscape and that they are living workplaces where people should thrive,” says Göran Jönsson, Regional Manager for Helsingborg at Catena.

E-commerce company Boozt Fashion is a tenant in the two buildings, and the bridge allows employees to move easily between different parts of the operations. Doark Arkitekter is behind the design.

In 2021, the existing facilities were expanded with an additional extension of 2,200 m², which forms a new and efficient loading and unloading terminal for Boozt Fashion. In connection with the extension project, the entire building was environmentally certified in accordance with the Miljöbyggnad Silver environmental standard.

Value-driven organisation, efficient business structure

The position as a leader in logistics properties is attributable largely to the capacity existing throughout our organisation and our capacity to be at our customers' side to develop in parallel with them. Our shared core values always provide the initial motivation.



With only some 50 employees, Catena is an efficient organisation with very short decision-making paths. The fact that the Company benefits fully from the experiences and skills that exist within the operations and that the business structure is optimal are business-critical factors.

Catena's operations are divided into regional property management organisations with a Group-wide organisation for business and project development. There are also Group-wide functions for Finance/Treasury and Business Support. Finance/Treasury is responsible for ongoing financial reporting, based on international standards, as well as for the Group's financing. The function is also responsible, together with the CEO, for the Group's transactions. Business support is responsible for ensuring that sustainability work is reported in accordance with current legislation and frameworks. The function is also responsible for internal and external communications and HR. Senior Management also bears the overall responsibility for the operations delivering in accordance with the Group's objectives, based on the long-term strategy established by the Board of Directors.

Regional presence gives long-term and close partnerships

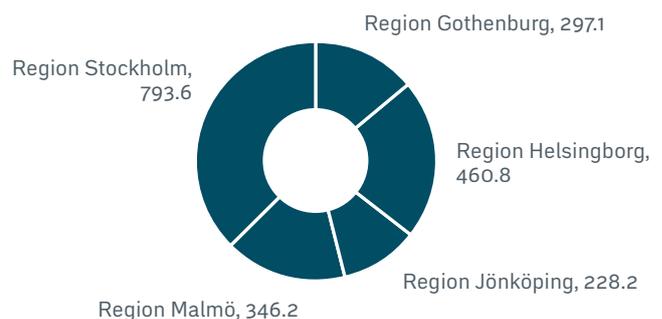
The property management operations are organised into Region Gothenburg, Region Helsingborg, Region Jönköping, Region Malmö (which also includes Denmark) and Region Stockholm (which also includes northern Sweden), in accordance with the geographical location of the properties.

The property management function provides service and contact with tenants to identify and resolve problems

quickly, but also to develop both customer relationships and properties in the long term. Catena engages internal managers, property technicians and external property care takers.

The regions are also responsible for the development of Catena's business regionally through contacts with the local business community and the local authorities. In this way, the regions can initiate transactions and development. The regional property management organisations are supported by the central functions. This flexible and customer-oriented business structure affords Catena considerable opportunities to manage its growing portfolio and develop the operations over both the long and short term.

Catena's regions, lettable space, thousand m²



→ See also the regions' development on pages 42–43 and the property list on pages 44–47.



With our core values as starting point

Catena's growth rate and success depends largely on coordinated teams of employees who work together to achieve established objectives. An important component of the work comprises the shared core values that all employees can use as the starting point for major and minor decisions. Catena works actively with the Company's core values and regularly discusses their implications in our day-to-day work.



Exceeding expectations

We behave professionally in everything we do, large or small, and have the skills needed to meet current and future needs. Based on this, we always go a little further, daring to be innovative.



Taking long-term responsibility

Both our own work environment and society as a whole are affected by how we act and the decisions we make. What we deliver must be sustainable over time – ecologically, socially and financially.



Being committed

We work close to our customers and one another and we are passionate about what we do. At Catena, we believe in having fun at work and we do not fear this joy being contagious – we are happy to share!

2021 – another strong year

In 2021, Catena achieved its best profit to date and important key performance indicators improved, including rental income, net operating surplus and profit from property management. Catena's foremost success factors are its strong brand, extensive land reserves in strategic locations, continuously active project development and long-term and efficient management. A continued stable cash flow trend and strong growth in value mean that Catena can continue to grow and to drive the development of the Scandinavian logistics property market.

The property portfolio

On 31 December 2021, following transactions and property settlements, Catena's property portfolio comprised 126 logistics properties (113) located along important transport routes and population centres mainly in southern and central Sweden. The total lettable area was 2,125.9 thousand m² (1,947.5). The total rental value amounted to SEK 1,520.6 million (1,388.5) and contractual annual rental income totalled SEK 1,440.6 million (1,335.3).

→ Read more about Catena's projects on pages 26–33.

→ A complete list of properties is given on pages 44–47.

Income and rent

Rental income for the year increased by 10 percent to SEK 1,387.4 million (1,263.9), corresponding to SEK 665 per m² (666) when adjusted for non-recurring effects. Income for the year was affected by provisions for expected credit losses of approximately SEK 0.8 million. In comparable portfolios, rental income, adjusted for non-recurring effects, increased by 1.4 percent compared with the preced-

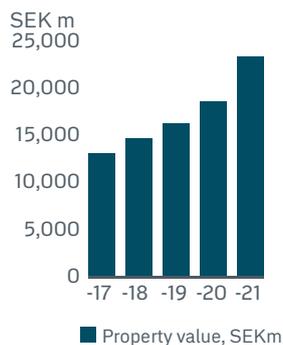
ing year. The remaining increase in rental income derives from completed projects and the effect of acquisitions. The letting ratio remained stable at 94.7 percent (96.2). This is a result of strategically placed logistics facilities, as well as of focused and active leasing efforts.

Income from contracts with terms of more than three years accounted for about 70 percent (67) of Catena's contracted annual rent. This entails stable income with no appreciable variation between periods, except in connection with acquisitions and sales. The average remaining lease period is approximately five and a half years.

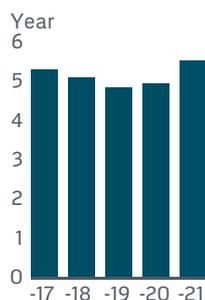
Letting and occupancy

During the year, 58 tenants moved in with newly-signed contracts for a total area of 133,894 square metres. The contract value for new tenancies was SEK 91.2 million (130.7), while that for discontinued tenancies ended up at SEK 58.5 million (47.3) for 60 terminated contracts with a total area of 93,771 square metres. This entails a net increase in new tenancies at a value of SEK 32.6 million (83.4).

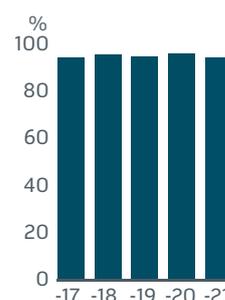
Development of property portfolio



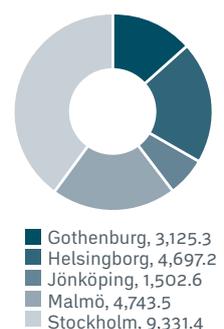
Average contract period



Economic letting ratio



The property portfolio per region, SEK m



Snesholm 1:16. Apotea's logistics centre at the Morgongåva business park is the largest employer in the Municipality of Heby.



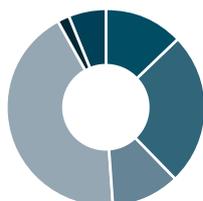
Lease structure

The contract portfolio is long term and tenants consist primarily of large, secure and well-established companies operating in different sectors, such as logistics, transport, and FMCG and durable goods traders. This lessens the risk of losses driven by customers' insolvency. A significant part of the customer base consists of e-commerce companies.

Catena's ten largest tenants, several of whom rent premises in several locations, accounted for 42.2 percent (46.6) of the Group's contracted rental income as of 31 December 2021. The leases for these ten tenants have an average term of 4.7 years. As of the closing date, the average remaining lease period remained stable and long, increasing somewhat to 5.5 years (5.0). However, it is worth noting that many of the companies are represented by a number of local decision-making units.

→ A table showing the maturity structure of the leases is presented on page 103, in Note 4 Tenants.

Customer groups, contract value

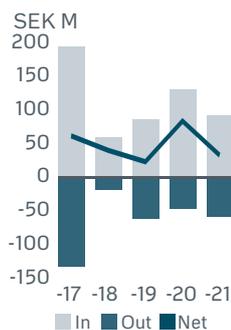


- Trade – retail, 13%
- Trade – wholesale, 25%
- Industry/construction/manufacturing, 11%
- Logistics and transport, 43%
- Government and public services, 2%
- Others, 6%

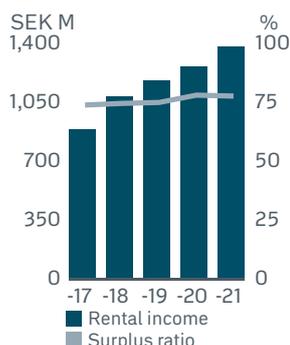
Catena's ten largest customers as of 31 December 2021, contract value

1. DHL, 13%
2. PostNord, 7%
3. ICA, 6%
4. Boozt, 3%
5. Nowaste Logistics, 3%
6. Martin & Servera, 2%
7. Dagab, 2%
8. Intervare, 2%
9. Alwex Lager & Logistik, 2%
10. Menigo Food Service, 2%

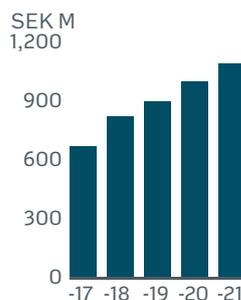
New tenancies/vacancies



Rental income and surplus ratio



Net operating surplus



Profit from property management and cash flow before changes in working capital



Net operating surplus and surplus ratio

The net operating surplus – rental income less property expenses and property administration, rose by 9 percent over the year to SEK 1,095.4 million (1,003.8). This is primarily a result of the increased space, the stable letting ratio and efficiency improvements, not least in the area of energy.

Among other things, Catena has continued to invest in energy-saving technology, more sustainable heating and better lighting and ventilation systems. Property expenses increased to SEK 292.0 million (260.1), corresponding to SEK 140 per m² (137). Planned maintenance has to some extent been postponed due to tenants giving limited access to premises to limit the spread of Covid-19. In summary, the surplus ratio was a stable 79.0 percent (79.4). There are seasonal variations in the operation and maintenance of properties. Very cold winters or an unusually hot summer can entail increased expenses. These variations are offset to some extent through onward invoicing of expenses to tenants. The winter of 2021 was colder than normal and high electricity prices have also affected profit.

Profit from property management

Profit from property management, the profit for the year with reversals of changes in value and tax, increased compared with the previous year by SEK 105.5 million, or 15 percent, to SEK 824.1 million (718.6). The primary reason for the improved profit from property management is an increased operating surplus.

Profit from property management was also affected by the financial expenses, which amounted to SEK 235.8 million (239.5) for the year. Due to a strengthened financial position in 2021 and the Investment Grade credit rating being published, Catena's average interest expenses fell over the year.

→ Read more about financing on pages 50–52.

Profit for the year

Profit for the year increased by 76 percent to SEK 2,691.8 million (1,527.1), which was SEK 1,164.7 million higher than for the preceding year. Unrealised changes in the value of properties were SEK 1,159.3 million higher than in the preceding year. The realised change in the value of properties amounted to SEK 21.8 million as a result of part of the Barnarps-Kråkebo 1:44 property being sold. The unrealised change in the value of derivatives amounted to SEK 202.5 million on the balance sheet date. This is due to an increase in market interest rates on maturities corresponding to our interest rate derivatives. The unrealised changes in value are of an accounting nature and do not affect cash flow.

→ Read more about profit for the year on pages 92–130. Financial information.

Development of property portfolio

Catena's real estate portfolio has gradually been developed with more modern logistics facilities and developable land with an increased potential for further improvement in profit from property management.

Acquisitions

Over the year, Catena acquired 14 properties, five of which are situated in Denmark and nine in Sweden. All in good logistics locations with potential for good cash flow, and at a combined value of SEK 1,538.1 million.

Investments

Ongoing investments have been made in new construction, remodelling and extensions at existing properties for SEK 913.1 million. The largest investment in existing properties during the year occurred in Morgongåva, outside Uppsala, where Catena built a 38,000 m² logistics warehouse with Babyland as the tenant. The tenant moved in on 1 February 2022.

Larger construction projects have also taken place in Åstorp outside Helsingborg, where Catena has built a 10,800 m² warehouse for refrigerated and frozen goods for Seafrigo Nordic, and in Luleå, where Catena is constructing a 4,500 m² warehouse for refrigerated and frozen goods for Kyl- och Frysexpressen Nord.

The Frukthallen 3 property in southern Stockholm and the Sköns Prästbord 2:4 property in Sundsvall are examples of properties where major tenant adaptations were implemented.

Disposals

During the year, Catena divested part of the Barnarps-Kråkebo 1:44 property. This is the combi terminal leased by Torsvik Terminal AB that was sold to the Municipality of Jönköping at a property value of SEK 28.0 million.

Unrealised changes in value

Unrealised changes in value of Catena's properties have arisen as a result of a lower yield requirement, coordination, well-executed projects and good property management and amounted to SEK 2,318.1 million in 2021. This corresponds to 11 percent of the value before adjustment.

Related party transactions

This year's earnings include minor related-party transactions with Hansan AB and Evidens BLW AB.

Current earnings capacity

Earnings capacity		
SEKm	31 Dec 2021	31 Dec 2020
Rental income	1,473.1	1,314.8
Property expenses	-321.4	-300.2
Net operating surplus	1,151.7	1,014.6
Central administration	-39.0	-36.5
Participation in profits of associated companies	0.0	-5.0
Net financial items	-211.5	-226.0
Ground rent	-9.9	-9.9
Profit from property management	891.3	737.2
Tax for the year	-183.6	-151.9
Profit for the year	707.7	585.3
Key share data		
Profit for the year, SEK per share	17.2	15.5
Number of shares outstanding, millions	41.2	37.7

In the table, Catena presents its earnings capacity on a 12-month basis. As the table is not equivalent to a forecast, but is intended to reflect a normal year, actual outcomes may differ because of decisions that affect the outcome positively as well as negatively in relation to normal years, like unforeseen events. The presented earnings capacity does not include any assessment of changes in rent, vacancy or interest rate. Catena's income statement is also affected by changes in value and changes in the property portfolio as well as changes in the value of derivative instruments. None of this has been taken into account in the current earnings capacity. The net operating surplus

is based, at the balance sheet date, on contracted leases and normalised property costs for the current portfolio. Financial expenses are based on Catena's average interest rate level including hedges for current loan debt less deducted interest rate in normal project volume. The tax is calculated on a conventional basis in accordance with the tax rate at any given time.

Yield		
%	31 Dec 2021	31 Dec 2020
EPRA NIY (initial yield)	4.9	5.5
EPRA "topped-up" (normalised yield)	5.1	5.7

Catena presents a initial yield here in the form of "Net Initial Yield (NIY)" and "topped-up" Net Initial Yield in accordance with EPRA's definitions. Both key figures are calculated on the basis of Investment properties according to the consolidated balance sheet plus addition of ownership of investment properties in joint ventures and after deductions for development land and projects not yet completed. Net initial yield (NIY) is based on contractual annual rent for properties in Catena's own portfolio as well as our share of contractual annual rent in properties owned by joint ventures after deduction of initial discounts. From these annual rents, deductions are made for expected operating and maintenance expenses and property administration. The net operating surplus calculated in this way differs from current earnings capacity mainly because contracted annual rent and expenses for projects not yet completed are not included.

In the calculation of EPRA "topped-up" NIY, contracted annual rent is used without deduction of initial discounts.

Plantehuset 3, Logistics Position Tostarp in Helsingborg. Pictured is PostNord's terminal for handling general cargo, parcels and letters.



Market outlook

The future of logistics is interesting and this applies not least to properties connected to the segment. New technology is paving the way for more efficient and more intelligent solutions, AI and machine learning through powerful algorithms opens up the possibility of analysing data and automating processes, creating an entirely new platform for how companies manage goods flows. Over time, the market for logistics properties is ultimately driven by supply and demand for goods and the goods flows that these forces generate. The properties and composition of the properties are in turn affected more by laws, infrastructure, purchasing behaviour and demographics.

At the moment, an adjustment of the stock of the total logistics portfolio is in progress for it to be better suited to a modern society, globally and nationally. In Sweden and Denmark, the supply of new logistics facilities has gradually increased over the past ten years, to increase markedly in the past two/three years. To date, the market has no problem absorbing the addition, instead, the supply of modern and strategically located logistics facilities is limited, which is evident from the high occupancy rates. We also see that the supply of appropriate land is limited

to certain geographical areas, not infrequently where it is needed most. This provides conditions for growth in rental levels over time and generates favourable conditions for realising new production with good profitability on existing properties.

In 2021, the transaction market for logistics properties has reached new heights, which also confirms the underlying strong demand for better and more intelligent logistics. Over the past year, we witnessed a continued large share of foreign capital, both from pure investors and from property companies, exerting further pressure on return levels. At Catena, we estimate that property will continue to attract capital, both as an equity investment and as a credit investment. Given a stable economy, higher inflation also results in higher future income. At the same time, real interest rates are expected to remain at historically low levels for a while to come, enabling stable long-term cash flows.

In 2022, we expect a favourable, but sometimes more volatile financial market, which is why it will be important to be out in good time while, at the same time, creating a platform for alternative sources of financing.

Sunnanå 12:51, Logistics Position Sunnanå is located right next to the E6/E20 motorway outside Malmö. In the foreground is DHL Express air cargo warehouse.



Property valuation

Precision, clear guidelines and well-functioning procedures engender conditions for fair valuation of assets.

A proven valuation model

Like most listed property companies, Catena has opted to recognise its investment properties at fair value, in accordance with IAS 40. Catena performs quarterly internal valuations of all of its investment properties. The internal valuation is used to determine the fair values recognised in the balance sheet. The valuation is based on a six-year cash-flow model for each individual property. The model is based on actual income and expenses, adjusted for a normalised future earnings capacity in terms of both income and expenses.

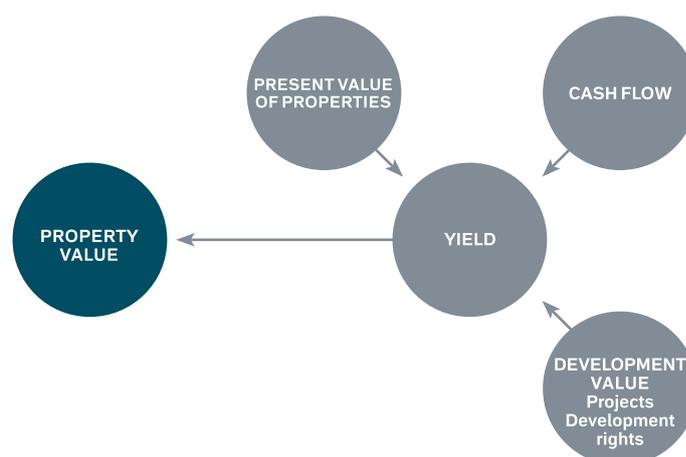
When assessing the future earnings capacity, factors taken into account include the expected changes in the rent level based on the current rent of the individual lease compared with the market rent for each date of maturity, and changes in letting ratio and property costs. The yield value has then been calculated in a cash-flow statement per property.

The yield value includes the value of the assessed future payment flows over the next five years and the present value of the assessed value of the property in five years' time. The yield value has then been adjusted for the value of on-going projects and land with unutilised development rights.

Significant variables

The parameters that significantly impact the value of a property are the yield requirement and the rental value. Assumptions including interest rates, debt/equity ratio, inflation assumptions, the required return on paid-in capital, property location, tenant structure, etc. are included in the yield requirement. Rental value reflects the market's view of what tenants are willing to pay for property space.

To illustrate how a change of +/-0.5 percent in these parameters impacts the estimated fair value and the loan-to-value ratio, a sensitivity analysis can be carried out.



Sensitivity analysis

		Impact on value, SEKm	Loan-to-value ratio, %
Yield requirements	+0.5%	-2,099	47.3
	-0.5%	2,388	39.1
Assumed annual rent development	+0.5%	507	42.1
	-0.5%	-588	44.2

Changes in value of investment properties

To verify the internal valuations, external valuations of the Company's properties are also carried out.

During the year, Cushman & Wakefield, Newsec and CBRE valued approximately 94 percent of the portfolio, representing a value of SEK 22 billion.

Since all property valuations contain assessment factors with varying degrees of uncertainty, normally, a specific uncertainty interval is stated for the estimated values, this is estimated at +/- 10 percent.

Over the year, unrealised changes in the value of Catena's properties have primarily arisen as a result of lower yield requirements, index-linked rent increases, well-executed projects and good leasing and property management work, amounting to SEK 2,318 million for the year. This corresponds to 11 percent of the value before adjustment.

Regional development

GOTHENBURG



Contacts

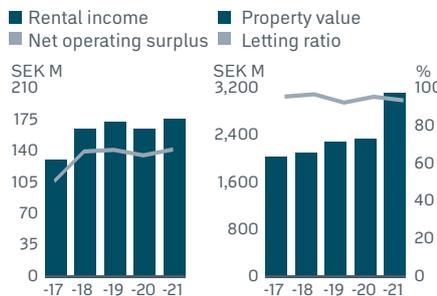
Jonas Arvidsson, Regional Manager, Gothenburg
jonas.arvidsson@catenafastigheter.se

Comments on 2021

- During the year, three major tenants moved in. Nelly into the Åre 92 property, Gina Tricot into the Vindtunneln 2 property and Speed Logistics into the Hevea 3 property – all in Borås.
- The zoning plan for Logistics Position Landvetter gained legal force and the land transfer agreement could be signed.
- Focus on customer processing for Logistics Position Landvetter.
- Several energy and environmental projects have been carried out, including at the Fördelaren 1 property in Kungälv and at the Backa 23:2 property in Gothenburg.
- Acquisition of the 7,550 m² Björöd 1:208 property with Liseberg as tenant.
- The Backa 23:5 and Åre 92 properties were environmentally certified.

Priorities in 2022

- Complete negotiations with potential tenants for Logistics Position Landvetter and commence construction.
- The remaining vacancy at the Bulten 1 property in Kungälv should be filled.
- Implement additional energy, environmental and biodiversity projects.



Key share data	2021	2020	Change,%
Surplus ratio, %	83.1	84.7	-1.9
Contractual annual rent, SEKm	200.6	170.3	17.8
Rental value, SEKm	209.2	174.1	20.2
Profit from property management, SEKm	109.4	107.7	1.6
Lettable area, thousand m ²	297.1	231.7	28.2
No. of properties	18	15	20.0
No. of contracts	51	45	13.3

HELINGSBORG



Contacts

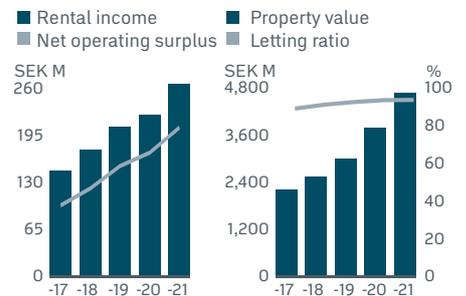
Göran Jönsson, Regional Manager, Helsingborg
goran.jonsson@catenafastigheter.se

Comments on 2021

- Two new facilities were completed in the region during the year. In Åstorp, a new 10,800 m² warehouse for chilled and frozen goods was completed for Seafrigo. At E-city Engelholm, an approximately 2,200 m² terminal was completed for Boozt Fashion.
- Together with Nowaste, we won a bidding competition for 144,000 m² in a prime logistics location in Helsingborg with opportunities to construct 70,000 m² of new logistics space.
- Acquisition of approximately 565,000 m² of land in Bjuv and an agreement to acquire additional land to enable Seafrigo to expand by approximately 8,000–10,000 m².
- The Broby 57: 5 and Norra Varalöv 31:11 properties were environmentally certified. Solar cells were installed on the roofs of three building in 2021.

Priorities in 2022

- Complete a new warehouse of approximately 16,500 m² for PostNord in Helsingborg.
- Complete a new warehouse of 15,000 m² and an extension of 5,100 m² for Nowaste in Helsingborg.
- Complete the “world’s largest padel centre” at the Hästhagen 4 property in Helsingborg.
- Implement additional energy, environmental and biodiversity projects.



Key share data	2021	2020	Change,%
Surplus ratio, %	76.7	76.5	0.3
Contractual annual rent, SEKm	275.5	262.8	4.8
Rental value, SEKm	286.1	273.3	4.7
Profit from property management, SEKm	156.8	128.4	22.1
Lettable area, thousand m ²	460.8	450.9	2.2
No. of properties	26	23	13.0
No. of contracts	126	129	-2.3



Catena’s management is adapted to the properties’ geographical locations and operates from the five regions Gothenburg, Helsingborg, Jönköping, Malmö (which also includes Denmark) and Stockholm (which also includes northern Sweden).

The regions are responsible for service and contacts with the tenants, thereby enabling them to quickly identify and resolve problems, but also to assess opportunities for developing customer relationships and premises alike. Catena engages internal managers, as well as property technicians and external property managers.

The regions are also responsible for the development of Catena’s business regionally through contacts with local businesses and authorities. This allows transactions and development to be initiated regionally.



JÖNKÖPING

Contacts

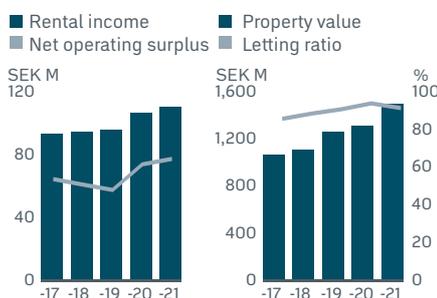
Jonas Arvidsson, Regional Manager, Jönköping
jonas.arvidsson@catenafastigheter.se

Comments on 2021

- Land transfer agreement signed and purchase completed of 200,000 m² plot of land at Hyltena, Torsvik Jönköping.
- An extension of the Lagret 4 property has been completed in Nässjö for Höglands Logistik and an extended lease was signed.
- Work is in progress with future plans for the Fröträdet 1 property in Växjö.

Priorities in 2022

- Continuation of groundwork on the Hyltena plot.
- Work to identify appropriate tenant for new construction or new buildings on the Hyltena plot and commencement of construction.
- Commence further expansion of the 10,000 m² Lagret 4 property in Nässjö for Höglands Logistik.
- Completion of extension for VGT at the Rockan 2 property in Värnamo.
- Implement several energy, environmental and bio-diversity projects.



Key share data	2021	2020	Change, %
Surplus ratio, %	72.6	71.8	1.1
Contractual annual rent, SEKm	121.5	121.3	0.2
Rental value, SEKm	129.5	126.0	2.8
Profit from property management, SEKm	64.7	59.1	9.5
Lettable area, thousand m ²	228.2	222.2	2.7
No. of properties	13	12	8.3
No. of contracts	66	63	4.8



MALMÖ

Contacts

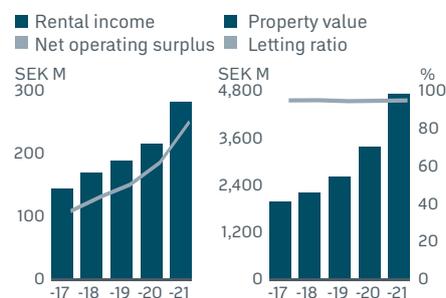
Fredrik Renå, Regional Manager, Malmö
fredrik.rena@catenafastigheter.se

Comments on 2021

- The “final” tenant moved into the multi-tenant warehouse in Sunnanå.
- Catena acquired and took possession of five properties in Denmark totalling 74,000 m².
- The zoning plan for Logistics Position Sunnanå has gained legal force.
- Eight-year agreement with Lekia for 11,570 m² (with an option for additional space) on Lodgatan in Malmö.
- Ten-year lease agreement with Spira Blommor AB for the Morup 5 property in Malmö following extensive tenant adaptations.
- Solar cells installed at the Tågarp 16:17 property and an additional solar cell system ordered for Chefs Culinar in Sunnanå.
- The Sunnanå 12:52 property was environmentally certified.

Priorities in 2022

- Develop land at Logistics Position Sunnanå. Preparatory groundwork has commenced. Upcoming buildings will be certified in accordance with the BREEAM Very Good environmental standard.
- Further develop the operations in Denmark with additional properties and possibly more employees.
- Develop the remaining land at the Lodgatan site in Malmö, where demolition was completed in 2021.
- Implement additional energy, environmental and biodiversity projects.



Key share data	2021	2020	Change, %
Surplus ratio, %	73.1	71.3	2.5
Contractual annual rent, SEKm	286.3	232.5	23.1
Rental value, SEKm	293.3	238.8	22.8
Profit from property management, SEKm	165.3	112.5	46.9
Lettable area, thousand m ²	346.2	265.9	30.2
No. of properties	23	19	21.1
No. of contracts	59	55	7.3



STOCKHOLM

Contacts

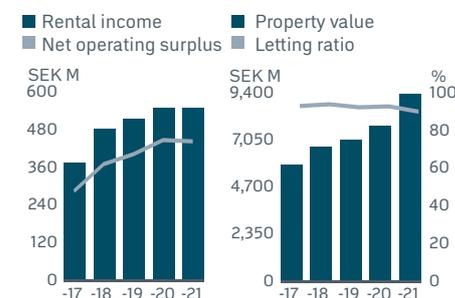
Tobias Karlsson, Regional Manager, Stockholm
tobias.karlsson@catenafastigheter.se

Comments on 2021

- Completion of terminal for Kyl- och Frys-expressen Nord in Luleå.
- Tenant Meds exercised its option to lease approximately 2,500 m² of additional space.
- Several new leases in place, including a new seven-year agreement with Apoteket Hjärtat in Norrköping, for approximately 14,000 m² with an option for an additional 6,000 m².
- Acquisition of the Glasblåsaren 14 property in Linköping with a 12-year agreement and an area of 9,640 m².
- Work commences at the Stockholm Syd site.
- The Snesholm 1:16 and Morgongåva 15:33 properties were environmentally certified.

Priorities in 2022

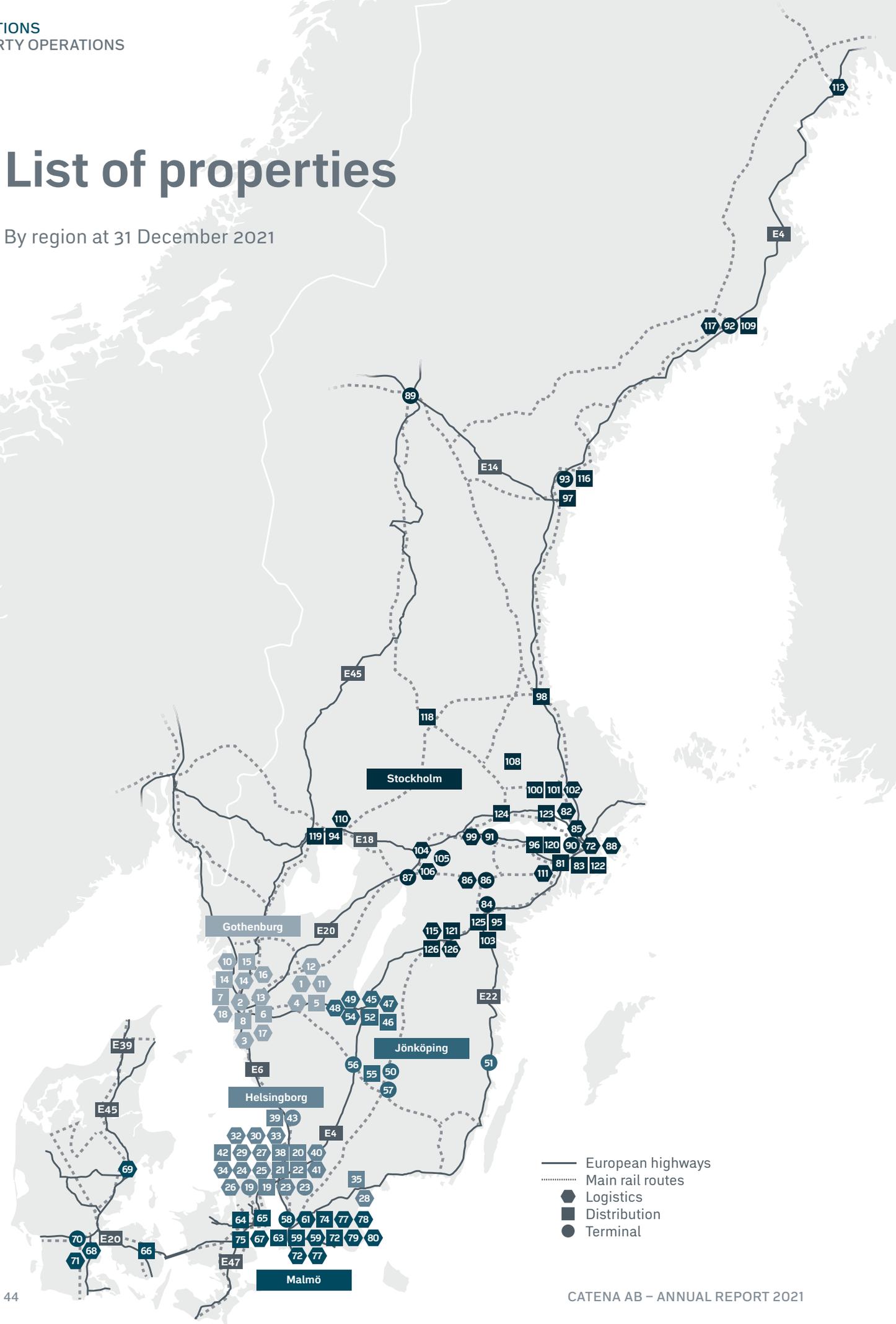
- Commence two major new construction projects in the region.
- Commence construction of the first stage at Stockholm Syd.
- Develop updated working methods for property administration and projects in the region.
- Bring the vacancy rate down.
- Implement additional energy, environmental and biodiversity projects.



Key share data	2021	2020	Change, %
Surplus ratio, %	83.0	83.7	-0.8
Contractual annual rent, SEKm	556.7	548.4	1.5
Rental value, SEKm	602.5	576.3	4.5
Profit from property management, SEKm	355.4	354.9	0.1
Lettable area, thousand m ²	793.6	776.8	2.2
No. of properties	46	44	4.5
No. of contracts	197	184	7.1

List of properties

By region at 31 December 2021



Property	Postal address	Address	Value year	Taxable value, SEK thousand	Rental value, SEK thousand	Contractual rent, SEK thousand	Type, m²				Total	
							Logistics warehouse	Distribution	Terminal	Other		
Gothenburg												
1	Vindtunneln 1	Borås	Vevgatan 18	2002	74,901	10,475	10,475	16,897	0	0	0	16,897
2	Backa 97:10	Hisings Backa	Exportgatan 43	1979	57,901	10,267	10,267	13,983	0	0	0	13,983
3	Varla 6:15	Kungsbacka	Kabelgatan 5	1980	88,611	16,034	15,197	24,932	0	0	0	24,932
4	Vindtunneln 2	Borås	Segloravägen 6	2006	80,200	9,490	9,490	16,391	0	0	0	16,391
5	Källbäckstryd 1:408	Brämhult	Tvinnargatan 17	1990	5,111	619	619	0	1,247	0	0	1,247
6	Björrod 1:205	Landvetter	Västra Björrodsvägen 4	2018	26,927	6,382	6,382	0	3,380	0	0	3,380
7	Backa 23:2	Hisings Backa	Exportgatan 20 A	2006	33,600	5,552	5,552	0	3,984	0	0	3,984
8	Generatoren 11	Mölndal	Aminogatan 32 C	2006	13,545	2,823	2,823	0	1,995	0	0	1,995
9	Klarinetten 1	Mölndal	Arnegårdsgatan 12	2007	25,800	5,594	5,594	0	0	0	4,257	4,257
10	Muttern 6	Kungälv	Bilgatan 25	2010	49,870	5,063	5,063	8,000	0	0	0	8,000
11	Åre 92	Borås	Bergkantsgatan 6	2021	24,000	17,540	17,540	38,293	0	0	0	38,293
12	Hevea 3	Borås	Norra Däckvägen 4	1986	47,044	9,749	8,180	19,519	0	0	0	19,519
13	Björrod 1:208	Landvetter	Västra Björrodsvägen 13	2021	23,880	5,024	5,024	7,550	0	0	0	7,550
14	Backa 23:5	Hisings Backa	Exportgatan 14–16	2013	49,263	17,663	17,663	7,670	7,659	0	0	15,329
15	Fördelaren 1	Kungälv	Truckgatan 15	1979	264,733	33,312	33,312	0	54,000	0	0	54,000
16	Bulten 1	Kungälv	Bultgatan 27	1997	90,344	17,367	12,692	23,090	0	0	0	23,090
17	Solsten 1:102	Mölnlycke	Fibervägen 2–8	1987	118,298	33,804	32,258	42,437	0	0	0	42,437
18	Backa 23:9	Hisings Backa	Exportgatan 20	2009	16,683	2,441	2,441	1,824	0	0	0	1,824
Total, Region Gothenburg					1,090,711	209,200	200,572	220,586	72,265	0	4,257	297,108
Helsingborg												
19	Plantehuset 3	Helsingborg	Mineralgatan 14, 15, 17	2019	176,217	54,596	54,596	0	59,545	18,300	0	77,845
20	Remmen 1	Åstorp	Ji-Te Gatan 9/ Persbogatan 1–3	1985	14,346	3,919	1,979	0	6,782	0	0	6,782
21	Lejonet 6	Åstorp	Bangatan 7	1973	3,068	975	975	0	1,785	0	0	1,785
22	Lejonet 7	Åstorp	Bangatan 9 A	1997	9,566	1,956	1,956	0	3,624	0	0	3,624
23	Köpingegården 1	Helsingborg	Trintegatan 13, 15	2013	122,991	26,607	26,607	14,403	0	24,522	0	38,925
24	Kopparverket 11	Helsingborg	Stormgatan 11	2007	114,400	7,626	7,626	26,600	0	0	0	26,600
25	Plantehuset 2	Helsingborg	Mineralgatan 11	2011	13,607	4,221	4,221	4,694	0	0	0	4,694
26	Hästhagen 4	Helsingborg	Landskronav 5, 7 / Rännarbanan 30	2008	106,101	28,757	25,119	50,823	0	0	0	50,823
27	Förmannen 4	Ängelholm	Transportgatan 13	1993	63,871	12,649	12,649	22,241	0	0	0	22,241
28	Misteln 1	Åhus	Täppetleden 1	2011	9,332	1,549	1,549	1,900	0	0	0	1,900
29	Rebbelberga 26:37	Ängelholm	Framtidsgatan 3	2007	60,936	9,283	9,283	15,960	0	0	0	15,960
30	Norra Varalöv m.fl. 31:11	Ängelholm	Produktionsvägen 10 m.fl.	2018	206,320	51,387	51,387	80,372	0	0	0	80,372
31	Kärra 1:23	Ängelholm	Helsingborgsvägen 528	1929	2,010	168	168	0	0	0	200	200
32	Norra Varalöv 31:5	Ängelholm	Produktionsvägen 11	2011	7,908	1,901	1,901	4,056	0	0	0	4,056
33	Rebbelberga 26:38	Ängelholm	Framtidsgatan 5	1998	3,873	767	767	849	0	0	0	849
34	Vångagärdet 20	Helsingborg	Landskronavägen 23, 25 A and B	1974	94,954	28,033	23,818	25,690	0	0	0	25,690
35	Arnulf Överland 1	Kristianstad	Estrids väg 2	1997	6,288	1,007	1,007	0	2,236	0	0	2,236
36	Kärra 1:9	Ängelholm	Helsingborgsvägen 496	Land	0	34	34	0	0	0	0	0
37	Vrams Gunnarstorp 1:15	Bjuv		Land	0	28	28	0	0	0	0	0
38	Broby 57:5	Åstorp	Bronsgatan 11		0	9,790	9,790	0	10,800	0	0	10,800
39	Konen 5	Halmstad	Kristinehedsvägen 16	2011	5,082	1,123	1,123	0	727	0	0	727
40	Hammaren 1	Klippan	Stackarpsvägen 8	1977	23,357	5,677	4,869	18,456	0	0	0	18,456
41	Hammaren 2	Klippan	Stackarpsvägen 10	2002	68,550	16,929	16,929	32,550	0	0	0	32,550
42	Bunkagården Mellersta 2	Helsingborg	Bunkagårdsgatan 5	Spec.	0	13,012	13,012	0	28,250	0	0	28,250
43	Fräsaren 12	Halmstad	Fräsaregatan 6	Spec.	0	4,077	4,077	0	0	5,435	0	5,435
44	Bunkagården Mellersta 1	Helsingborg	Bunkagårdsgatan 1	Land	10,200	0	0	0	0	0	0	0
Total, Region Helsingborg					1,122,977	286,070	275,468	298,594	113,749	48,257	200	460,800

Property	Postal address	Address	Value year	Taxable value, SEK thousand	Rental value, SEK thousand	Contractual rent, SEK thousand	Type, m ²				Total	
							Logistics warehouse	Distribution	Terminal	Other		
Jönköping												
45	Barnarps-Kråkebo 1:44	Jönköping	Möbelvägen 39	1991	115,446	13,460	13,460	34,126	0	0	0	34,126
46	Lagret 1	Nässjö	Terminalgatan 6	2004	66,224	21,347	21,347	0	24,404	0	0	24,404
47	Lagret 4	Nässjö	Terminalgatan 6	2016	44,795	8,790	8,790	15,252	0	0	0	15,252
48	Tahe 1:64	Taberg	Målövägen 2	1980	97,854	19,787	18,600	41,800	0	0	0	41,800
49	Barnarps-Kråkebo 1:56	Jönköping	Stolsvägen 2	2001	22,156	2,811	0	4,030	0	0	0	4,030
50	Postiljonen 1	Växjö	Nylandavägen 2	1998	17,477	6,199	6,199	0	0	6,702	0	6,702
51	Däcket 1	Oskarshamn	Lövgrensvägen 4	Spec.	0	1,393	1,393	0	0	2,908	0	2,908
52	Älghunden 3	Jönköping	Muttervägen 3	1983	17,454	2,375	2,375	0	3,738	0	0	3,738
53	Part of Hyltena 1:98	Jönköping	Moliden 22	Land	30,628	0	0	0	0	0	0	0
54	Ättehögen 2	Jönköping	Herkulesvägen 56	1987	37,600	6,071	6,009	8,709	0	0	0	8,709
55	Fröträdet 1	Växjö	Högsbyvägen 3	1990	158,751	36,271	32,340	0	68,580	0	0	68,580
56	Rockan 2	Värnamo	Torpvägen 2	Spec.	0	5,456	5,456	0	0	9,729	0	9,729
57	Smeden 1	Växjö	Ljungadalsgatan 10	Spec.	0	5,519	5,519	0	0	8,210	0	8,210
Total, Region Jönköping					608,385	129,478	121,488	103,917	96,722	27,549	0	228,188
Malmö												
58	Sunnanå 12:51	Arlöv	Flansbjersvägen 10 and 12	Spec.	0	22,433	22,433	0	0	18,794	0	18,794
59	Sunnanå 12:52	Arlöv	Flansbjersvägen 13–18	2018	239,400	59,496	59,496	8,362	54,141	0	0	62,503
60	Sockret 4	Malmö	Lodgatan 9–13/ Tånggatan 4	Land	19,000	0	0	0	0	0	0	0
61	Tågarp 16:22	Arlöv	Företagsvägen 14	1974	31,400	7,145	7,113	9,849	0	0	0	9,849
62	Sunnanå 5:16	Arlöv	Tullstorpsvägen 110	Land	2,279	1,124	1,124	0	0	0	0	0
63	Morup 5	Malmö	Kosterögatan 12–14	Spec.	0	18,970	14,314	0	24,931	0	0	24,931
64	Loksvej 18	Hilleröd	Lokesvej 18			5,341	5,341	0	4,176	0	0	4,176
65	Kometvej 15	Hellerup	Kometvej 15			4,182	4,182	0	4,484	0	0	4,484
66	M.P Allerups Vej 61	Odense	M.P Allerups Vej 61			3,399	3,399	0	2,340	0	0	2,340
67	Hammerholmen 47–49	Hvidovre	Hammerholmen 47–49			12,884	12,884	16,489	0	0	0	16,489
68	Kokbjerg 15	Kolding	Kokbjerg 15			11,688	11,688	15,327	0	0	0	15,327
69	Norddigesvej 3	Risskov	Norddigesvej 3			3,195	3,195	4,497	0	0	0	4,497
70	Bavnevej 13	Vamdrup	Bavnevej 13			11,101	11,101	0	0	26,841	0	26,841
71	Kokmose 2–6	Kolding	Kokmose 2–6			5,403	5,403	10,686	0	0	0	10,686
72	Bronsringen 1 & 3	Oxie	Bronsgjutaregatan 4	2008	54,000	8,733	8,733	0	5,510	0	0	5,510
73	Terminalen 1	Trelleborg	Terminalsgatan 2	1971	57,400	11,453	11,105	24,292	0	0	0	24,292
74	Tågarp 16:17	Arlöv	Lagervägen 4	1978	159,946	41,842	40,977	0	47,682	0	0	47,682
75	Kornmarksvej 1	Brøndby	Kornmarksvej 1			47,550	47,550	0	47,121	0	0	47,121
76	Slätthög 6	Malmö	Olsgårdsgatan 8 B	2014	25,317	2,904	2,904	3,158	0	0	0	3,158
77	Tankbilen 9	Trelleborg	Godsvägen 9	2008	35,821	5,681	5,681	8,700	0	0	0	8,700
78	Olsgård 4	Malmö	Olsgårdsgatan 11	2018	15,895	1,855	1,085	1,526	0	0	0	1,526
79	Slätthög 4	Malmö	Olsgårdsgatan 8 A	2015	20,602	3,109	3,109	2,848	0	0	0	2,848
80	Slätthög 1	Malmö	Olsgårdsgatan 6	2015	36,967	3,816	3,491	4,486	0	0	0	4,486
Total, Region Malmö					698,027	293,304	286,308	110,220	190,385	45,635	0	346,240

Property	Postal address	Address	Value year	Taxable value, SEK thousand	Rental value, SEK thousand	Contractual rent, SEK thousand	Type, m ²				Total	
							Logistics warehouse	Distribution	Terminal	Other		
Stockholm												
81	Tuvängen 1	Södertälje	Morabergsvägen 25	2000	21,128	2,917	2,917	0	2,640	0	0	2,640
82	Dikartorp 3:12	Järfälla	Passadvägen 8, 10	2002	185,173	23,997	23,997	29,585	0	0	0	29,585
83	Nattskiftet 11	Stockholm	Elektrav. 11-23/ Drivhjulsv. 42	1960	20,000	42,681	40,869	0	25,617	0	0	25,617
84	Slottshagen 2:1	Norrköping	Kommendantvägen 5	Spec.	0	10,465	8,912	0	0	15,126	0	15,126
85	Vanda 1	Kista	Vandagatan 3	1990	177,178	24,783	23,031	23,340	0	0	0	23,340
86	Sothönan 3	Katrineholm	Industrigatan 7, 11/ Terminalgatan 3	1986	24,646	15,500	15,453	12,352	0	14,755	0	27,107
87	Terminalen 1	Hallsberg	Hallsbergsterminalen 12-20	Spec.	0	12,768	12,768	0	0	25,850	0	25,850
88	Jordbromalm 4:33	Haninge	Lillsjövägen 19	2005	165,776	17,760	17,760	23,847	0	0	0	23,847
89	Skogskojan 1	Östersund	Grindvägen 3	Spec.	0	4,088	4,088	0	0	3,466	0	3,466
90	Drivremmen 1	Hägersten	Drivhjulsv. 17/ Västberga Allé 41	Spec.	0	26,885	26,885	0	0	33,123	0	33,123
91	Ekeby 2:2	Eskilstuna	Folkestaleden 3	1976	3,709	3,617	3,617	0	0	7,976	0	7,976
92	Batteriet 7 & 8	Umeå	Spårvägen 26 A and B	Spec.	0	1,951	1,951	0	0	4,376	0	4,376
93	Målsås 4:4	Sundsvall	Förmanslänken 9 A	Spec.	0	3,813	3,813	0	0	8,120	0	8,120
94	Östanvinden 5	Karlstad	Östanvindsgatan 4	1983	3,155	881	881	0	1,330	0	0	1,330
95	Basfiolen 7	Norrköping	Moa Martinsons gata 10 A	1983	4,957	596	596	0	1,318	0	0	1,318
96	Vasslan 1	Årsta	Sockengränd 2	1986	51,635	6,609	6,609	0	5,431	0	0	5,431
97	Värdshuset 3	Sundsvall	Värdshusvägen 5	1985	3,677	889	889	0	1,512	0	0	1,512
98	Sörby Urfjäll 38:2	Gävle	Elektrikergatan 4	1990	5,496	876	876	0	1,427	0	0	1,427
99	Källstalöt 1:6 & 1:7	Eskilstuna	Brunnsta 19	1975	81,070	18,658	18,658	32,200	0	0	0	32,200
100	Stenvreten 8:33	Enköping	Varggatan 17	2010	49,000	16,026	16,026	0	10,873	0	0	10,873
101	Rosersberg 11:81	Rosersberg	Metallvägen 31	2006	172,400	21,894	21,894	0	30,045	0	0	30,045
102	Rosersberg 11:116	Rosersberg	Metallvägen 60	2013	104,200	9,964	9,964	10,171	0	0	0	10,171
103	Statorn 31	Norrköping	Malmgatan 14	1972	59,600	7,023	6,495	0	15,708	0	0	15,708
104	Törsjö 2:49	Örebro	Paketvägen 1, 3	2004	207,768	32,031	32,031	55,255	0	0	0	55,255
105	Mosås 4:66	Örebro	Paketvägen 10	Spec.	0	7,619	7,619	0	0	8,885	0	8,885
106	Mosås 4:57	Örebro	Paketvägen 6	1970	39,517	4,516	4,486	12,089	0	0	0	12,089
107	Magneten 6	Umeå	Kontaktvägen 20	Land	23,000	345	345	0	0	0	0	0
108	Snesholm 1:16	Morgongåva	Molnebov. 10/ Tjusarev. 40	2018	81,000	19,266	19,266	0	38,000	0	0	38,000
109	Lagret 1	Umeå	Depåvägen 1	1991	126,902	15,658	15,658	0	24,892	0	0	24,892
110	Vålingen 2	Karlstad	Välsviksleden 218	2009	12,374	3,079	3,079	3,810	0	0	0	3,810
111	Magasinet 3	Järna	Tuna Industriväg 35	1970	70,659	12,272	11,521	20,440	0	0	800	21,240
112	Magneten 3	Umeå	Kontaktvägen 18	Land	10,600	0	0	0	0	0	0	0
113	Storheden 2:1	Luleå	Makadamvägen 12	2021	11,400	5,409	5,409	4,502	0	0	0	4,502
114	Morgongåva 15:33	Morgongåva	Tjusarvägen		0	0	0	0	0	0	0	0
115	Glasblåsaren 14	Linköping	Tornbyvägen 9	2009	65,600	11,328	11,328	9,640	0	0	0	9,640
116	Sköns Prästbord 2:4	Sundsvall	Timmervägen 4	1973	29,657	21,429	19,997	0	24,600	0	0	24,600
117	Mätaren 6	Umeå	Mätarvägen 3	1977	88,328	16,421	13,754	24,484	0	0	0	24,484
118	Planeraren 2	Borlänge	Planerargatan 3	1979	76,300	27,797	27,797	0	35,125	0	0	35,125
119	Bleket 2	Karlstad	Brisgatan 4/ Lovartsgatan 6	1973	37,795	14,705	5,796	0	22,605	0	0	22,605
120	Frukthallen 3	Årsta	Frukthandlarvägen 3-9	1968	119,400	29,696	26,821	0	21,696	0	504	22,200
121	Mappen 3	Linköping	Köpetorpsgatan 8	1977	93,200	18,731	12,904	0	28,500	0	0	28,500
122	Jordbromalm 4:41	Jordbro	Lillsjövägen 52	Spec.	0	23,055	23,055	0	32,898	0	0	32,898
123	Slammertorp 3:3	Järfälla	Mejerivägen 5	2000	134,000	16,524	16,524	0	17,545	0	0	17,545
124	Korsberga 1	Västerås	Hackstavägen 11	2011	56,636	8,183	8,183	0	10,100	0	0	10,100
125	Adaptern 1	Norrköping	Blygatan 25	1975	105,800	17,424	79	0	28,429	0	0	28,429
126	Mappen 4	Linköping	Köpetorpsgatan 6, 10	1979	76,496	22,421	22,186	22,368	6,225	0	0	28,593
Total, Region Stockholm					2,599,232	602,551	556,789	284,083	386,516	121,677	1,304	793,580
TOTAL					6,119,332	1,520,603	1,440,625	1,017,400	859,637	243,118	5,761	2,125,916

Significant events in 2021



Catena acquires additional land in Morgongåva – investing SEK 300 million in new construction for Babyland

14 January 2021

Catena is investing an additional SEK 300 million in the Morgongåva business park after today signing an agreement with Morgongåva Företagspark regarding new construction of an additional e-commerce facility in the area.

Catena expands further in Denmark and issues new shares

22 February 2021

Catena is acquiring six logistics properties for a combined property value of approximately SEK 815 million following deductions for deferred taxes. The purchase consideration will be paid in part through newly issued shares in Catena.

Catena gains possession of property portfolio and implements private placement

1 March 2021

In accordance with the Company's previous press release of 22 February 2021, Catena has now gained possession of six logistics properties valued at SEK 815 million with of deferred taxes having been deducted. Under the authorisation given to the Board of Directors by the 2020 Annual General Meeting, 527,911 new shares in Catena will now be issued.

Nomination Committee's proposal to the Board of Directors of Catena AB

11 March 2021

In preparation for the Annual General Meeting of Catena AB (publ) on 29 April 2021, the Company's Nomination Committee submits its proposal regarding Chairman of the Board and other Board members.

Catena announces an increase in the number of shares and votes

31 March 2021

In accordance with previously published information, the number of shares and votes in Catena AB (publ) has increased.

Catena announces its intention to implement a private placement

31 March 2021

Catena AB (publ) intends to carry out a new share issue of up to 3 million shares (the "New Issue") aimed at Swedish and international institutional investors through an accelerated book building procedure, and has engaged ABG Sundal Collier and Kempen & Co as Joint Bookrunners in connection with the New Issue.

Catena is implementing a private placement, raising an additional SEK 1,080 million

31 March 2021

As authorised by the Annual General Meeting on 29 April 2020, the Board of Directors of Catena AB (publ) has decided to implement a cash private placement of 3 million shares at a subscription price of SEK 360 per share.



Catena updates its financial targets

9 April 2021

Catena's financial targets and guidelines give stability to the Company's business model and help strengthen the Company's financial position. By updating the Company's finance policy, additional conditions for continued growth are created.

Catena announces an increase in the number of shares and votes

30 April 2021

In accordance with previously published information, the number of shares and votes in Catena AB (publ) has increased.

Catena secures BBB- credit rating from Nordic Credit Rating

3 May 2021

Logistics property company Catena has been awarded an "investment grade" credit rating of BBB- with stable prospects from credit rating agency Nordic Credit Rating (NCR).

Catena AB publishes prospectus for MTN programme of SEK 5 billion and launches green framework

31 May 2021

Catena has established an MTN programme (Medium Term Notes) for borrowing on the capital market with a framework amount of SEK 5 billion. In connection with this, Catena is also launching a green framework.

Catena has successfully conducted its first green bonds issue

9 June 2021

Within the framework of the MTN programme established in May 2021, Catena has issued senior unsecured green bond loans for a total SEK 1.4 billion with a maturity of four years.



Catena acquires logistics property in Linköping for SEK 206 million

7 July 2021

Catena acquires a 9,640 m² modern and efficient logistics property in Linköping at a property value of SEK 206 million. The tenant at the property is food company Scan Sweden.

Management change at Catena*30 August 2021*

Catena appoints David Silvesjö as Chief Treasury Officer and Malin Nissen as Head of Business Support, both becoming members of Catena's management team.

**Catena has been certified as a Great Place to Work***4 October 2021*

Catena has, for the first time, been certified by Great Place to Work – demonstrating that the Company's employees perceive Catena as an excellent workplace.

Catena has won a land allocation competition together with Nowaste Logistics*20 October 2021*

Catena and Nowaste Logistics have been allocated all of the land at the Välluv industrial site in Helsingborg. At the site, which encompasses about 144,000 m², efficient, sustainable logistics facilities focusing on innovative solutions will be built.

Catena's Nomination Committee ahead of the 2022 Annual General Meeting*27 October 2021*

Catena's 2021 Annual General Meeting resolves to appoint a Nomination Committee consisting of representatives of the four largest shareholders and the Chairman of the Board. The Nomination Committee constituted itself as follows: Anders Nelson (chairman) appointed by Backahill Inter AB, Benjamin Woesthoff appointed by PGGM Investments, Johannes Wingborg appointed by Länsförsäkringar Fondförvaltning AB and Gustaf Hermelin (Chairman of the Board) appointed by SFU Sverige AB.

Catena acquires logistics land in the Municipality of Bjuv*29 October 2021*

Catena has acquired 565,000 m² of attractive logistics land from a private landowner in the Municipality of Bjuv. The acquired property, Vrams Gunnarstorp 1:15 in the Municipality of Bjuv, occupies an excellent logistics location adjacent to the E4 motorway and with quick access to the E6 motorway.

Catena constructs new logistics facility in Malmö, Lekia moves in*10 November 2021*

Catena constructs a new logistics facility on Lodgatan in Malmö, an investment of SEK 208 million. Sweden's largest toy chain, Lekia, will be a tenant in the building.

Development of Logistics Position Landvetter can commence with Catena acquiring land for SEK 189 million*20 December 2021*

The detailed development plan adopted by the Municipality of Hälaryda in November gains legal force. This means

that Catena's land acquisitions in the area around the airport will be effectuated and the development of Logistics Position Landvetter may commence.

Catena signs agreement to acquire land in Jönköping*21 December 2021*

Catena signs an agreement to acquire the Hyltena 1:98 property in the municipality of Jönköping. The property has been parcelled out as a plot of land of approximately 200,000 m². The purchase consideration for the land amounts to approximately SEK 56 million, with the seller being Södra Munksjön Utvecklings AB, a subsidiary of the Municipality of Jönköping.

SIGNIFICANT EVENTS AFTER THE END OF THE YEAR**Catena submits bid for property portfolio***21 February 2022*

On 21 February, Catena submitted a bid for a property portfolio from Halmslätten Fastighets AB. The acquisition is planned as a corporate transaction in which Halmslätterns Fastighets AB will sell all of the shares in its subsidiary, which holds the Group's property portfolio. The transaction was based on an agreed property value of SEK 1,520 million for the Vrangelsro 5:4 property in the Municipality of Halmstad and the Logistiken 3 property in the Municipality of Umeå. According to the letter of intent, the transaction is conditional on approval of the sale by an Extraordinary General Meeting of the seller and that Catena is able to conduct a due diligence process. After that, it will be possible to enter a binding share transfer agreement.

The Nomination Committee's proposal regarding the Board of Directors of Catena AB*4 March 2022*

Ahead of Catena's Annual General Meeting on 28 April 2022, the Nomination Committee announced its proposal on 4 March. It is proposed that current Board Members Gustaf Hermelin, Katarina Wallin, Héléne Briggert, Magnus Swärdh, Vesna Jovic, Caesar Åfors, and Lennart Mauritzson be re-elected. It is also proposed that Lennart Mauritzson be newly elected as Chairman of the Board and that auditing company KPMG with Camilla Alm Andersson as the principal auditor be newly elected as the company's auditor.

Catena signs lease agreement with Menigo and invests SEK 607 million at Logistics Position Landvetter*15 March 2022*

Catena is constructing a logistics facility for Menigo at Logistics Position Landvetter – for a total investment of SEK 607 million, which also includes the cost of acquiring the land. The new building will have a floor area of 42,250 m², with both cold and frozen storage units, as well as office space, and the facility will be certified in accordance with BREEAM Excellent. The duration of the lease is ten years, with an estimated operating surplus of approximately SEK 38 million.

Well-diversified financing

Developing, owning and managing logistics properties requires good access to capital. The combination of well-diversified financing with an attractive property portfolio generating strong cash flow makes room for continued controlled growth under favourable conditions.

Catena's portfolio, which focuses on strategically located logistics properties is characterised by long-term customer relationships and stable cash flows. The portfolio is distributed between more than 300 customers, several of which are among Sweden's and Denmark's most well-known brands in their respective industries. This creates security for both shareholders and credit providers and ensures that the Company is able to continue financing its operations on favourable terms, now and in the future.

Catena's financial strategy serves to ensure that the Group can, at any given time, secure capital and liquidity at the lowest possible cost and that payment systems are appropriate. The strategy is adapted partly to the Group's business operations and partly taking into account the financial policy reviewed and adopted by the Board of Directors annually. The finance policy constitutes an internal framework and regulations for how the Group's financial risks are defined and managed these mainly being interest rate, refinancing, liquidity, currency and counterparty risks.

→ Read more about financial risks on pages 134–135, and in Note 20 and a set of financial targets is given on page 20.

Capital structure

The relationship between equity and borrowed capital is of considerable significance for shareholders, credit providers and the operations in general. Changes in the capital structure affect the Company's risk and its return capacity, and Catena works continuously to achieve an appropriate structure.

At the end of the year, Catena had assets amounting to SEK 25,864.1 million (20,398.6), of which property values accounted for SEK 23,400.0 million (18,612.4), with these being financed in part with equity of SEK 11,255.0 million (7,590.4) and in part with liabilities amounting to SEK 14,609.1 million (12,808.2).

The liabilities consisted of an interest-bearing part amounting to SEK 11,067.9 million (9,735.0) and a non-interest-bearing part amounting to SEK 3,541.2 million

(3,073.2). The equity ratio corresponded to 43.5 percent (37.2) on the balance sheet date.

→ See the balance sheet on page 94.

Interest-bearing liabilities and structure

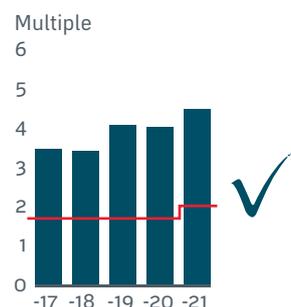
During the year, Catena signed new credit agreements totalling SEK 3,199.0 million and renegotiated and extended existing credit agreements of SEK 5,878.9 million. In total, borrowing increased by SEK 1,333.0 million, primarily as a result of investments and acquisitions.

In May 2021, Catena received an Investment Grade rating with the rating BBB- with stable prospects from Nordic CreditRating. Catena works actively to maintain a strong financial position and to hold a rating of Investment Grade at least. In June, Catena successfully issued its first green listed bonds under the MTN program established during the year. The program is followed by a green financing framework that makes it possible to issue green-class loan instruments.

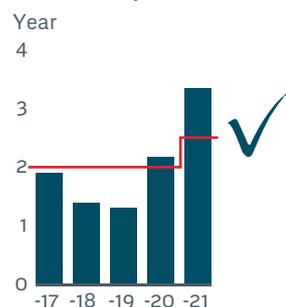
At the end of the year, interest-bearing liabilities amounted to SEK 11,067.9 million (9,735.0), all of which 24.9 percent (0.0) was classified as green. The interest-bearing liabilities amounted in part to SEK 5,653.7 million (7,167.9) in traditional bilateral bank loans with properties as collateral, partly of SEK 1,706.0 million (1,605.0) in covered bonds through Svensk Fastighetsfinansiering, partly of SEK 1,309.1 million (363.3) in Danish covered mortgage bonds, partly of SEK 999.1 million (598.8) in unsecured commercial papers and of SEK 1,400.0 million (0.0) in unsecured bonds. In total, the interest-bearing liabilities amounted to 47.3 percent of the properties' market value and, less cash and cash equivalents, they amounted to 43.1 percent. Combined, the interest-bearing liabilities' weighted average debt maturity was 3.3 years (2.2) and, over the next year, approximately 15 percent (37) of the portfolio will be refinanced under current agreements.

With good foresight and an appropriate variety of funding sources, Catena safeguards its short- and long-term

Interest coverage ratio



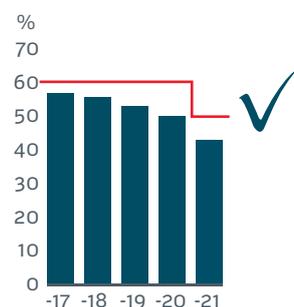
Average debt maturity



Equity ratio



Loan-to-value ratio



Capital and interest maturity

Year	Debt maturity			Interest maturity, including derivatives		
	SEKm	Share, %	Including margin, %	SEKm	Share, %	Including margin, %*
0-1	1,659.1	15.0	1.3	4,146.8	37.5	1.1
1-2	3,997.5	36.1	1.1	908.0	8.2	2.9
2-3	2,623.8	23.7	1.2	500.0	4.5	2.7
3-4	1,400.0	12.7	1.4	1,354.5	12.2	2.4
4-5	178.0	1.6	1.0	1,125.6	10.2	2.5
5-	1,209.5	10.9	1.0	3,033.0	27.4	2.2
Total	11,067.9	100.0	1.2	11,067.9	100.0	1.9

* The margin is evenly distributed across the maturity structure of variable rate loans as an effect of the swap portfolio.

refinancing. In total, the interest-bearing liabilities are distributed between 11 different sources of financing.

Bank borrowing

Traditional and bilateral credit agreements with banks constituted, at the end of the year, 51 percent (74) of total interest-bearing liabilities and were distributed among seven (seven) different banks. Credit agreements in a bank are usually secured with collateral in properties and also often with a mortgage on shares and with commitments being followed up with covenants linked to the loan-to-value ratio, the equity/assets ratio and the interest coverage ratio. By tradition, Catena has a long and well-established relationship with its banks which provides security in future acquisition situations and/or renegotiations.

Bonds

In June 2021, Catena established an unsecured MTN programme with a framework of up to SEK 5,000 million. In the same month, Catena successfully issued its first bonds of SEK 1,400 million, divided between an FRN loan of SEK 950 million and a fixed loan of SEK 450 million. On the balance sheet date, they accounted for 13 percent (0) of Catena's interest-bearing liabilities. The bonds are classified as green in accordance with Catena's green framework and are listed for trade on Stockholm Nasdaq and the sustainable bonds list. A list of outstanding bonds is presented below:

Amount, SEKm	Interest terms, %	Maturity, years	Maturity, years
950	1.35+Stibor 3m	4	2025
450	1.588	4	2025

Catena also has an indirect opportunity to borrow secured capital market financing through Svensk FastighetsFinansiering (SFF), which is owned equally by Catena, Diös, Fabege, Platzer and Wihlborgs. On the balance sheet date, the outstanding volume amounted to SEK 1,706.0 million (1,605.0), corresponding to 15 percent (16) of Catena's interest-bearing liabilities. This MTN programme amounts in its entirety to SEK 12 billion. SFF holds a credit rating equivalent to BBB+ from NCR.

Further information about SFF can be found on the website www.svenskfastighetsfinansiering.se

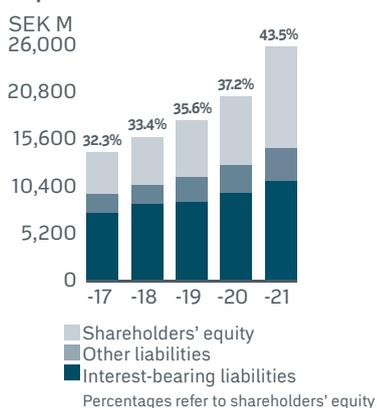
Commercial papers

Catena has an outstanding commercial paper programme, providing a flexible opportunity for self-funding for at most one year. The framework amounts to SEK 2 billion and can be traded through Swedbank and Danske Bank. At the end of the year, the outstanding volume issued amounted nominally to SEK 1,000 million (600), corresponding to 9 percent (6) of total interest-bearing liabilities. The commercial papers are at all times backed by a secured, unutilised credit facility that hedges the refinancing risk in the underlying commercial papers.

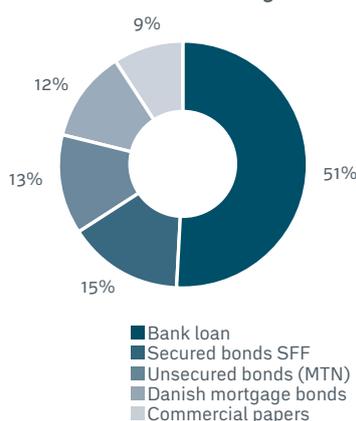
Danish mortgage bonds

Catena borrowed SEK 1,309.1 million (363.3) through the Danish mortgage credit system, corresponding on the balance sheet date to 12 percent (4) of Catena's total interest-bearing liabilities. The bonds are mainly used to finance Catena's Danish property portfolio.

Capital structure



Source of financing



Borrowing and interest expenses



Interest expenses and sensitivity

On the balance sheet date, the average interest rate, including the cost of derivatives and unutilised lines of credit, was 1.9 percent (2.3). Over the year, with its strong financial position and having received the Investment Grade rating, Catena reduced its borrowing costs while its capital maturity increased. In the fourth quarter, an interest rate swap of a nominal SEK 500 million, due in May 2022, was extended for eight years.

Given that a majority of the Group's loans are subject to interest rate floors, Catena's interest expenses are affected positively even when the market interest rate rises, assuming that it is in negative territory.

If the market interest rate, defined as Stibor 3/Cibor 6-month, were to increase by one percentage point, all else being equal, the interest expenses would increase by around SEK 28 million (26). If the market interest rate falls by one percentage point, then too the interest expenses would increase by about SEK 20 million (37). With Catena's financial strategy in mind, the interest coverage ratio during the year was a multiple of 4.5 (4.0), providing a secure margin for the financial policy and other financial commitments.

Interest-rate risk management

Interest expenses are a significant part of Catena's earnings. They are mainly affected by changes in the market interest rate, but also by changing rules and conditions in the credit market, which can, in turn, alter credit margins. Catena works continuously and strategically to limit the effect of these changes in various ways.

To limit the Group's interest-rate risk, Catena mainly uses fixed-rate loans and interest-rate derivatives, in such cases primarily traditional interest-rate swaps. Fixed rate loans are valued at nominal value, while interest rate derivatives are continuously marked to market, meaning that the carrying amount corresponds to fair value, with the change being recognised in the income statement.

On the balance sheet date, the carrying amount of the interest rate derivatives was a negative SEK 140.4 million (negative 343.0) and the change in value was SEK 202.5 million (38.1). The change in value of the derivatives does not affect cash flow and, on reaching maturity, the value of derivatives is always zero.

At the end of the year, fixed-rate loans, excluding commercial papers, amounted to SEK 1,555.2 million (673.6)

and the nominal volume of outstanding interest rate swaps purchased amounted to SEK 5,365.9 million (5,714.6). Combined, they comprised an interest-rate hedge of 63 percent (66) of the total loan portfolio. At the end of the year, about 38 percent (42) of the loan portfolio had an interest maturity of less than one year and the average interest maturity for the entire loan portfolio including derivatives was 3.0 years (3.1).

Greener operations enable green financing

For a long time, Catena has worked purposefully towards sustainable operations, focusing on mitigating negative environmental effects and increasing energy efficiency in the Group's properties. Of Catena's outstanding unsecured bond loans of SEK 1,400 million, the entire amount comprises a green bond loan. In brief, this entails the equivalent of the issue proceeds being used in accordance with Catena's green framework for financing properties and investments meeting certain specific criteria linked to the environment and energy. Green properties qualify, for example, by achieving a certain degree of environmental certification and/or level of energy efficiency. Including green bank loans of SEK 663.4 million and green bonds through SFF and Danish Realkredit, 24.9 percent of the loan portfolio was green on the balance sheet date. By 2025, the goal is for at least 50 percent of the outstanding credit volume to be green.

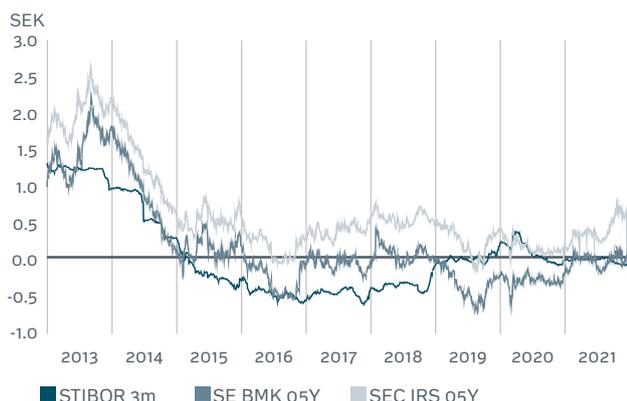
Liquidity

During the year, the Group financed its operations partly with cash flow from its operating activities in the amount of SEK 811.4 million (744.3), and partly from the financing activities, including the new share issue, amounting to SEK 1,366.3 million (536.7). During the year, a dividend of SEK 309.2 million (245.0) was paid to shareholders (245.0). Changes in cash and cash equivalents for the year amounted to SEK 581.5 million (279.9) and were SEK 992.6 million (411.1) at the end of the year. In addition to cash and cash equivalents, there were, at the time, confirmed and unutilised credit commitments from banks amounting to SEK 2,100.0 million (1,400).

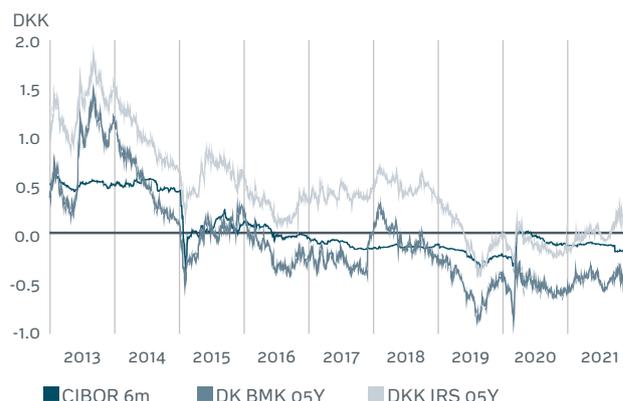


Contact David Silvesjö, Chief Treasury Officer
david.silvesjo@catenafastigheter.se

Swedish market interest rates



Danish market interest rates



Catena's share performance

Catena works to give the shareholders a long-term sustainable and competitive total return on their investment with a balanced risk. Accurate, clear, current and transparent information facilitates the market valuation of the Company.

Catena's shares were launched on the Nasdaq Stockholm exchange, on the Nordic Mid Cap list in the Real Estate sector, on 26 April 2006 under the ticker CATE. In 2021, the share changed segment and is now traded on the Nordic list Large Cap.

The closing price on 30 December 2021 was SEK 564.00, against the closing price of SEK 385.00 on 30 December 2020, meaning that the share price had risen by 46 percent over the year. During the year, the highest price noted for the Catena share was SEK 593.00 and the lowest was SEK 363.00. The total return on the share was 48.4 percent (negative 5.3). During the year, 11,968,701 shares (15,221,688) were traded on Nasdaq Stockholm, corresponding to a turnover rate of about 30 percent (40) based on the average number of shares.

Dividend policy and dividends

In the long-term, Catena's dividends to shareholders should amount to 50 percent of profit from property management after standard tax. For the 2021 financial year, the Board of Directors and the CEO propose a total dividend of SEK 329.8 million (286.7), corresponding to about 50 percent of total profit from property management after standard tax. Per share, that amounts to SEK 8.00 (7.50) per share, corresponding to an increase of 7 percent, being paid out on two occasions, with SEK 4.00 per share being paid on each occasion. This corresponds to a yield of 1.4 percent (1.9).

→ Read more about the share and dividend on pages 138–139.

EPRA

Since 2017, Catena has been included in the EPRA international property index on the London Stock Exchange,

positively affecting the Company's ability to attract both existing and new investors.

Shares and share capital

The share capital of Catena AB is to be no less than SEK 55,000,000 and no more than SEK 220,000,000. The total number of shares is not permitted to be less than 12,500,000 and more than 50,000,000. At 31 December 2021, the share capital in Catena AB totalled SEK 181,397,761.60 distributed between 41,226,764 ordinary shares. During the year, two new issues were implemented, which combined increased the number of shares by 3,527,911. The quotient value per share is SEK 4.40. Each share confers one vote and each person entitled to vote at the General Meeting of shareholders may vote for the full number of shares held and represented. All shares confer equal rights to participate in the Company's assets and earnings. The shares are not subject to any limitations as regards the right to transfer of ownership.

Net asset value

The net asset value is the Company's total capital that the Company has to manage to thereby create both a value development and yield for the owners. With assets and liabilities taken up at fair value, the net asset value can be calculated based on the Company's equity. However, consideration should be taken to tax effects. The long-term net asset value (EPRA NRV) is estimated at SEK 323.74/share (245.08). This corresponds to 57 percent of Catena's share price at year-end.

Ownership

As at 28 February 2022, Catena AB had 15,180 shareholders.

Share price trend 1 January 2021 – 28 February 2022



Share price trend 1 January 2013 – 28 February 2022



ers (14,392). The largest shareholder is the Backahill Group with 27.2 percent (29.8) of the capital. No other shareholder held 10 percent or more of the shares outstanding. Owners outside of Sweden accounted for 46.4 percent (45.8) of the capital. Owners in Sweden accounted for 53.6 percent (54.2) of the share capital and votes, of which legal entities accounted for 96.0 percentage points (79.0) and private individuals for 4.0 percentage points (5.3) of the share capital and votes. On 28 February 2022, Catena AB held no treasury shares.

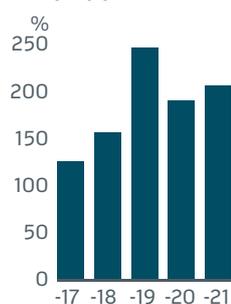
→ Read about Catena's ownership structure and the largest owners on page 138.

Per share data

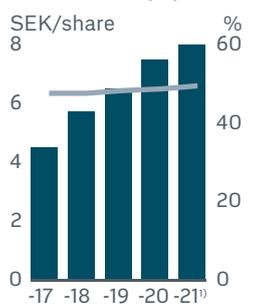
	2021	2020
Share price at year-end, SEK	564.00	385.00
Price trend over the year, %	46.5	-6.9
Highest price paid during the year, SEK	593.00	446.00
Lowest price paid during the year, SEK	363.00	213.50
Profit from property management per share, SEK	20.40	19.06
Earnings per share, SEK	66.63	40.51
Dividend per share, SEK	8.00 ¹⁾	7.50
Dividend yield, %	1.4	1.9
Total return on the share, %	48.4	-5.3
P/E ratio	8	10
Cash flow before change in working capital per share, SEK	19.93	18.91
Equity per share, SEK	273.00	201.34
Long-term net asset value EPRA NRV, per share, SEK	323.74	245.08
Current net asset value EPRA NTA, per share, SEK	310.78	234.49
Disposal value EPRA NDV, per share, SEK	260.80	188.00
Turnover rate, %	29.6	40.4
No. of shares at year end, 000s	41,227	37,699
Average number of shares, 000s	40,397	37,699

1) According to the proposal by the Board of Directors and the CEO.

Market price relative to equity per share



Dividend and payout ratio



1) According to the proposal by the Board of Directors and the CEO.

	SEK/m	SEK/ share
Equity as per balance sheet	11,255.0	
Reversal		
Goodwill	-503.0	
Interest-rate derivatives as per balance sheet	140.4	
Deferred tax as per balance sheet	2,454.2	
Long-term net asset value, EPRA NRV	13,346.6	323.74

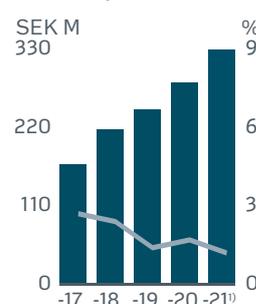
Incentive programme

Catena has no share-based incentive programmes, options or convertible securities issued. Nor were there any authorisations to issue any such financial instruments in 2021. Accordingly, none of the Board members or any of the senior executives in Catena hold any warrants in Catena as per 31 December 2021.

Analysts monitoring Catena

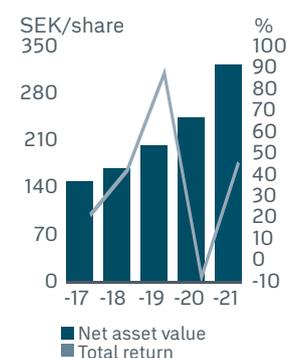
ABG Sundal Collier	Markus Henriksson
Barclays	Paul May
DNB	Niklas Wetterling
Handelsbanken	Johan Edberg, Oscar Lindquist
J. P. Morgan	Vanessa M Guy
Kempen	John Vuong
Kepler Cheuvreux	Jan Ihrfelt
Pareto Securities	Viktor Hökenhammar

Dividend yield



1) According to the proposal by the Board of Directors and the CEO.

Net asset value, EPRA NRV and total return





Sustainability Report

Some decisions are more important than others

Catena's decisions regarding sustainability are important, but they are also decisions that are easy to make. By making sustainable choices, we secure our business for the long term.

A responsible company that continuously develops its operations, is a competitive and attractive company. Catena operates in a context that has a significant impact on the environment and society. Combined, our tenants' production and transport operations, construction processes, choice of materials, business activities and energy use account for comparatively large emissions. In addition, issues concerning land and land use are a constant issue for all property companies. When it comes to logistics properties, location is crucial, every kilometre that can be saved for our tenants is of great importance for the environment, and proximity to important infrastructure and major population centres is pivotal. Finally, efficient and sustainable logistics properties are critical to safeguarding a well-functioning society. Sustainable solutions demand a balance between all of society's needs and how we meet them, as well as how we can take the environment and biodiversity into account. Our facilities must not only be able to handle cargo and goods, they are also workplaces where we seek to create conditions that are as favourable as possible for those who work there to feel well and to thrive. Naturally, the same strict requirements apply to our own workplace.

New, aggressive sustainability targets ahead

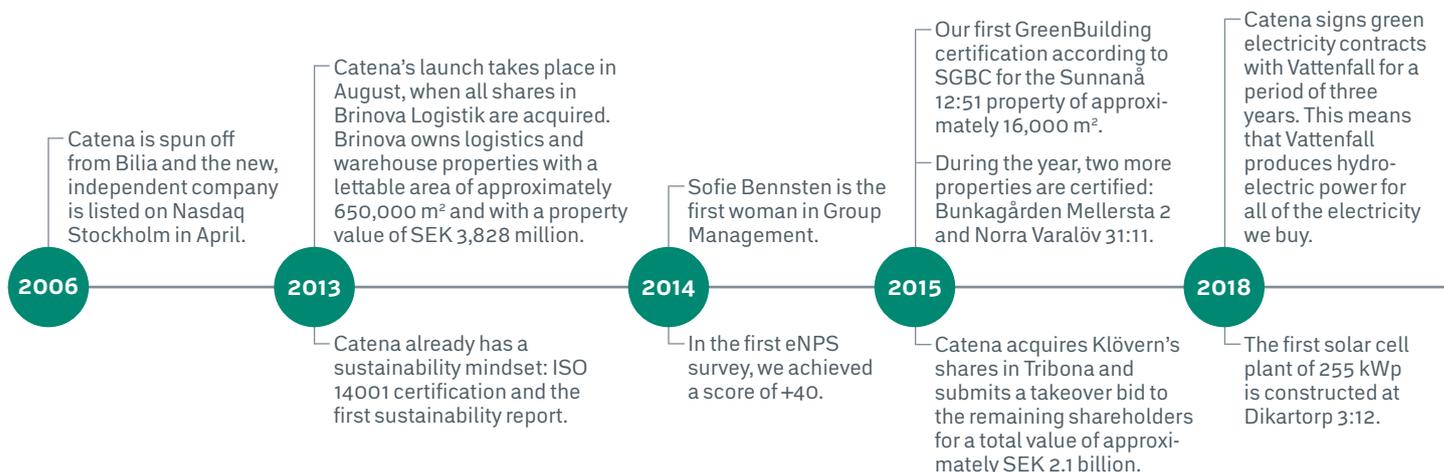
Our sustainability work is governed by the precautionary principle, which requires us to work actively to mitigate our negative impact on the environment and on other people. This means that we must act to prevent as much inconvenience as possible for the environment or for the health of others and to counteract negative effects. Accordingly, each decision that can lead towards a more sustainable logistics network is of the utmost importance and will have

considerable influence. Catena sets its ambitions high and we are a social partner that makes a difference with our choices and with our commitment. With well-thought-out strategies and a long-term approach, environmental, social and economic values alike benefit. Setting the bar too low will only reflect badly on us, on the logistics network and on society in general.

In 2021, we decided to further fine-tune our sustainability targets. The business plan for 2022 sets out our objectives:

- Net-zero greenhouse gas emissions by 2030
- The entire portfolio must be net-positive in terms of biodiversity by 2030
- 100 percent of the Group's lettable area must be environmentally certified by 2030
- Certified as a Great Place to Work with the ambition of achieving a Trust Index of 85 percent by 2025
- Exert a positive influence on our business partners and our environment by participating in societal development

In this Annual Report, we report on targets that guided us in 2021. The results are also very important for our new targets and much of what we do today represents important progress towards the more overarching targets applicable as of 2022. The new targets will require extensive efforts and we are not fully aware of the approach in certain areas. Rather than letting this impede our ambitions – it is, instead, an important part of the process ahead of us and a way for us to take responsibility over time.





19 properties
with photovoltaic systems



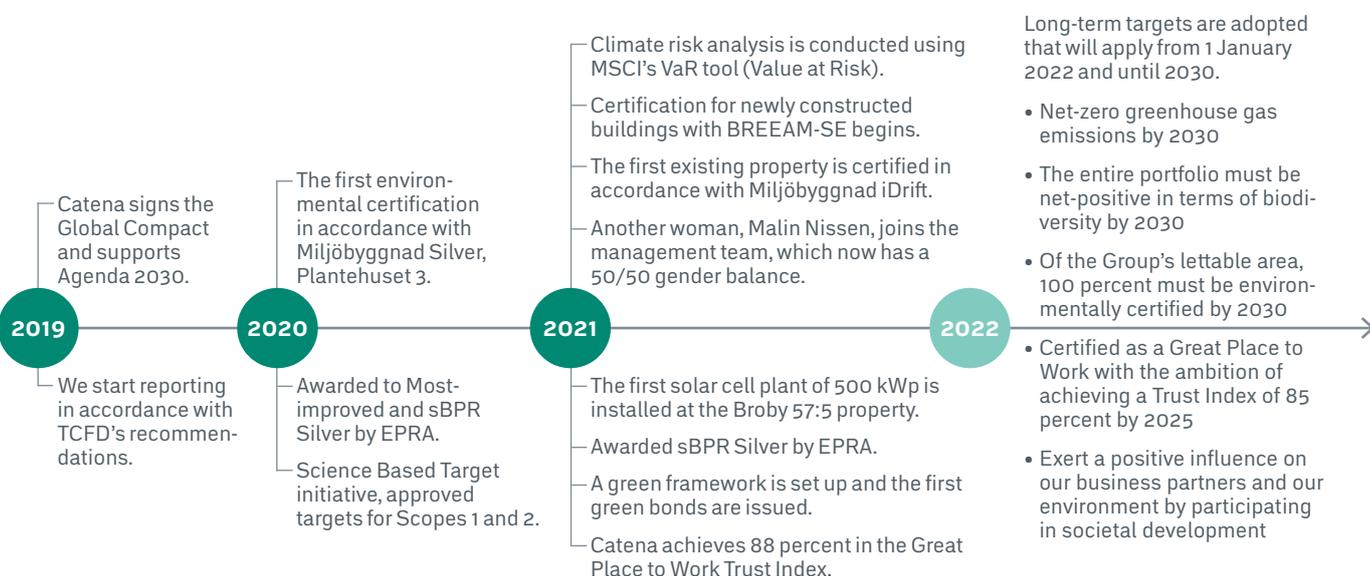
15% m²
certified area



+54
eNPS



88%
GPTW – TrustIndex

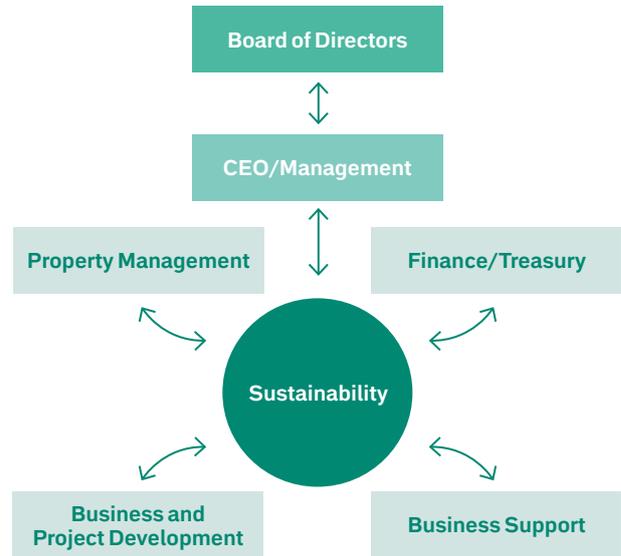


Sustainability governance

Sustainability forms a natural part of our operations and is managed through our internal environmental management system that comprises shared policies and guidelines, measurable targets and direct action plans. The fact that Catena works according to the precautionary principle is integrated into our Sustainability Policy and into the processes and procedures that drive our follow-up work in connection with our measurable targets. Catena's internal environmental management work is certified in accordance with ISO 14001.

Cooperation between different departments internally ensures that Catena lives up to its social and environmental demands. All employees receive compulsory basic training in Catena's sustainability work as part of the onboarding process. During the year, all employees are involved in current issues by, for example, taking part in digital breakfast courses and personnel meetings. The sustainability team reports to the Head of Business Support and also maintains an ongoing dialogue with Group Management. Catena's management team makes strategic decisions regarding current economic, social and environmental issues. Catena's Board of Directors bears the ultimate responsibility.

Each year, Catena reviews risks in the area of sustainability. Data are submitted to the Board, which is ultimately responsible for the company's risk review.



Plantehuset 3, Logistics Position
Tostarp in Helsingborg.



Catena's most important issues in sustainability

In 2021, Catena carried out an update of the materiality analysis. The update has been conducted internally with the help of external reports that have given guidance and broadened our perspective, such as the IPCC's climate report presented in 2021. The update shows that issues concerning biodiversity, taxation and climate have become even more central to our operations and are therefore identified as new material issues. See table below.



Our focus areas	Material issues	Identified GRI standards	SDGs	Restrictions
Social development and the future	<ul style="list-style-type: none"> 12. Commitment in local communities / Sustainable city development 13. Logistics flows with minimal environmental impact 15. Collaborates with customers for a sustainable development 16. Tax 	103, 201, 203, 207	9, 17, 11	The value chain
Sustainable properties	<ul style="list-style-type: none"> 1. Greenhouse gas emissions 2. Energy efficiency and renewable energy 3. Physical climate adaptation 4. Waste and recycling 5. Environmental impact and pollution 6. Biological diversity 	103, 302, 303, 304, 305, 306, 307, 308, CRE Product Liability	7, 9, 13	The value chain
Responsible business	<ul style="list-style-type: none"> 7. Health and safety at work 8. Diversity and inclusion, non-discrimination 9. Equal development opportunities 10. Human rights 11. Compliance with Supplier Code of Conduct 14. Bribes and anti-corruption 	103, 205, 401, 403, 404, 405, 406	5, 16, 8	Our offices and construction sites where we are the customers

Membership and framework

In addition to its own procedures and policies, Catena works on the basis of international frameworks and certification programmes and is a member of various organisations. We do this to ensure the quality of our operations and for our customers and stakeholders to be able to feel secure with what we deliver.

eNPS (Employee Net Promoter Score)

One of Catena's sustainability targets is to reach an Employee Net Promoter Score of 40, (eNPS score), the scale extends from -100 to 100. Values above 0 are usually considered positive, values of 10–30 are normally described as good, and a score or more than 50 as outstanding.

EPRA

The European Public Real Estate Association (EPRA) is an interest organisation that has established a standard for valuing property companies on equal terms. The organisation supports and promotes a transition towards sustainable construction with the help of sustainability best practice recommendations (sBPR). Catena has been included in the EPRA index since 2017, and in 2021 Catena received the EPRA sBPR Silver award.

EU taxonomy

In 2021, Catena's work with the EU taxonomy intensified. Through in-house training, cross-functional teams have been established to build up internal structures to meet future requirements. As all parts of the organisation are affected, all employees have attended an internal introductory course. The EU taxonomy includes certain accounting requirements. In the autumn of 2021, Catena worked to establish procedures to enable accounting in accordance with the taxonomy as of 1 January 2022.

Global Compact

Since 2019, we have been following the Global Compact's ten principles, meaning that we as a company support and respect human rights, labour law and the environment, and that we work with anti-corruption and receive training in this area. The principles are found in governing documents including the Sustainability Policy and the Supplier Code of Conduct.

Great Place to Work

Great Place to Work is an international standard for workplace assessment, in which employees share their personal experience of their workplace through a thorough examination of the workplace culture. In 2021, Catena began its work within the standard by conducting its first survey.

GRI

Catena reports in accordance with the GRI (Global Reporting Initiative). In our materiality analysis, we have reviewed all of the GRI standards of relevance to our value chain. We report on the areas where our operations have the greatest impact. The report for 2021 adheres to the GRI standards, Core level.

ISO 14001

Our internal environmental management work complies with ISO 14001. The environmental management system involves third-party verification of the procedures, policies and processes that are in place and address environmental issues.

Every year we carry out an internal and external audit in accordance with ISO 14001, and the results are used to drive our work forward. Every three years, a recertification is performed to demonstrate that the procedures and processes comply with our internal environmental management system.

SBTi

Since 2020, Catena applies a target for greenhouse gas emissions that has been approved by the Science Based Target initiative (SBTi). The target entails Catena reducing its emissions in Scopes 1 and 2 by 50 percent by 2030 compared with 2018 to ensure that we are in line with the Paris Agreement's target to limit warming to 1.5 degrees. Although we are keeping within the limit, we want to do more and have, in preparation for 2022, adjusted the target, including our Scope 3, which will be net zero for greenhouse gas emissions by 2030. Read more on page 67.

SDGs

The Global Goals (Sustainable Development Goals) have been developed by the UN and form part of Agenda 2030 for sustainable development. Catena's priority goals for sustainable development are 5 – Gender equality (5.5), 7 – Sustainable energy for all (7.2, 7.3), 8 – Decent working conditions and economic growth (8.8), 9 – Sustainable industry, innovation and infrastructure (9.4), 11 – Sustainable cities and communities (11.6), 13 – Combating climate change (13.1), 16 – Peaceful and inclusive societies (16.5), and 17 – Implementation and global partnership (17.17).

SGBC

The Sweden GreenBuilding Council (SGBC) is Sweden's leading member organisation for sustainable community construction. We conduct our certifications through SGBC.

TCFD

The Task Force on Climate Related Disclosure (TCFD) is an voluntary framework for reporting climate-related financial risks. Catena follows TCFD's recommendations on climate risk reporting in order to navigate towards a CO₂-efficient economy. By working with climate-related risks, both physical and transitional risks, Catena sees opportunities to make informed decisions, manage future regulations and become more competitive, (read more under climate control on pages 65 and 79).

NetOnNet

📍 Backa 23:2, Göteborg

🌿 Savings of 4,070 kg CO₂e per year



New heating system saves energy

During the autumn, we installed a new heating system in the Backa 23:2 property, which is located in Gothenburg. The new heat plant consists of two heat pumps that collect energy from the outside air. The heat pumps are located on the roof above the technology room and deliver energy to the heating system and the domestic hot water and they are dimensioned to meet approximately 95 percent of the energy needs in the property. As a complement to the heat pumps, an electric boiler is also

installed. It will produce the remaining approximately 5 percent of the heat demand. The total energy savings for heating are estimated at 110,000 kWh per year. Converted with the Swedish electricity mix's emission factor 0.037 kg CO₂e/kWh, meaning a saving of 4,070 kg CO₂e/year. In 2022, we will continue our work to also investigate opportunities to streamline the operation of the ventilation in the property.

Societal development and the future

Sustainability targets 2021	Outcomes and activities 2021	SDGs, Agenda 2030
Exert a positive influence on our business partners and our environment by strengthening our brand and being involved in societal development.	<p>Participation in conferences such as A Sustainable Tomorrow and Business Arena, etc.</p> <p>Membership in networks and research projects such as LFM30, Arenastaden, HITS and EcoComp.</p> <p>Our own event, LogistikTrender 2021 was held online.</p>	<p>Goal 9: Sustainable industry, innovation and infrastructure  Target: 9.4 Upgrade all industries and infrastructure for increased sustainability.</p> <p>Goal 17: Partnerships for the goals  Target: 17.17 Encourage effective partnerships.</p> <p>Targets 13: Fighting climate change  Target: 13.1 Protect biodiversity and natural habitats.</p> <p>Targets 11: Sustainable cities and communities  Target: 11.6 Reduce the environmental impact of cities</p>

Catena's role in society

As a logistics property owner, Catena operates in a cross-industry context that extends from properties to the construction and logistics sectors. These are areas of operations that are crucial to modern society while the impacting on the environment is considerable. By developing more sustainable solutions, Catena is able to exert a positive influence over both business partners and the environment.

Catena welcomes the EU taxonomy

The EU taxonomy helps to steer capital and investment to foster sustainable societal development. Although Catena is not initially covered by the reporting requirement, we have worked proactively in 2021 with the EU taxonomy as a guide for external stakeholders. In the table below, we present a preliminary account of how Catena's operations agree with the EU taxonomy. We identify that 100 percent of Catena's operations qualify in the seven activities detailed by the taxonomy within the construction and property sectors, hence Catena's operations are therefore 100 percent "eligible". Our principal activities are

EU taxonomy	2021, SEKm	Eligible, %	Not eligible, %
Sales ¹⁾	1,387.4	100	0
Investments ²⁾	2,455.8	100	0
Costs ³⁾	85.1	100	0

¹⁾ Sales refer to total rental income in the income statement.

²⁾ Investments (Capex) refer to capitalised expenses that increase the value of our properties, including conversions/extensions, acquisitions and new construction.

³⁾ Costs (Opex) refer to direct expenses for the maintenance, repair and maintenance of properties.

new construction, property ownership and acquisitions. In the construction and property industry, we see that the focus is primarily on energy efficiency. We look forward to monitoring developments and hope that, in the long run, the life cycle perspective can have even more space within the taxonomy.

Location, transport and logistics

Location is key, both for Catena's existing properties and for our new construction projects and acquisitions. Properties that were previously located on the outskirts of urban centres gradually become part of the urban landscape and we adjust and adapt older properties to new needs and areas of operations. At the same time, new logistics positions are emerging alongside key transport routes and other infrastructure. As a property owner, we want to take responsibility for sustainable urban development. A successful strategy in creating a sustainable logistics network entails offering logistics locations that streamline current and future cargo flows. Terminals located near major cities, adjacent to major motorways and rail routes ensure efficient transport routes and flexibility in choosing the mode of transport. Properties near metropolitan regions allow logistics operations close to urban centres to be optimised, as goods can be reloaded without passing the city centre. In addition, intelligent inner-urban logistics are necessary to facilitate fast and short-distance transports of fast-moving consumer goods to retailers or directly to consumers.

Cooperation and knowledge

Commitment to networks and regular meetings with municipal management teams, partner organisations and interest groups allow Catena to offer the company's view of society's logistics challenges while we also learn and

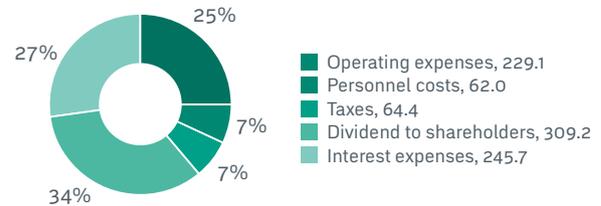
gain new perspectives. Among other things, Catena is a partner in the company Urban Services, which operates in Arenastaden, and is participating in the research project “HITS”, which is sponsored by Vinnova. Both projects focus on creating more efficient, coordinated and sustainable solutions for the “last mile” – the final mile in making urban deliveries. We are also involved in LFM30, a local initiative in Malmö to create a geographical game plan to accelerate the construction sector’s climate transition and implementation of Agenda 2030, and we have aligned our sustainability targets with the City of Helsingborg by signing the Helsingborg Climate Agreement. We are also participating in and supporting research projects, such as the EcoComp project.

Being ambitious in sustainability helps us adapt quickly, we play an important role in society and seek to work for a resource-efficient construction sector with more climate-neutral solutions. Collaborative partnerships give us opportunities both to engage and to be inspired by others, as well as sharing good examples from our activities. We see partnerships, collaboration and coordination as self-evident in advancing the process of realignment.

Generating value for the Company’s stakeholders

Sustainable logistics entails considerable opportunities to provide long-term effects on society, in terms of environmental, social and economic parameters. A strong brand in sustainable logistics generates value for the Company’s shareholders and opens up opportunities for green financing.

Created and distributed economic value, SEK M



The diagram shows how Catena’s income in 2021 was distributed among various stakeholder groups. The total value generated amounted to SEK 910.4 million.

Catena maintains an ongoing dialogue with its key stakeholders to ensure that we also focus on the right things in our sustainability efforts. One way to quantify the company’s direct impact on our stakeholders is to assume how our income has been distributed to different stakeholder groups – employees, suppliers, and society through tax payments.

Tax was identified as a new area of significance in 2021. Aggressive tax planning can hurt Catena’s brand and relationships with stakeholders. For this reason, we should not base our actions on planning of that nature. Catena’s operations involve several areas that are taxed. Changes in legislation may affect Catena’s tax situation. Catena must act ethically, legally and professionally in its tax administration. The Tax Policy is established by the company’s

Logistics Trends 2022

Helsingborg, Clarion Hotel and Congress SeaU

5 May

An opportunity to be inspired and to learn

Tomorrow’s logistics properties will look different than those of today. That is why our continuous external surveillance forms a self-evident part of our development work. It is equally obvious to us that cooperation and sensitivity lead to the best solutions. As a knowledge leader, we want to share and generate a dialogue about the sustainable future of all.

For ten years, we have hosted the LogistikTrender discussion forum share new knowledge and inspiration. In 2021, we celebrated our anniversary with a glittering, digital party where we took the logistics perspective beyond time and space, with everything from second-optimisation to space technology and AI.

LogistikTrender LogistikTrender 2022, 5 May on the theme “Choice of path”

→ Keep an eye on www.catenafastigheter.se/logistiktrender.



Board of Directors and ultimately it is the CEO who is responsible for ensuring that the Tax Policy is followed. The Tax Policy is available in its entirety on Catena's website. Put briefly, it states that:

- Catena shall strive to ensure that the correct tax is paid in the countries in which Catena operates.
- Catena stays abreast of and monitors amendments, new laws and cases to be able to handle tax in accordance with current laws.
- Catena does not acquire businesses to obtain tax benefits. Acquisitions comply with legal and regulatory requirements.
- Catena must operate ethically, legally and professionally in its views on taxation and not engage in aggressive tax planning.

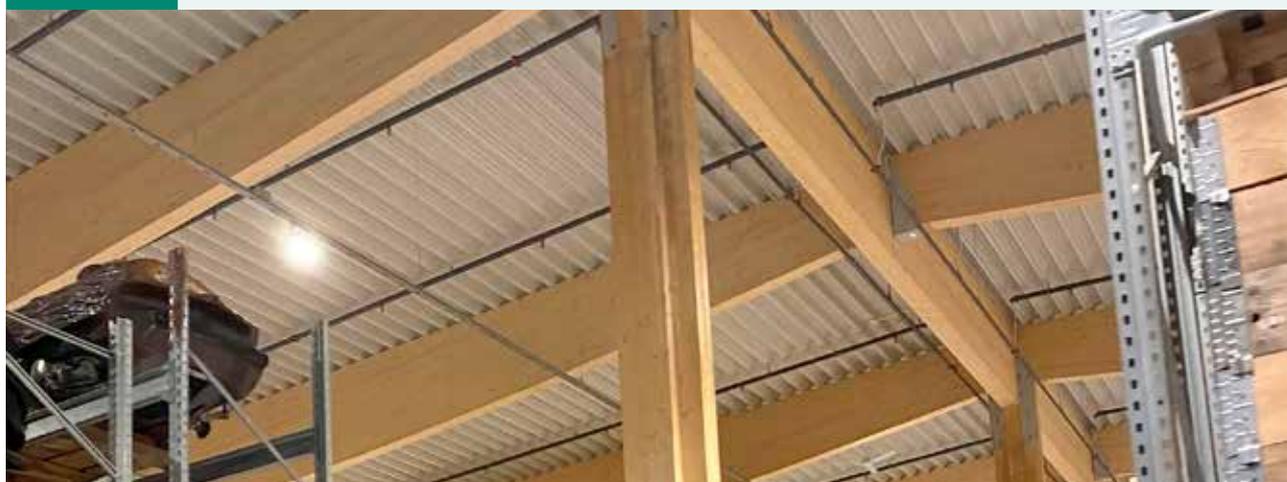
Catena's operations can give rise to different types of taxation, including income tax, property tax, VAT, stamp duty, energy tax, social security contributions and payroll tax.

Summary of tax paid, SEKm		
	2021	2020
Income tax	26.9	38.9
Property tax	37.5	35.0
VAT	80.2	36.8
Stamp duty	3.4	0.0
Energy tax	32.8	30.9
Social security contributions and payroll tax	13.9	12.7
Total tax paid	161.9	123.4

Tax – breakdown by country		
2021, SEKm	Sweden	Denmark
No. of employees	47	-
Assets excluding cash and cash equivalents	23,724.8	1,146.7
Income		
Of which revenue from sales to third parties	1,287.6	99.8
Of which income from intra-group transactions with other jurisdictions	2.5	-
Profit before tax	3,150.4	216.1
Tax paid	-19.3	-7.6
Deferred tax	-612.5	-35.3
Profit for the year	2,518.6	173.2

Liseberg

📍 Björöd 1:208, Municipality of Härryda



The choice of material is of great importance

Catena is constantly assessing opportunities for alternative choices of materials. In Catena's Björöd 1:208 property, which is located in the Municipality of Härryda, the frame is built of glulam. Wood construction provides environmental benefits in that the processing of wood is relatively energy-efficient and the energy consumption during the construction process is lower

than in traditional construction. The current property is rented by Catena to the Liseberg amusement park.

"From an environmental and sustainability perspective, this solution is very interesting," says Jonas Arvidsson who is Catena's Regional Manager in Gothenburg.

Sustainable properties

Sustainability targets 2021	Outcomes and activities 2021	SDGs, Agenda 2030
<p>Of the total space at the Group's facilities, 50 percent is certified, according to the Miljöbyggnad Silver level or equivalent as of 2025.</p> <p>All free-standing new buildings should include a photovoltaic facility adapted to the conditions of the property and the tenant.</p> <p>Fossil-free energy by 2030 (applies to energy that Catena purchases/generates).</p> <p>Reduce energy consumption for normal-year adjusted heating by 15 percent in kWh/m² and for electricity by 10 percent in kWh/m² by 2025 compared with 2017.</p> <p>By 2030, Catena will reduce its emissions in Scope 1 and Scope 2 by 50 percent compared with 2018, while setting ambitious targets for Scope 3.</p>	<p>A total of 15 percent of Catena's portfolio is certified, meaning that 9 percent of our property portfolio was certified in 2021.</p> <p>Six new photovoltaic cell facilities were installed in 2021 with an estimated annual output of 1,800 kWp.</p> <p>91 percent of Catena's energy is fossil-free.</p> <p>Normal year-adjusted heat decreased by 5 percent and electricity by 4 percent in 2021 compared with 2017.</p> <p>The reduction in greenhouse gas emissions (market-based) in Scopes 1 and 2 is 36 percent compared with 2018.</p>	<p>Goal 7: Sustainable energy for all</p> <p> Target: 7.2 Increase the share of renewable energy in the world.</p> <p> Target: 7.3 Double the increase in energy efficiency.</p> <p>Goal 9: Sustainable sector, innovation and infrastructure</p> <p> Target: 9.4 Upgrade all industries and infrastructure for increased sustainability.</p>

By understanding climate risks, we act wisely

In the spring of 2021, all employees were involved in a total of six workshops to identify and evaluate climate-related risks and opportunities that Catena's business faces in accordance with TCFD's recommendations. The analysis was based on two of the IPCC's climate scenarios: SSP5-8.5 and SSP1-2.6 – both with a time horizon to the year 2050. Based on identified risks and opportunities, Catena has developed a number of concrete activities and routines to steer towards a more resilient organisation. Three overarching measures were immediately initiated:

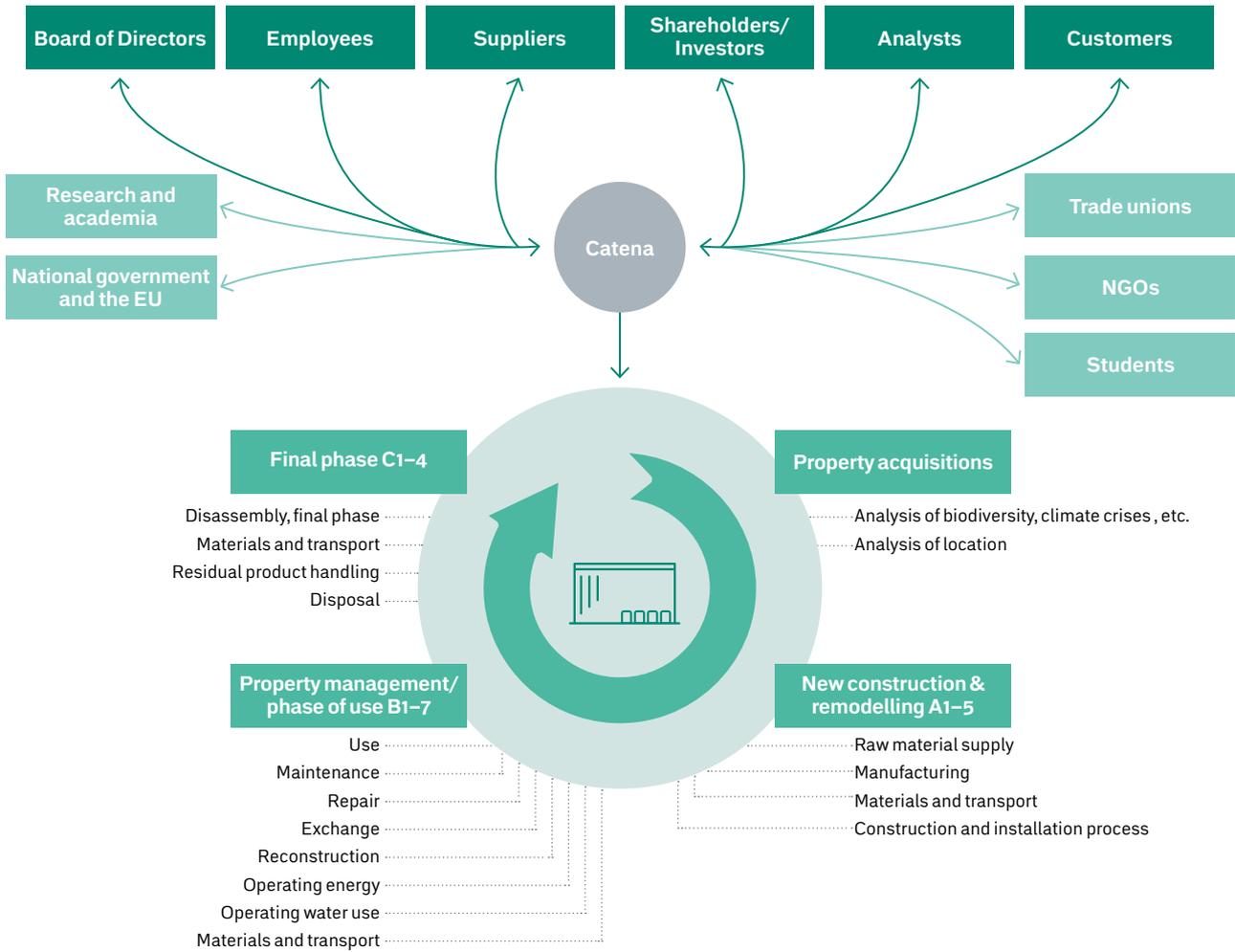
- **"Catena's sustainability program"** is an internal control document that is used in all major projects. The sustainability program contains requirements that ensure that identified sustainability aspects, materials, ecology, energy, waste, transport and water are taken into account.
- **Inventory of Catena's existing holdings** through a survey based on climate risk areas – the survey then results in updated maintenance plans that take even greater account of climate change.
- **Updated sustainability goals** in the business plan for 2022.

→ Read more about our work with TCFD at www.catenafastigheter.se

A prerequisite for achieving our climate goal of net-zero greenhouse gases by 2030 and to work together towards the EU net-zero goal for 2050 is to work actively and strategically with energy efficiency to reduce energy consumption per m². To deepen our knowledge of how our properties withstand both physical climate risks and transitional risks, Catena's property portfolio was analysed using the MSCI Real Estate tool Climate-Value-at-Risk® (Climate-VaR). By using global data the properties were analysed at property level against specific data, such as location, area, building type, market value, energy use and CO₂ emissions per property. The properties' energy use was analysed based on the climate target of a maximum of 1.5 degrees heating. As the basis for the analysis, all properties in Catena's portfolio as of 30 September 2021 were included (125 properties including land). 93 percent of the portfolio's value represents properties in Sweden and 7 percent properties in Denmark. Among other things, the tool shows how increased temperatures in Scandinavia can affect the properties directly or indirectly. Adjustment risks are in turn about meeting regulations regarding energy use. The Climate-VaR analysis shows that a few properties are exposed to physical risks.

The focus going forward is on reducing total energy use as Catena's updated sustainability goals include climate-neutral properties by 2030. With the focus set on what the IPCC presents as the 1.5-degree target, an annual reduction in our total energy use of at least 11 percent over the next eight years is required.

Catena's operational model



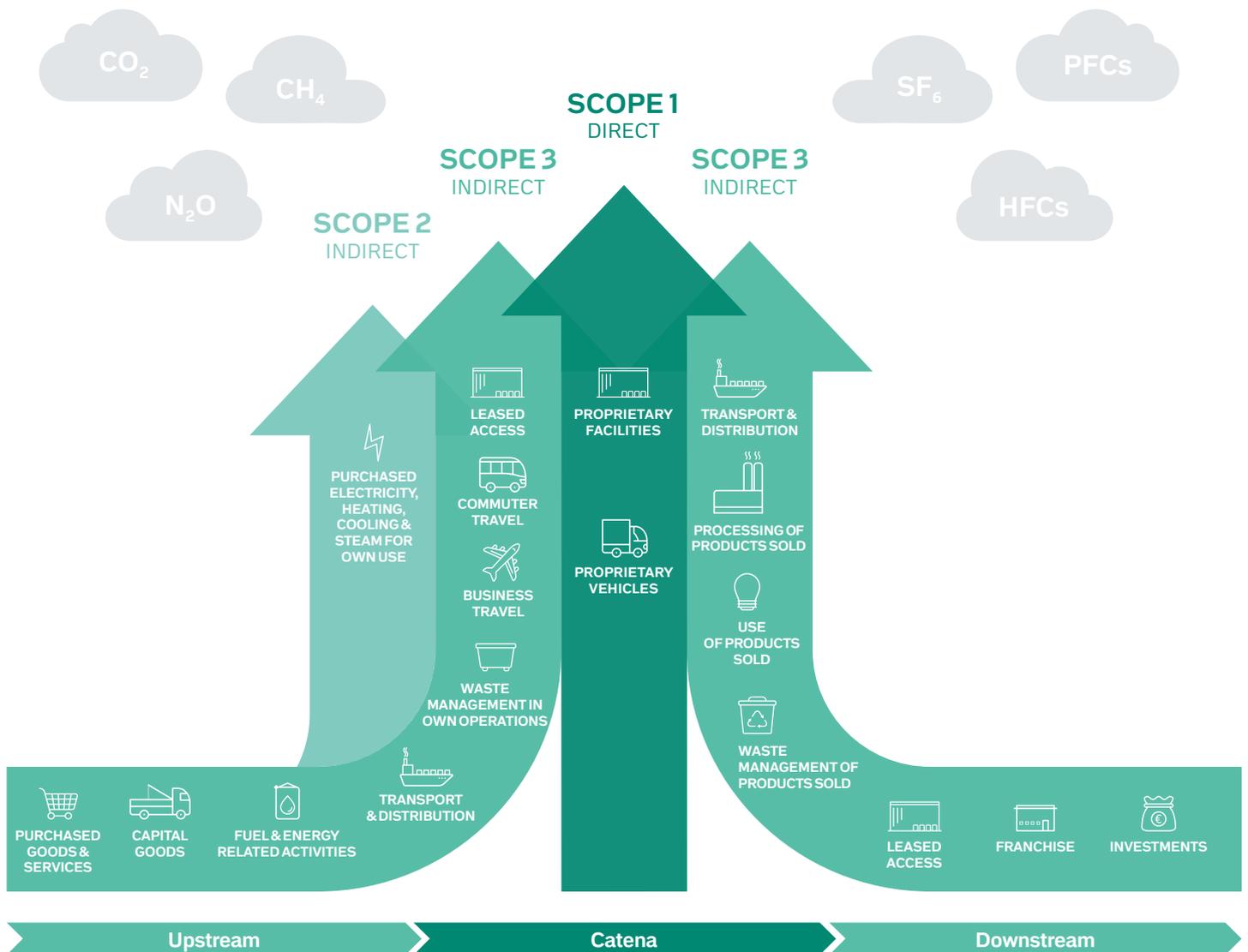
Energy use

Our operational model illustrates the breadth and highlights activities in a building's life cycle that utilise resources and reflect the context in which Catena operates, that we both influence and are influenced by our surroundings. Thus, the operational model is a complement to the business model on page 18 and connects to our strategic horizon.

The largest climate impact of a building already erected is energy use. Catena is actively working on energy efficiency projects and has been reducing energy turn consumption per m² by 12 percent since 2017, this figure includes both business electricity and property electricity. By 2030, 100 percent of Catena's energy will be fossil-free. Although the target focuses primarily on energy purchased by Catena, the Company is also working to identify fossil-free solutions for energy purchased by customers. Today, Catena's energy is 91- percent fossil-free. With the help of

green electricity agreements, we ensure that all electricity purchased for the properties in Sweden is renewable. The remaining fossil energy (9 percent) derives from the electricity consumed at one of Catena's properties in Denmark and two buildings that are heated with natural gas. District heating also contains a small amount of fossil fuels. At the same time, Catena is developing and strengthening its collaboration with tenants, providing increased knowledge and additional opportunities for influence in terms of their purchased energy sources. For a building to be environmentally certified, one of the requirements is that the tenants purchase renewable energy.

Our roof surfaces give us great opportunities to install solar panels that can contribute renewable energy to our customers. This benefits both their energy consumption and our opportunities to achieve the goal of being climate neutral by 2030.



We work according to GHG Protocol's definitions where the Scope is defined as follows;

- Scope 1** – Direct emissions from self-controlled sources.
- Scope 2** – Indirect emissions from grid-borne energy use.
- Scope 3** – Other indirect emissions over which the organisation has no direct control but which occur due to its activities.

During the year, Catena constructed three new buildings, on two of which photovoltaic systems were installed, with another four being installed and put into operation during the year. In total, Catena's 19 solar cell systems have an estimated peak power of approximately 6,400 kWp. In 2021, the production of all of Catena's solar cells covered two percent of the year's total energy use.

Greenhouse gas emissions

In 2020, Catena set a climate goal in line with the Paris Agreement approved by the Science Based Target initia-

tive. The goal is a reduction of greenhouse gas emissions within Scopes 1 and 2 by 50 percent by 2030 compared with 2018. In 2021, Catena has reviewed this goal and raised the bar with an updated sustainability target to reach net-zero greenhouse gas emissions by 2030. Emissions throughout the value chain are included in Catena's net-zero target, including our indirect emissions in Scope 3. Since our sustainability work is governed and guided by the precautionary principle, precautionary measures and the best possible technology must be used. Working actively with the climate issue and to reduce our green-

houses' gas emissions is a central part of our sustainability work.

Net-zero greenhouse gas emissions in 2030 means that we will have no emissions and that we will primarily take responsibility and avoid emissions and secondly compensate for our emissions. We will not work with compensation in the near future as our focus is to reduce our emissions. We also do not see the market for climate compensation as fully developed yet.

For many years, Catena has worked actively to reduce emissions in Scopes 1 and 2 and they have already decreased by 36 percent compared with 2018. With the help of energy efficiency projects and other activities, Catena continues to work towards the target.

The majority of Catena's emissions come from indirect emissions in Scope 3, where around 90 percent of our total emissions occur, about 55–75 percent occur in construction projects, which depends of course on how much we build per year. We are aware of our negative impact on the world around us and have therefore chosen to set the target for net-zero greenhouse gas emissions at 2030. The goal is supported by a number of strategies – among other things, we calculated various carbon dioxide budgets for each type of construction project. Our carbon dioxide budget has the same system limit as that used in National Board of Housing, Building and Planning's forthcoming legal requirements for climate declarations. We see the carbon dioxide budget as an important tool for creating transparency in the construction and property industry and a strategic means of working with reduced environmental impact in the construction phase, where we also have the largest emissions. For new construction, the carbon dioxide budget is 285 kg CO₂e/m², for refrigeration and freezer facilities 300 kg CO₂e/m² and for extensions 230 kg CO₂e/m². Life cycle analyses and CO₂ budgets guide us in the work of finding more ways to reduce our emissions, this is one of our major focus areas for 2022.

Every year, Catena's greenhouse gas emissions are calculated according to the Greenhouse Gas Protocol (GHG Protocol). For the first time, emissions from construction projects are also included in the accounts, see page 68. Greenhouse gas emissions from construction projects are calculated using templates based on climate calculations made at two of our projects in 2021 – a newly constructed cold storage unit and an extension to a warehouse.

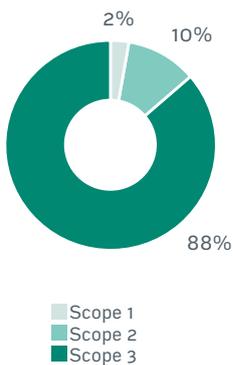
The calculations are based on emissions from the construction phase, including material production, transport, waste and energy use (A1–A5). Climate calculations are based on the National Board of Housing, Building and Planning's guidelines on climate declarations and are thus limited to materials from frames, foundations, climate shells and interior walls, which means that installations, interior surfaces and furnishings, as well as work outside buildings (paving, parking lots, etc.) is lacking. All projects completed in 2021 are included in the calculations for Scope 3, also for the base year 2018, completed projects are included, these emissions are also therefore calculated using templates.

Ecology and land

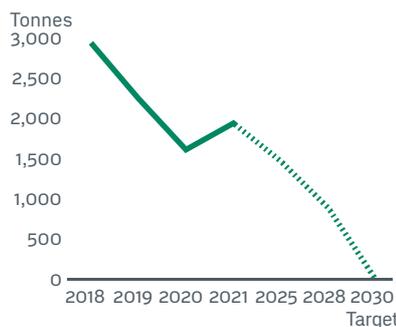
By 2030, our property portfolio will be net positive for biodiversity in accordance with our new sustainability targets, which apply as of 1 January 2022.

Biodiversity means that a large species richness (both animals and plants) with a large genetic variation is preserved. Biological diversity is a prerequisite for all life on earth, there is no doubt that we and others must work more actively with the issue. Our goal of net positive biodiversity on our properties aims to leave the natural environment in a measurably better condition than it was before. The goal poses major challenges for us at the same time as we identify this area as very important as biodiversity together with the climate issue is crucial for the future.

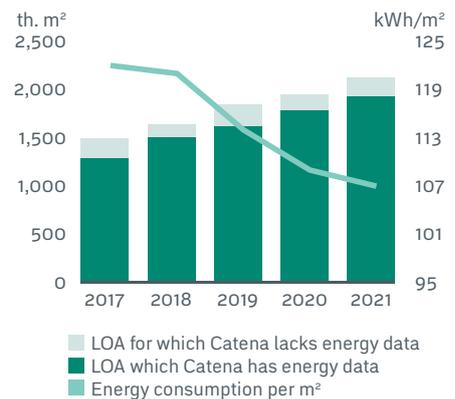
Distribution of greenhouse gas emissions per Scope 2021



Catena's greenhouse gas emissions (Scope 1+2, market-based), tons CO₂e



Energy intensity



Emission source in accordance with the GHG Protocol reporting categories	Data source	Source	Emission factor	Tons CO ₂ e 2021	Tons CO ₂ e base year 2018	Share in %	Covered by our net-zero target
Scope 1							
Natural gas	Vitec	The Swedish Environmental Protection Agency	0.205 kg CO ₂ e/kWh	168	1,195	1	Yes
Refrigerant leakage	Refrigerant reports with a one-year lag	Refrigerant reports		67	257	0	Yes
Company car	AutoPlan	Swedish Energy Agency, miljofordon.se		164	165	1	Yes
		-petrol car	2.65 kg CO ₂ e/litre				
		-diesel car	2.98 kg CO ₂ e/litre				
		-environmental chargeable hybrid	0.05 kg CO ₂ e/litre				
Scope 2							
District heating	Vitec	Refrigerant reports (in some cases with a one-year lag)		1,381	1,163	6	Yes
Electricity (location-based)	Vitec	IVL Swedish Environmental Research Institute/Swedish National Board of Housing, Building and Planning	0.037 kg CO ₂ e/kWh	852	895	4	Yes
Electricity (market-based)	Vitec	Vattenfall's emission factors for green electricity agreement	0.00002 kg CO ₂ e/kWh	0	0	0	Yes
Scope 3							
1 Purchased goods and services	Missing data						Yes
2 Capital goods	Internal project follow-up system	Catena's estimated values for -new construction -extension	311 kg CO ₂ e/m ² 224 kg CO ₂ e/m ²	12,292	13,661	55	Yes
3 Fuel and energy-related activities	Missing data						Yes
4 Upstream transport and distribution	Transport in connection with construction projects is included in 2, capital goods						Yes
5 Waste generated from operations	Waste in connection with construction projects is included in 2, capital goods						Yes
6 Business trips	Invoices, chart of accounts, etc	Swedish Transport Agency -petrol car	0.122 kg CO ₂ e/km	6	46	0	Yes
		GHG Protocol -domestic air travel	0.171 kg CO ₂ e/km				
		NTM -train	0.004 kg CO ₂ e/km				
7 Employee commuting	Employee survey	Swedish Transport Agency -petrol car	0,122 kg CO ₂ e/km	39	42	0	Yes
		-diesel car	0,134 kg CO ₂ e/km				
		-environmental chargeable hybrid	0,041 kg CO ₂ e/km				
		NTM -moped/MC	0,092 kg CO ₂ e/km				
		-bus	0,085 kg CO ₂ e/km				
		-train	0,004 kg CO ₂ e/km				
8 Upstream leased assets							n/a
9 Downstream transport and distribution							n/a
10 Processing of products sold							n/a
11 Use of products sold	Missing data						Yes
12 Final processing of products sold	Missing data						Yes
13 Downstream leased assets				7,253	6,601	33	Yes
14 Franchises							n/a
15 Investments	Missing data						
TOTAL	(location-based)			22,223	24,025	100	

Catena's biodiversity target is for the portfolio to be net-positive by 2030.



Our work with biodiversity follows the principle of the harm mitigation hierarchy, we want to preserve, minimise damage, restore and ultimately compensate.

When new logistics hubs are built, previously undeveloped “raw” land or agricultural land is used in close proximity to major transport routes. These locations constitute attractive logistics locations that ensure short and efficient transport flows. At the same time, there is a problem with establishing oneself in these areas as they can also contain natural values that should be preserved to protect biodiversity. Furthermore, it is important when developing new land to examine how it can best be used to contribute to a sustainable society. In 2021, we have therefore begun work to create an updated buying and selling routine that ensures we consider these aspects even before buying land. We will prioritise strategic areas with lower natural values, as well as areas that the municipality indicates as future areas of activity in its overview plans. The working method ensures that we take greater account of the various interests involved in matters of land use.

Regardless of where we establish new logistics properties, natural values are taken into account in project development, which we have stated in concrete terms in “Catena’s Sustainability Program” where strict requirements have been introduced as to how we should work with ecology in all projects. Catena follows the development of

various initiatives on how to measure biological diversity. Our ambition in 2022 is to continue working on a strategy to quantify natural values to be able to ensure a net-zero impact in new projects. We also see great opportunities to improve the biodiversity of our existing properties. Older properties have not infrequently been built without regard to natural values and we can achieve net positivity through various efforts. Various pilot projects are planned in 2022 where, for example, grass areas are transformed into species-rich meadows, insect hotels, birdhouses, dead wood is added and trees are planted.

An important part of the work is about building knowledge internally and externally. We want to develop our offer and our working methods and part of that work is about developing our relationships with construction contractors and our tenants to increase the understanding of why biodiversity is important. Working more actively with the issues and striving to turn a negative impact into a positive one is undoubtedly challenging. We still do not have all the answers as to how we will work with biodiversity and we have a lot left to learn.

In 2022, Catena has joined as a partner in the Vinnova-sponsored compensation project EcoComp. EcoComp aims to create a Swedish trading platform for organic compensation. Other actors involved in the project are, among others, RISE, Calluna, the School of Business, Eco-

nomics and Law at Gothenburg University and the Swedish Standards Institute. Catena hopes to be able to use this type of tool in the future, while the work currently involves contributing to the development of a broader and better palette of future solutions.

Water

The water used in our properties is municipal water and, through our follow-up system, Vitec, we have an opportunity to monitor water consumption. We currently have measuring points on 82 percent of the properties. We are working continuously with our tenants to share data to enable this type of documentation and follow-up.

Another important aspect regarding water in properties is our storm-water management and our storm-water delay. As with climate change and the occurrence of more extreme precipitation, storm water management is becoming increasingly important. Today, we mainly work with storm water ponds and ditches, although we are also examining other methods. Water is clearly a key issue in the use of land. Our goal of net-positive biodiversity includes, of course, areas with standing water (ponds and ditches), where it is important to create pleasant environments for the species that occur naturally in the area.

Waste and recycling

Waste is an important issue, both in projects and in the operation of Catena's properties.

In most of our properties, our tenants take responsibility for waste management. In the other, Catena is responsible for the waste. In the properties where we are also responsible for waste management, this involves all fractions.

In projects where Catena is the client, we are also ultimately responsible for the waste generated and that forms part of our overall goal of reaching net-zero greenhouse gases by 2030.

The data available on the amount of waste that Catena handled in 2021 is reported in accordance with EPRA's Recommendations on page 84.

Material

Careful selection of materials is important to ensure healthy and safe premises with a low environmental impact and affect the buildings' maintenance needs and energy performance during operation. To safeguard a low environmental impact and to avoid hazardous substances in new construction a digital logbook is always compiled via the Byggarubedömningen building product assessment service, where contractors document built-in products. Selected materials must be approved by the system before being used in our properties. The system ensures that Catena complies with the Environmental Code's precautionary principle, meaning that Catena must prevent both conceivable and possible harm and inconvenience to human health or the environment.

A large part of our emissions occur in connection with construction projects. The materials accounting for around 90 percent of new construction and that we see as having the greatest environmental impact are: steel and sheet metal products, concrete and insulation. Catena strives to take responsibility for the entire life of the property, from raw materials to the end of the life cycle. In that way, we have a circular approach to our use of land and property. In "Catena's sustainability program" we set a limit value for greenhouse gas emissions per m² in larger projects. To achieve this, we need to find further new alternatives in terms of material selection. Striving for more resource-efficient construction and utilisation of resources in the property industry requires realignment. The re-use of resources is central and can help us transition towards a more circular society. Leaving linear resource utilisation in favour of circular resource flows is also an environmental target in the EU taxonomy.

We want to explore, discover and be involved in the development of new materials. A focus for 2022 is to establish a materials guide for sustainable building materials.

Environmental certifications

Catena uses environmental certifications as tools. Quality assurance of buildings by a third party offers a way of ensuring superior sustainability performance. According to Catena's sustainability goals, 50 percent of the portfolio must be certified by 2025, and the entire portfolio must be environmentally certified by 2030. For existing properties, we work with the Miljöbyggnad iDrift and BREEAM In-Use standards, and for new construction we work with BREEAM-SE Very Good and Miljöbyggnad Silver.

The Miljöbyggnad certification ensures that buildings consume energy efficiently in operation and offer a pleasant and healthy indoor environment, at the same time as the certification also imposes demands for more environmentally friendly materials, such as FSC-labeled wood. BREEAM-SE is more comprehensive and includes, in addition to energy, materials and the indoor environment, requirements for land and ecology, governance and management, waste, water, transport and contamination. BREEAM-SE will be applied at Catena's major new projects, such as at Logistics Position Sunnanå, Stockholm Syd and Logistics Position Landvetter.

By 2021, there will be nine buildings with a total area of 190,550 m² certified in accordance with Miljöbyggnad Silver.

The certification process is in progress for another ten buildings and this is expected to be completed in 2022. Three properties are being certified for BREEAM-SE, with certification expected to be completed in 2023. A total 309,969 m² of space has been certified, corresponding to 15 percent of Catena's lettable area.

Responsible business

Sustainability targets 2021	Outcomes and activities 2021	SDGs, Agenda 2030
<p>Achieve an eNPS figure of at least 40 in the annual employee survey.</p> <p>Increase gender equality and diversity in all occupational groups by 2025 to better reflect the composition of society.</p> <p>All employees shall be afforded equal opportunities for development and should consider their work environment to be safe and stimulating.</p>	<p>The 2021 eNPS landed at +54.</p> <p>The gender equality aspect is included in all recruitments.</p> <p>Generous attitude towards employees' wishes regarding training in all parts of the organisation.</p> <p>Code of Conduct adopted in the third quarter of 2021. All employees were trained in the Code in the fourth quarter of 2021. The Code of Conduct includes guidelines for anti-corruption.</p> <p>New guidelines for travel and meetings within Catena developed.</p> <p>Great Place to Work; workshop, certification, further work.</p> <p>Update of job descriptions for all roles within Catena.</p> <p>CPR training for all employees was conducted in the fourth quarter.</p> <p>Car policy with a clear environmental focus implemented.</p> <p>New management team, 50/50 women and men.</p>	<p>Goal 5: Gender equality Target: 5.5 Ensure full participation for women in leadership and decision making.</p> <p>Goal 8: Decent work and economic growth Target: 8.8 Protect workers' rights and promote a safe and secure work environment for all.</p> <p>Targets 16: Peaceful and inclusive societies Target: 16.5 Fight corruption and bribery.</p>

There is a strong urge within Catena to conduct responsible business at all levels. The position as a leader in logistics properties is attributable largely to the capacity existing throughout the organisation and our capacity to be at our customers' side to develop in parallel with them. As our starting point, we always apply our shared values and our Code of Conduct – these guide us in how to act in everyday life, and how to interact with customers, suppliers and other stakeholders. We all have a shared responsibility to act ethically in our day-to-day lives and to run the business responsibly and sustainably at all levels.

Catena's most important resource in achieving the overarching objectives is the Company's employees. In relation to its sales and assets, Catena has few employees, making each individual all the more important for the operations. When we who work at Catena thrive, we foster conditions for better understanding the needs of our customers, generating business and attracting and retaining new employees.

Core Values

Working together towards, and achieving, Catena's targets for business and sustainability, all employees apply a shared set of fundamental values. The values contribute substantially to our success, with the strategic objective of being an attractive and responsible employer that is able to retain, as well as attract, employees.

→ Read more about our values on page 35.

Employees

We work continuously at Catena to be a sustainable employer. Our goal is to offer a workplace that is stimulating for all employees and allows them to develop. No one should have to suffer from ill health or be injured at work. As a Catena employee, it should be possible for you to maintain a balance between your work and your private life. The employees' view of the Company as a sustainable employer is followed up in several different ways – through annual employee surveys, via the occupational health care with recurring health examinations, annual employee interviews and more.

Catena annually measures the company's attractiveness as an employer with the help of eNPS, employee net promoter score. The question asked for measuring eNPS is "How likely are you to recommend your employer to others?". Our most recent survey, which was conducted in November 2021, was answered by 98 percent of the employees. Our target of +40 was achieved by a good margin as our eNPS for 2021 ended up at 54, a result that clearly shows that Catena is a company for which most of its employees are active ambassadors, who are thriving and proud to work at Catena. We are pleased that, during the corona pandemic, we managed to raise our eNPS, which reached 48 in 2020. Catena's eNPS is high in both national and international comparisons. The same survey also shows that our employees are strongly committed to Catena's sustainability work.



Training hours			
	2021	2020	2019
Average for all employees	10	24	17
Women	15	24	17
Men	9	23	17
Management	18	12	19
Other Employees	9	24	16

The table above shows the average number of training hours per employee.

Absence			
	2021	2020	2019
Sick-leave total, %	1.6	2.2	0.8
Women, %	2.2	2.5	1.5
Men, %	1.3	2.0	0.5
Parental leave total, %	1.5	3.0	2.1
Women, %	2.3	5.3	3.3
Men, %	1.0	1.7	1.6
Total absence	3.1	5.2	2.9

The table shows sick-leave as a proportion of the planned number of working hours. No work-related fatalities, injuries, accidents or illnesses were reported.

Work-related accidents and accident frequency					
	2021		2020		
	Number	Frequency	Number	Frequency	
Work-related accidents	0	0	0	0	Accident statistics include in-house personnel only. During the year, Catena did not have any externally contracted personnel. The calculations are based on a total of 96,720 working hours. Accident frequency is reported per 200,000 working hours.
Number of serious work-related accidents	0	0	0	0	
Number of work-related accidents resulting in deaths	0	0	0	0	
Number of days of work-related absence	0	0	0	0	
	0	0	0	0	

Great Place to Work

We want to feel secure that we are doing what we can so that Catena's employees are aware that we offer a very good workplace. Accordingly, in 2021, we started a collaboration with Great Place to Work.

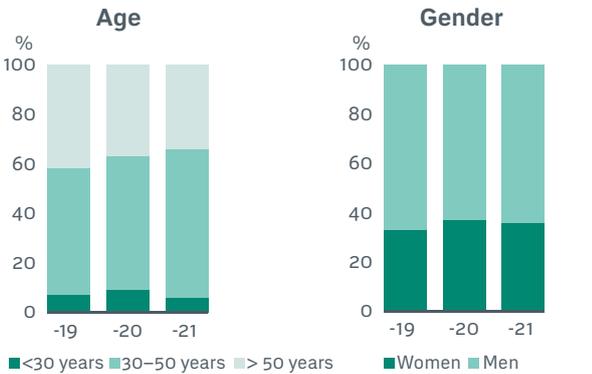
Great Place to Work is an independent consulting company, operating in over 90 countries, which annually assesses more than 10,000 organisations with the same methodology.

During the year, the Trust Index employee survey was conducted. 100 percent of Catena's employees chose to respond to the survey. The result shows how we who work at Catena perceive our workplace and our management. The survey also gives us a clear picture of what our employees appreciate about Catena and what areas for improvement we have. We can also compare ourselves with other companies and see how we relate to the industry average.

To be certified as a Great Place to Work, a Trust Index of 70 percent is required. We are happy and proud to have achieved a Trust Index of 88 percent already on our first attempt, confirming that we are perceived as an excellent workplace. We are now working on the areas where we see the clearest need for development and change.

Apart from the pride we feel in Catena as a Great Place to Work, the certification is also valuable when we want to attract new colleagues to the company.

Employee distribution 2021



The diagram shows the percentage of employees in various age categories.

The diagram shows the percentage of women and men among Catena's employees.

Gender salary ratio

	2021	2020
Board of Directors, %	84	85
Management, %	68	75
Other employees, %	68	71

The salary relationship between men and women on the Board of Directors and in Group management is significantly affected by the fact that the Chairman of the Board and the CEO are men. For other employees, the average is affected by the fact that the female employees are younger and do not hold senior positions.

Equal development opportunities in a safe and developing work environment

Continuous skills development is crucial for Catena's employees to continue understanding and being able to resolve our customers' current and future expectations and needs, and for each employee to feel that Catena is a long-term sustainable employer that invests in its employees. Through annual employee interviews that are conducted with all employees, training plans are produced. Accordingly, extensive opportunities exist for employees to choose between practical training sessions, courses and seminars, etc. in which they may participate on the Company's account.

Central and prioritised areas of training are aspects of property management, finance, environmental issues and law. In 2021, Catena conducted training in cardiopulmonary resuscitation for all employees. Everyone has also been trained in the company's Code of Conduct. To ensure that Catena's sustainability work is integrated into all parts of the operations, all new employees undergo sustainabil-

ity training and all employees are given opportunities on an ongoing basis, to participate in development work and information initiatives on various areas within sustainability, such as TCFD and the EU taxonomy.

Some cornerstones in Catena's efforts to facilitate security and health for its employees are collective agreements encompassing all employees, Great Place to Work, which through workshops promotes efforts with work environment indicators, and the Company's work environment handbook, which lays the foundation for all employees' rights and opportunities for an ergonomic workplace and being able to choose what aids are needed to facilitate their work. Occupational health care is also offered, including regular health checks. A recurring theme at both physical and digital staff meetings is the importance of a good work environment. Between such meetings, information about the work environment is disseminated via the intranet.

A major responsibility for a healthy work environment lies with Catena's senior management team and managers with HR responsibilities. To identify risks and problems at an early stage, management and managers follow up on the work environment on an ongoing basis. In cases of, or where there is a risk of, insecure working situations, discussions are held with the manager responsible, with the CEO or the HR Manager. Decisions regarding the need for action and implementation of measures are taken together. Since 2019, Catena also maintains a whistle-blower programme, subject to the utmost secrecy, to enable anonymous reporting of misconduct.

Catena's Work Environment Policy sets the framework for systematic work environment efforts. This year's work environment review shows that we are succeeding well with our work environment efforts, as the number of identified risks is few and of a less serious nature.

To set the tone from the outset for how important a favourable work environment is for Catena, all new employees undergo training in the work environment and in our work environment handbook. Where needed or asked for, there is also the opportunity for supplementary training in this area. For the administrative organisation, a clear training plan is in place regarding what work environment training is required for each role. Temporary personnel also receive the same training – although Catena did not bring in any such personnel in 2021.

Gender equality and diversity

At Catena, everyone shall enjoy the same opportunities regardless of ethnicity, religion or other beliefs, disability, sexual orientation, gender identity or expression, age or social origin. On recruitment, in connection with promotion and on an ongoing basis, expertise, experience and personal characteristics are evaluated.

Catena works long-term for an even distribution between men and women in the organisation and aims

Great Place to Work



Proud of our workplace



We want to know what our strengths are as an employer and where we can improve further. In 2021, we therefore began a collaboration with Great Place to Work, which annually conducts the world's largest workplace study. Part of the work is to carry out an employee survey that results in a Trust Index. We are happy that all employees participated and that we, already on the first try,

reached our goal of being certified as a Great Place to Work. Our Trust Index for 2021 ended up at 88 percent and as many as 89 percent think that Catena is a very good workplace overall, worth comparing with the industry average in Sweden, which is 82 percent.

This provides good conditions to continue working with the areas where we perceive development potential and to nurture those areas where we are strong.

to work actively to increase gender equality and diversity within the Company. Catena's HR manager is responsible for working towards the long-term objective in all recruitment processes and in connection with internal promotion. As Catena's personnel turnover is low, conditions are generated for a more even distribution within the Company primarily through growth. To ensure that there are no unreasonable wage discrepancies based on gender, we conduct an annual wage survey. The survey is supplemented if necessary with an action plan.

Responsibility at all levels

The basis of Catena's business concept is to be sustainable and, through cooperation, to develop and manage for the long-term, efficient logistics facilities and we have a clearly-stated growth target. At the same time, we are

well aware that we operate in an industry that unequivocally has a major impact on society and the environment. There is a strong drive within Catena to advance the development of a more sustainable logistics network, in all respects, and to take long-term responsibility for the environment and society.

Suppliers

At Catena, we use external suppliers for property management and for remodelling and new construction. This means that a substantial part of sustainability management is conducted in partnership with suppliers and partners. To secure a consensus, we work actively with supplier assessment as part of our internal environmental management system, ISO 14001. Suppliers performing work at Catena's properties and where Catena expects to

purchase services for more than 250 thousand SEK annually shall be approved in accordance with our Supplier Code of Conduct. Supplier approval includes the supplier being notified of our Sustainability Policy and our Supplier Code of Conduct, and their signing, and thus approving, both the general and specific requirements listed in the Supplier Code of Conduct. Companies with more than 20 employees also fill in a self-declaration including additional questions that must be answered.

We work with 166 approved suppliers. Another 30 are expected to be approved in the first quarter of 2022. After that, the work with our suppliers will continue, aided by regional and project managers, we will map our suppliers and subcontractors and down to product level. Our focus is to create 100 percent supplier approval among our suppliers to ensure compliance with our sustainability requirements and to facilitate strategic work with our suppliers in the future. Increased insight into our supplier corps increases our opportunities to choose suppliers with less negative impact on both people and the environment. A prerequisite for approval is our suppliers' transparency in the areas in which they operate.

Code of Conduct

A Code of Conduct was been adopted in 2021 – a policy that supports Catena's employees with guidelines regarding anti-corruption, representation and gifts. The Code of Conduct sets out clear guidelines on how we should act as Catena employees, in collaboration with one another, with our customers, with society and with other stakeholders. Superior ethics, a high degree of integrity and sound business ethics are the starting points. Our Code of Conduct helps us to integrate the company's values with how we are expected to behave and act in our daily work. In the autumn of 2021, all employees attended an internal training event at which we reviewed the Code of Conduct and its guidelines regarding anti-corruption, representation and gifts. All employees will continue to receive an annual training in the Code, which is also a natural element in the introduction of new employees.

Together with Catena's sustainability policy, personnel handbook and work environment handbook, the Code clarifies how employees should act on the basis of good

judgement and not put themselves or others in a position that violates our policy or anti-corruption laws.

No cases of corruption were addressed by the company in 2021. Nor has Catena had to deal with or be involved in any fines or significant lawsuits.

→ Read more about external and internal guidelines in the Corporate Governance Report on pages 137–142.

Whistle-blowing

People both inside and outside the organisation should feel safe in reporting irregularities that could seriously harm the business or our employees.

To make it easier for those who want to provide information about misconduct contrary to current legislation, ethics, morals, or Catena's policies, we have a whistle-blower service. Catena's whistle-blower programme makes it possible for employees and partners alike to report shortcomings that contravene applicable legislation, ethics, morals or Catena's policies.

By means of the whistle-blower service, employees and partners can provide information while being guaranteed complete anonymity. All reports are received anonymously and investigated by an external actor. Given that we have not had any reports since the introduction of our system, we are also self-critical and will work actively in 2022 to disseminate information about the function.

Sponsorships

Through sponsoring, we seek to achieve values or benefits for all parties involved. We see our commitment as part of our social engagement and total market communication, this must be done professionally and we make demands on the activities we sponsor.

Catena currently sponsors several different initiatives, organisations and activities. One of our more extensive sponsorship collaborations is our support of the Rögle BK hockey team. At Catena, we are very happy to follow and be a part of the club's development. In addition to entertaining SHL hockey, Rögle conducts a broad range of activities that mean a lot to children and young people. In addition, Rögle contributes to positive and sustainable societal development, particularly with its green-white sustainability initiative in which the club aims to take the leader jersey in Sweden when it comes to active sustainability work.

Sustainability notes

Catena's Sustainability Report has been prepared in accordance with the Global Reporting Initiative (GRI) Standards, Core level. The Sustainability Report, which also constitutes the Statutory Sustainability Report, comprises pages 18–35, 55–90, 131–135, 139–142 and 144 and has been reviewed by the Company's auditors.

The Sustainability Report applies to Catena AB and all of its wholly-owned subsidiaries for the 2021 calendar year. The Sustainability notes detail how the Company has chosen the areas on which the Sustainability Report should focus and how stakeholders' priorities are met, as well as providing additional information on governance in priority

areas. Catena also reports in accordance with EPRA's Sustainability Best Practice Recommendations (sBPR), meaning that Catena discloses certain supplementary tables and charts, as well as the sources of the data, assumptions and conversion factors used in the accounts. An EPRA index is also included in the accounts.

The Nattskiftet 11 property in the Västberga industrial area, Stockholm. The property has been modernised in recent years – an example of how logistics properties are developed and can have new functions as flows and purchasing patterns change.



Materiality analysis

Catena's sustainability report is aimed foremost at primary stakeholders – employees, suppliers, customers and shareholders. The report is also aimed at anyone interested in Catena's sustainability work, such as investors, industry colleagues and other companies, researchers and students.

Our materiality analysis has also taken into account areas within the GRI standards of relevance in our value chain and we provide information in accordance with these. Which means that identification and reporting according to GRI standards designed the sustainability report.

To listen to our stakeholders and to act from the outside based on their views and expectations is a starting point for Catena's sustainability work. The dialogue with stakeholders forms the basis of daily operations and is at the same time an important tool for the long-term strategy. The latest in-depth stakeholder analysis was conducted in the spring of 2020 when we conducted interviews with all identified stakeholders – shareholders, analysts, customers, community actors, suppliers and employees.

Stakeholder group	Why are these stakeholders prioritised?	Opportunities for dialogue	Key issues
Shareholders, investors, analysts	Catena's operations serve to generate returns for shareholders and are compared with the market and with competitors.	<ul style="list-style-type: none"> • Annual General Meeting • Ongoing meetings and telephone contacts • Interim reports • Meetings with shareholders and analysts • Capital Markets Day in Båstad • Website • Our own event, LogistikTrender 	<ul style="list-style-type: none"> • Business model, objectives and strategy • Financing • Growth • ESG issues • Share liquidity • Publication of information
Customers	To attract tenants, Catena needs to understand its customers' needs and wishes and to put them into practice.	<ul style="list-style-type: none"> • Reinforced active management organisation that maintains regular contact with tenants • Website • Our own event, LogistikTrender 	<ul style="list-style-type: none"> • Stable and flexible partner • Accessibility • Cost-efficient and environmentally effective premises • Access to multiple modes of transport • Include environmental issues in the construction process • Technical efficiency
Social actors	Catena's buildings have an impact on the community, while society is able to influence how Catena designs its buildings.	<ul style="list-style-type: none"> • Ongoing contacts with public sector decision makers to improve logistics locally, regionally and nationally • Collaboration with organisations or associations promoting sustainable community development and sponsorship of initiatives • Our own event, LogistikTrender • Website 	<ul style="list-style-type: none"> • Goods supply and agile logistics • Reduced traffic intensity in urban centres • Low impact on the environment and climate • Long-term view • Efficient land use
Suppliers	Suppliers perform work in accordance with the wishes of Catena and its tenants.	<ul style="list-style-type: none"> • Regular in-person meetings with suppliers • Our own event, LogistikTrender • Website 	<ul style="list-style-type: none"> • Stable partner • Long-term perspective and clarity • Valuation of sustainability aspects in procurement
Employees	Catena's employees also serve as ambassadors for the Company and, for the best results, should be committed to their work.	<ul style="list-style-type: none"> • Regular contacts • At least one annual performance interview and salary review • Annual personnel conference to educate and motivate • Internal workshops • Intranet 	<ul style="list-style-type: none"> • Opportunities for training and skills development • Clear career paths • Salary and benefits • Balance between work and leisure • Diversity and equality

As the area of sustainability is constantly evolving globally, nationally and locally, Catena deems it necessary to review the company's significant areas annually. In 2021, Catena updated significant areas based on the stakeholder dialogues in 2020, ongoing external monitoring, internal climate risk workshops (see page 79 on TCFD) and employee dialogues and training. The result is that the

areas identified in 2020 have been clarified and broken down into more specific areas. In addition, new areas were added in 2021 – biodiversity, taxation and climate adaptation. They were not identified as most significant before but have become more important.

→ Read more about our materiality analysis and our most important areas on page 59.

Reporting in accordance with the Task Force on Climate-Related Financial Disclosures (TCFD)

The effects of global climate change are becoming increasingly clear and Catena's business is affected. TCFD is a framework established to identify a company's climate-related financial risks and opportunities. Catena has chosen to report according to the framework in order to better manage the risks and opportunities that come with a changing climate. The work was initiated in 2019 and has since continued. In 2021, we published the results of our work with TCFD in its entirety on our website. Furthermore, we turned to MSCI to gain a more concrete view and to

take a closer look at our properties using global data (read more about this on page 65). The framework takes into account physical conditions in weather and climate but also the adjustment required to limit carbon dioxide emissions, both direct and indirect, to keep us below 1.5 degrees warming. Page 65 describes Catena's process for identifying risks and opportunities and proposals for measures to address them. The table below describes the scope and refers to the relevant pages for explanations.

Governance	Strategy	Risk management	Indicators and targets
A) The Board of Directors' monitoring of climate-related risks and opportunities, see pages 58, 77, 131–135.	A) Climate-related risks and opportunities identified by Catena and their impact, see pages 131–135.	A) Catena's processes for identifying climate-related risks, see page 65.	A) Catena's indicators for assessing climate-related risks and opportunities, see pages 80–85.
B) Role of management in assessing and managing climate-related risks and opportunities, see pages 58, 77, 131–135.	B) Impact of risks and opportunities on the organisation's operations, strategy and financial planning, see pages 131–135.	B) Catena's processes for managing climate-related risks, see pages 58 and 65.	B) Scope 1, 2 and 3 emissions in accordance with the Greenhouse Gas Protocol, see table on page 69.
	C) Contingencies in Catena's strategy for various climate-related scenarios, see pages 133–134.	C) Integration of the above processes into the organisation's general risk management, see pages 58, 131–135.	C) Targets for management of climate-related risks, see Catena's sustainability targets on Page 57.



EPRA sBPR: Performance measures

Catena reports the Company's sustainability indicators based on EPRA's latest recommendations: Best Practices Recommendations on Sustainability Reporting, sBPR, third edition from September 2017. Catena reports sustainability ratios for all 28 of EPRA's sBPR Performance Measures.

EPRA's Recommendations

EPRA (European Public Real Estate Association) promotes, develops and represents the European property sector. The organisation has developed recommendations in the area of sustainability, so-called sustainability best practice recommendations (sBPR), comprising indicators of energy, greenhouse gas emissions, water, waste and social and management indicators. As an EPRA member, Catena considers the recommendations and uses the indicators to illustrate the development of its sustainability work in the form of comparable figures. For the key performance indicators presented in the 2020 Annual Report, EPRA awarded Catena with the EPRA Silver award.

Organisational boundaries

Catena reports key performance indicators in accordance with the Greenhouse Gas Protocol's operational/financial controls, that is to say, the data reported refers to all of Catena's wholly owned subsidiaries. For Catena, there is no difference between operational and financial control. Catena is a partner in a company but lacks consumption data for that company, which is therefore not relevant for EPRA accounting and is not, for that reason, included in the figure for total lettable area (LOA). This means that all of the properties presented on pages 45–47 are included. The total LOA for 2021 is 2,125,916 m².

Reporting

Catena works actively to gain access to relevant measurement data on all its properties. This is important in reporting correct and relevant data and in engendering favourable conditions for favourable and efficient technical management. Today, Catena has access to data for 90 percent of the portfolio, depending on the key performance indicators concerned. The lettable area (LOA) and its share of Catena's total included in the measure for each indicator is stated together with the relevant key performance indicators in the EPRA tables. For key performance indicators in comparable holdings, Catena has included properties that were in the portfolio since 2020 or earlier, where there is measurement data for all of 2020 and 2021 and where the size of the total lettable area has not changed between 1 January 2020 and 31 December 2021.

Estimate of the landlord's consumption

Reported data are measured, statistically significant and are not estimated. Only data for Catena's head office at Vångagärdet 20 is estimated as Catena does not have sub-meters in the office area, which is part of a larger building. To obtain consumption figures, Catena has used the relevant indicator for the entire property (25,960 m²), divided by the total area and then multiplied by the office area (995 m²). The use of the office space is also included in the figures reported for the total.

Third party review

Catena's Sustainability Report in accordance with the GRI Standards has been reviewed by PwC in accordance with ISAE 3000. The EPRA index on page 81 highlights the indicators that have been reviewed by auditors. See the Assurance Report on page 90.

Delimitation – reporting of landlord and tenant's consumption

Catena reports statistics for electricity, heating, water and waste where Catena is responsible for the contract with the provider. For energy, the actual consumption that is underestimated and re-invoiced to the tenant is also reported separately. Catena also reports consumption where the tenant is responsible for electricity, heating and water, because Catena seeks to influence not only its own consumption, but also seeks to help tenants streamline their use. It is only with regard to waste that Catena has no statistics on its customers' use.

Normalisation

Catena calculates intensity key performance indicators by dividing by the total lettable area of the buildings). Catena applies SMHI (Swedish Meteorological and Hydrological Institute) degree days in normalising energy used for heating.

Segment analysis (geography, building type, etc.)

Catena's property holdings comprise logistics properties and a few office buildings. As the proportion of offices is low and are often located within logistics properties, Catena has not divided the figures between different types of buildings. Nor are the figures distributed geographically as Catena's properties are subject to similar geographical conditions. Geographical distribution between Sweden and Denmark could be interesting as Catena acquired five Danish properties in 2021 and now has a total of nine there. However, we currently lack consumption data from most of the Danish properties, which makes the division irrelevant at present.

Reporting for the Company's own offices

Catena reports the environmental indicators for its head office, where about half of Catena's employees work. For the remaining offices, there are no precise figures and reasonable estimates cannot be made as they are smaller units.

Location of EPRA Sustainability Performance data in the report

See Catena's EPRA index on page 81.

Explanations of outcomes

Explanations of the outcomes of the various indicators are presented in the notes beneath each table on pages 82–85. Further disclosures and activities are detailed on pages 65–76.

Reporting period

The reporting for each year presented in the EPRA table pertains to the calendar year (1 January to 31 December).

Materiality

Catena's materiality analysis is reported on pages 59 and 78.

EPRA index

EPRA code	Indicator	GRI Standards	Page reference	Reviewed by an auditor
Environmental indicators				
Elec-Abs	Total electricity consumption	302-1	82	X
Elec-Lf	Like-for-like total electricity consumption	302-1	82	X
DH&C-Abs	Total district heating & cooling consumption	302-1	82	X
DH&C-LfL	Like-for-like total district heating & cooling consumption	302-1	82	X
Fuel-Abs	Total fuel consumption	302-1	82	X
Fuels-LfL	Like-for-like total fuel consumption	302-1	82	X
Energy-Int	Building energy intensity	CRE1	83	X
GHG-Dir-Abs	Total direct greenhouse gas (GHG) emissions	305-1	83	X
GHG-Indir-Abs	Total indirect greenhouse gas (GHG) emissions	305-2	83	X
GHG-Int	Greenhouse gas (GHG) emissions intensity from building energy consumption	CRE3	83	X
Water-Abs	Total water consumption	303-1	83	X
Water-LfL	Like-for-like total water consumption	303-1	83	X
Water-int	Building water intensity	CRE2	83	X
Waste-Abs	Total weight of waste by disposal route	306-2	84	X
Waste-LfL	Like-for-like total weight of waste by disposal route	306-2	84	X
Cert-Tot	Type and number of sustainably certified assets	CRE8	83-84	X
Social indicators				
Diversity-Emp	Employee gender diversity	405-1	85	X
Diversity-Pay	Gender pay ratio	405-2	74	X
Emp-Trining	Training and development	404-1	73	X
Emp-Dev	Employee performance appraisals	404-3	74	X
Emp. Turnover	New hires and turnover	401-1	85	X
H&S-EMP	Employee health and safety	403-2	73	X
H&S-Asset	Asset health and safety assessment	416-1	85	X
H&S-Comp	Asset health and safety compliance	416-2	85	X
Comty-Eng	Community engagement, impact assessments and development programmes	413-1	85	X
Governance				
Gov-Board	Composition of the highest governance body	102-22	144	X
Gov-Select	Nominating and selecting the highest governance body	102-24	139	X
Gov-Col	Process for managing conflicts of interest	102-25	139-142, 144	X

Since there is no accepted translation of the EPRA indicators, we have chosen to use the English ones.

Environmental indicators, EPRA

Electricity consumption

EPRA code	Unit		Total		Comparable portfolios			
			2021	2020	2017 (base year)	2021	2020	Change, %
Elec-	mWh	Purchased by landlord	55,280	50,057	40,249	49,571	47,662	4
Abs		<i>of which, metered to tenant</i>	32,263	31,595	N/D	30,439	29,864	2
Elec-Lfl		Purchased by tenant	84,040	82,750	63,870	67,781	66,607	2
		Self-produced by landlord	1,917	1,063	-	840	508	65
		Self-produced by tenant	1,232	1,072	-	1,023	1,072	-5
		Total electricity use	142,469	134,942	104,119	119,216	115,848	3
%		<i>Proportion renewable</i>	40	40	N/D	42	42	
kWh/m ²		Intensity	76	76	79	73	71	3
m ²		LOA (average)	1,877,066	1,766,253	1,322,819	1,642,584	1,642,584	
%		Proportion of total LOA (31 Dec)	88	91	80	77	84	

The table shows electricity consumption at Catena's wholly-owned properties, broken down between purchased sources and sources generated in-house. All reported energy generated in-house originates from local photovoltaic facilities and has been consumed within Catena's properties. For electricity purchased by tenants, Catena has limited information on the origin of the electricity. Intensity for electricity has increased in 2021 due to various reasons, partly because some tenants have had an increased production in 2021 and that properties have been switched from district heating to electric heating and that we have acquired properties in 2021. We have received historical consumption data on electricity at certain properties and thus revised the data for 2020 compared with the previous year's report.

District heating consumption

EPRA code	Unit		Total		Comparable portfolios			
			2021	2020	2017 (base year)	2021	2020	Change, %
DH&C-	mWh	Purchased by landlord	34,918	35,495	27,430	33,326	33,866	0
Abs		<i>of which, metered to tenant</i>	12,645	14,525	N/D	12,645	12,517	1
DH&C-Lfl		Purchased by tenant	27,382	22,416	18,575	24,176	24,731	-2
		Total district heating use	62,300	57,911	46,187	57,502	58,116	-1
%		<i>Proportion renewable</i>	95	95	N/D	97	97	
kWh/m ²		Intensity	44	44	42	41	41	-1
m ²		LOA (average)	1,415,902	1,313,028	1,103,467	1,401,242	1,401,242	
%		Proportion of total LOA (31 Dec)	67	67	66	72	76	

The table shows the consumption of district heating at Catena's properties. The figures are normal-year-adjusted in accordance with SMHI's degree days. Catena does not use district cooling in its properties.

Fuel consumption

EPRA code	Unit		Total		Comparable portfolios			
			2021	2020	2017 (base year)	2021	2020	Change, %
Fuels-	mWh	Purchased by landlord	1,446	985	6,241	1,446	787	84
Abs		<i>of which, metered to tenant</i>	625	659	N/D	625	484	29
Fuels-Lfl		Purchased by tenant	259	70	301	62	11	473
		Total fuel consumption	1,705	1,055	6,542	1,507	797	89
%		<i>Proportion renewable</i>	-	-	-	-	-	
kWh/m ²		Intensity	15	10	57	14	8	89
m ²		LOA (average)	114,239	108,222	115,458	105,539	105,539	
%		Proportion of total LOA (31 Dec)	5	6	7	5	6	

The table shows fuel consumption at Catena's properties. The figures are normal-year-adjusted in accordance with SMHI's degree days. Heating with natural gas increased in 2021 compared with 2020, mainly due to a tenant changing operations within their areas, requiring additional heating compared with previously.

Total energy use

EPRA code	Unit		Total		Comparable portfolios			
			2021	2020	2017 (base year)	2021	2020	Change, %
Energy-Int	mWh	Purchased/generated by landlord	93,561	87,601	73,920	85,183	83,342	3
		<i>of which, metered to tenant</i>	45,533	46,779	N/D	44,733	42,865	4
		Purchased/generated by tenant	112,913	106,307	82,928	93,042	92,420	1
		Total energy use	206,474	193,908	156,848	178,225	174,762	2
	kWh/m ²	Intensity	108	109	122	116	114	2
	m ²	LOA (average)	1,908,258	1,783,882	1,281,546	1,534,062	1,534,062	
	%	Proportion of total LOA (31 Dec)	90	92	77	72	79	

The table shows the energy intensity at Catena's properties. We have received historical consumption data and therefore revised the figures for 2020.

Greenhouse gas emissions

EPRA code	Unit	Scope	Emission source	2021	2020	2018 (base year)	Change 2021-2018, %
GHG-Dir-Abs	tonnes CO ₂ e	Scope 1	Natural gas	168	67	1,195	-86
		Scope 2	Electricity (market-based)	0	0	0	0
GHG-Indir-Abs			Electricity (location-based)	852	683	895	-5
GHG-Int			District heating	1,381	1,201	1,163	19
		Total, Scope 1+2 (market-based)		1,550	1,268	2,358	-34
		Total Scope 1+2 (location-based)		2,401	1,951	3,253	-26
	kg CO ₂ e/m ²	GHG intensity (Scope 1+2, market-based)		0.81	0.71	1.57	-48
	kg CO ₂ e/m ²	GHG intensity (Scope 1+2, location-based)		1.26	1.09	2.16	-42
	m ²	LOA (average)		1,908,258	1,783,882	1,505,297	
	%	Proportion of total LOA (31 Dec)		90	92	84	

The table shows Scope 1 and 2 greenhouse gas emissions and the intensity that arises in connection with the properties' energy consumption. For EPRA's sBPR, emissions for Scopes 1 and 2 must only be reported on the basis of the buildings' energy consumption. Total emissions are reported on page 69, where conversion factors are also found. The intensity has increased compared to 2020, which is partly due to the fact that we have acquired properties in Denmark, which is calculated with a higher emissions factor.

Water consumption

EPRA code	Unit		Total			Comparable portfolios		
			2021	2020	2019	2021	2020	Change, %
Water-Abs	m ³	Purchased by landlord	154,887	119,271	136,526	145,636	89,346	30
Water-LfL		Purchased by tenant	129,489	104,221	103,961	99,791	102,062	1
Water-int		Total water use	284,376	223,492	240,487	245,428	191,408	16
		Intensity	162	141	152	160	152	16
	m ²	LOA (average)	1,753,243	1,581,180	1,586,399	1,529,919	1,256,883	
	%	Proportion of total LOA (31 Dec)	82	81	86	72	65	

The table shows water consumption at Catena's properties. All water consumption is purchased via municipal water suppliers.

Mandatory environmental certification

EPRA code	Unit	Environmental certification system and level	Totally certified	EPC A							G
				B	C	D	E	F	G		
Cert-Tot	m ²	Energy Declaration (EPC)	1,339,059	455,322	219,196	299,241	225,498	69,026	56,641	14,135	
	% of total area		63	21	10	14	11	3	3	1	

Energy declarations must be made for properties that have been in operation for more than a year. Energy declarations are in the process of being updated for our other properties and will be reported next year.

Voluntary environmental certification

EPRA code	Unit	Environmental certification system and level	2021	2020	2019
Cert-Tot	m ²	Certified in accordance with GreenBuilding	176,485	149,562	149,562
	% of total area		8	8	8
	m ²	Certified in accordance with Miljöbyggnad Silver	310,557	120,500	0
	% of total area		15	6	0
	m ²		372,853	270,062	149,562
	% of total area	Total certified	18	14	8
		Number of buildings	19	13	7

The table shows the number of buildings that are environmentally certified, as well as the certified area. Some properties are certified with both Miljöbyggnad Silver and Green-Building and, to avoid counting certain values twice, the area is only counted once in the total certified area and number of buildings.

Waste

EPRA code	Unit		Total		Comparable portfolios			
			2021	2020	2018 (base year)	2021	2020	Change, %
Waste-Abs	tonnes	Hazardous waste	26	41	1	3	5	-40
Waste-Lfl	tonnes	<i>of which to other/ unknown treatment method</i>	26	41	1	3	5	
	%		100	100	100	100	100	
	tonnes	Non-hazardous	221	565	248	67	72	-7
	tonnes	<i>of which, for incineration</i>	124	147	23	21	19	11
	%		56	26	9	31	26	
	tonnes	<i>of which, for recycling</i>	34	126	114	26	30	-13
	%		15	22	46	39	42	
	tonnes	<i>of which, for landfill</i>	11	20	11	5	15	-67
	%		5	4	4	7	21	
	tonnes	<i>of which, for composting</i>	19	16	6	0	0	135
	%		9	3	2	1	0	
	tonnes	<i>of which to other/ unknown treatment method</i>	33	255	124	15	8	88
	%		15	45	50	22	11	
	tonnes	Total waste	247	606	249	70	77	-9
		LOA (average)	306,548	652,742	481,556	280,858	280,858	
		Proportion of total LOA (31 Dec)	14	34	27	14	15	

The table shows quantities of waste at Catena's properties where Catena engages waste-treatment companies and where these companies deliver, in turn, treated weight quantities to Catena. Few waste companies have statistics available and the data is therefore considered limited. For 2021, we report for fewer properties than in 2020 due to the fact that we have not had access to reliable data.

Catena's headquarters

EPRA code	Unit		2021	2020	2019	Change 2021-2020, %
Elec-Abs, Lfl	mWh	Total electricity use	27	15	23	74
DH&C-Abs, Lfl		Total district heating use	83	39	16	114
Fuel-Abs, Lfl		Total fuel consumption	0	-	48	
Energy-Int	kWh/m ²	Intensity	110	84	136	31
GHG-Dir-Abs	tonnes CO ₂	Scope 1	0	-	9	-
GHG-Indir-Abs		Scope 2	6	3	1	71
GHG-Int	kg CO ₂ e/m ²	Intensity	6	5	14	11
Water-Abs, Lfl	m ³	Total water use	198	135	187	47
Water-Int	l/m ²	Intensity	199	209	290	-5
Waste- ABS, Lfl	tonnes	Total (non-hazardous, for recycling and incineration)	19	19	49	0
	m ²	LOA	995	645	645	

The table shows consumption at Catena's head office. All values are estimated. Consumption increased in May 2021, when we expanded the office space by an additional floor. In addition, more tenants moved into the building, which increased the building's energy use. Although district heating is normal year adjusted, January – May was significantly colder compared to 2020, which required a lot of energy.

Social indicators

Social sustainability at Catena's properties				
EPRA-code	Indicator	2021	2020	2019
H&S-Asset	Proportion of properties where health and safety assessment has been performed, %	100	100	100
H&S-Comp	Occasions when health and safety deficiencies have been observed at Catena properties	0	0	0
Comty-Eng	Proportion of properties where community projects have been implemented, %	0	0	0

At least one health and safety round is performed annually in each property No major deficiencies have arisen. We have not conducted any community projects.

Personnel turnover							
EPRA code		2021		2020		2019	
		Number	Of whom, women	Number	Of whom, women	Number	Of which women
Emp. Turnover	New employees	5	2	8	4	6	5
	Share of total number of employees at year-end, %	11		17		14	
	Employees who left	4	2	5	1	4	1
	Share of total number of employees at year-end, %	9		11		9	

Labour force							
	Total number of employees (count)	2021		2020		2019	
		Number	Of whom, women	Number	Of whom, women	Number	Of whom, women
	No. of employees	47	17	46	17	43	14
	Employees on permanent contracts	47	17	46	17	42	13
	Of which, full time	47	17	46	17	42	13
	Of whom, part-time	0	0	0	0	0	0
	Employees on temporary contracts	0	0	0	0	0	0

The table shows the total number of employees and the number of women at Catena, divided into different types of employment. During the year, Catena did not make use of any contracted temporary personnel, nor were there any seasonal variations in the number of employees. All data is obtained from HR administration.

Staff composition							
EPRA code		2021		2020		2019	
		Number	% women	Number	% women	Number	% women
Diversity Emp	Board of Directors	7	43	7	43	7	43
	Under 30 years	0	0	0	0	0	0
	30–50 years	1	100	1	100	2	100
	Over 50 years	6	33	6	33	5	20
Management	Management	4	50	3	33	7	14
	Under 30 years	0	0	0	0	0	0
	30–50 years	2	0	1	0	3	33
	Over 50 years	2	100	2	50	4	0
Other Employees	Other Employees	43	35	43	37	36	36
	Under 30 years	3	66	4	100	4	100
	30–50 years	27	44	22	36	19	32
	Over 50 years	13	8	17	24	13	23

The table shows the composition of the Company by gender and age category.

GRI

The GRI (Global Reporting Initiative) helps companies around the world understand and communicate their impacts on critical sustainability issues, such as climate change, human rights, governance and social well-being. Catena's Sustainability Report for 2021 adheres to the GRI standards 2016, Core level, but with two exceptions. GRI 403 Health and safety, and GRI 303 Water and waste water are reported according to the 2018 standard and GRI 207 Tax according to the 2019 standard. The GRI reporting is

based on the areas that have been identified as important to the Company by means of stakeholder dialogues and external monitoring.

GRI index

The following table lists references to the GRI disclosures and indicators reported by Catena within the Company's reporting.

GRI Standards	Description	Page reference/ Comment
GENERAL STANDARD DISCLOSURES		
ORGANISATIONAL PROFILE (2016)		
102-1	Name of the organisation	159
102-2	Key brands, products and services	4-9
102-3	The organisation's headquarters	159
102-4	Countries with operations	5
102-5	Ownership structure and corporate format	138
102-6	Markets	15-19, 23
102-7	Size of the organisation	5, 42-47, 85
102-8	Labour force	85
102-9	Supply chain	66, 75-76
102-10	Significant changes in the organisation and its supply chain	9, 48-49
102-11	Application of the precautionary principle	56
102-12	External initiatives	60
102-13	Membership	60, 62-63
STRATEGY AND ANALYSIS (2016)		
102-14	Statement by senior decision maker	10-11
ETHICS AND INTEGRITY (2016)		
102-16	Values, principles, standards and codes of conduct	35, 76
GOVERNANCE (2016)		
102-18	Governance structure	34, 58
STAKEHOLDER COMMITMENT (2016)		
102-40	Stakeholder groups	78
102-41	Proportion of labour force covered by collective agreements	74
102-42	Identification and selection of stakeholder groups	78
102-43	Approach to communication with stakeholders	78
102-44	Issues raised by stakeholders and the handling of these	78

GRI Standards	Description	Page reference/ Comment
ACCOUNTING PROFILE (2016)		
102-45	Entities included in the report	77
102-46	Process for defining the contents of the report	58, 78
102-47	Identified material areas	59, 78
102-48	Revised information	59
102-49	Significant changes	59
102-50	Reporting period	77
102-51	Date of latest report	24 March 2021
102-52	Reporting cycle	Annually
102-53	Contact details for questions regarding the report and its contents	89
102-54	Statement that the report complies with the GRI Standards	60, 77
102-55	GRI index	86-87
102-56	External assurance	90
SUBSTANCE-SPECIFIC DISCLOSURES		
GRI 201: ECONOMIC PERFORMANCE (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
201-1	Generated and distributed financial value	63
GRI 203: INDIRECT FINANCIAL IMPACT (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
203-2	Significant indirect financial impact	63-64
GRI 205: ANTI-CORRUPTION (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
205-2	Communication and training in anti-corruption policies and guidelines	72, 76
205-3	Number of corruption cases	No cases, see also page 76

GRI Standards	Description	Page reference/ Comment
GRI 207: TAX (2019)		
103-1, 103-2, 103-3	Sustainability governance	58
207-1	The Company's attitude towards taxation	63-64
207-2	Tax management, control framework, risk management	63-64
207-3	Stakeholder dialogue and management of tax matters	63-64
207-4	Country-by-country reporting	64
GRI 302: ENERGY (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
302-1	The organisation's energy consumption	66-67, 82-83
GRI 303: WATER AND OUTLET WATER (2018)		
103-1, 103-2, 103-3	Sustainability governance	58
303-1	Water as a scarce resource	65, 71, 83-84
GRI 304: BIOLOGICAL DIVERSITY (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
304-2	Ecosystems	68, 70
GRI 305: EMISSIONS (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
305-1	Direct GHG emissions (Scope 1)	65-69, 83, 88
305-2	Indirect GHG emissions (Scope 2)	65-69, 83, 88
305-3	Other indirect GHG emissions (Scope 3)	65-69, 88
GRI 306: WASTE (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
306-2	Total weight of waste, by type and handling method	84
GRI 307: ENVIRONMENTAL COMPLIANCE (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
307-1	Violation of environmental legislation	76
GRI 308: SUPPLIER ASSESSMENT VIS-À-VIS THE ENVIRONMENT (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
308-1	New suppliers assessed based on environmental criteria *	75-76, 88

GRI Standards	Description	Page r eference/ Comment
GRI 401: EMPLOYMENT AND WORKING CONDITIONS (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
401-1	Personnel turnover	85, region or age distribution not reported due to few employees.
GRI 403: OCCUPATIONAL HEALTH AND SAFETY (2018)		
103-1, 103-2, 103-3	Sustainability governance	58
403-1	Management system for occupational health and safety	58
403-7	Preventive measures in health and safety directly linked to business relationships	72-74
403-9	Work-related injuries	73
GRI 404: EDUCATION (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
404-1	Training for employees	73
404-3	Development interviews	72-74
GRI 405: DIVERSITY AND EQUAL OPPORTUNITIES (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
405-1	Composition of the Company	85
405-2	Wage discrepancy between the sexes	74
GRI 406: NON-DISCRIMINATION (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
406-1	Number of cases of discrimination	No cases
CRE: PRODUCT RESPONSIBILITY (2016)		
103-1, 103-2, 103-3	Sustainability governance	58
CRE1	Energy intensity in buildings	82-83
CRE2	Water intensity in buildings	83
CRE3	Emissions of greenhouse gases from buildings	83
CRE8	Sustainability certifications for new construction, remodelling and extensions	71, 83-84

* Not fully reported according to GRI Standards.

Boundaries

All of the sustainability aspects Catena has deemed to be significant in various ways have an impact on the Company's operations and employees. Catena strives for comparability in historical data. Some of Catena's sustainability aspects may also have an impact outside the Company's legal framework, such as at customers and suppliers. The table below presents Catena's sustainability aspects and what relevant impact the Company considers they can have outside Catena's legal frameworks.

Background data and complementary indicators

In this section, Catena presents the methods, assumptions and conversion factors used to prepare the Company's EPRA key performance indicators and GRI indicators. Supplemental information is also presented.

Supplier evaluation

The Company is evaluating appropriate indicators to measure and follow up suppliers' performance in a relevant and cost-effective manner. Catena currently measures none of the GRI indicators for the disclosure of supplier evaluation of the environmental impact, despite this having been identified as material.

Energy use and greenhouse gas emissions

Catena reports energy use for 91 percent of the total lettable area – the remaining 9 percent is not included in the figures because Catena lacks access to tenants' meter readings. To ease understanding, Catena presents all energy consumption in mWh or kWh. To convert energy consumption from mWh to GJ, the conversion factor 3.6 is used. Catena measures and monitors greenhouse gas emissions annually in accordance with the Greenhouse Gas Protocol (GHG Protocol). Catena has measured and reported greenhouse gas emissions divided into Scope 1 and 2 and parts of Scope 3 since 2018. Accordingly, 2018 represents Catena's base year for the calculations and the Company's target follow-up. In 2021, Catena will, for the first time, include emissions from construction projects. These are not reported for previous years no valid data are available. The emissions figures have been produced by means of climate calculations for two properties conducted in accordance with the National Board of Housing, Building and Planning's regulations on climate declarations. These calculations have since been used as templates for new construction and extension projects. For new construction, 311 kg CO₂e/m² applies and for extensions the figure is 224 kg CO₂e/m². Renovation and remodelling are not included due to a lack of data regarding these. Information on usage and conversion factors for the remaining emissions sources is obtained from sources in accordance with the table on page 68. The conversion factors are reviewed and updated once a year in connection with the preparation of the Sustainability Report. As far as possible, Catena uses conversion factors that include all relevant greenhouse gases, that is CO₂, CH₄, N₂O, HFCs, PFCs, SF₆ and NF₃. The Company does not perform its own conversions from other greenhouse gases to CO₂e

and therefore has no overall value for Global Warming Potential (GWP). Combustion of renewable fuels, just like fossil fuels, gives rise to greenhouse gas emissions. The conversion factors relating to the use of renewable fuels consist of the part of the fuel that is fossil, for example, the approximately 15 percent of E85 fuel that consists of petroleum. Catena does not report renewable fuels as they represent a very small share of Catena's emissions and are therefore considered irrelevant.

Governance, health and safety

Catena's management system for health and safety applies to all employees and is based on identified risks and overarching legal requirements. Health and safety issues are dealt with on an ongoing basis at management meetings, personnel conferences and through contact with the occupational health service. Although the management team is responsible for the annual follow-up of work environment matters, all employees are able to submit cases or, if they so wish, to participate in management meetings when specific agenda items are addressed. Information regarding Catena's policies and manuals is available to all employees via Catena's internal IT platform. The Work Environment Policy contains instructions and forms for the reporting of incidents and accidents and for how these are to be investigated. From time to time, an appointed group shall ensure that no employees are subject to reprisals. There is a total ban on reprisals against anyone who raises deviations in the workplace. Incidents are followed up by the management team and a health and safety officer if one has been appointed. The position of health and safety officer is currently vacant and all incidents must therefore be reported to the CEO.

An annual review of the work environment is conducted in the form of safety rounds at each department and regional office. Catena also conducts an annual risk assessment, with action plans and follow-up of the systematic work environment efforts being prepared. Based on annual checks, assessments are made regarding what needs to be changed in the work environment.

Occupational health

Catena has signed an agreement on occupational health-care for all locations where Catena's employees are posted. Health checks and specific interviews on preventive measures are conducted with all employees every two years to identify, minimise and eliminate health risks. The health checks are performed by an external and independent occupational health care provider.

Employees may also contact the occupational health service directly when the need arises. This should first be approved by the manager responsible or HR.

Catena offers all employees an annual wellness subsidy. Involvement in various events is encouraged as employees can participate in various health runs and other events together. All employees also have the opportunity to take out private health insurance, a benefit that is voluntary for the employee and taxable.



Contacts Tove Palm, Sustainability Manager
(parental leave)
tove.palm@catenafastigheter.se



Contacts Amanda Thynell, Sustainability Controller
amanda.thynell@catenafastigheter.se



Contacts Anna Wallander,
Head of Environment and Certification
anna.wallander@catenafastigheter.se



Contacts Malin Nissen, Head of Business Support
malin.nissen@catenafastigheter.se

Property management



We are close at hand for the tenant

Regardless of whether it is about discussing future expansion plans or daily management and care, we always work closely with the tenants to ensure that the property meets the needs that exist and functions satisfactorily in everyday life.

“Such a simple thing as recurring maintenance of green

spaces may seem like a detail but is of great importance to the experience for both employees and visitors,” says Christopher Asklund, property technician at Catena.

By being present and available, it will be easier for the customer to contact us to discuss further development.

Auditor's Combined Assurance Report on the Sustainability Report and statement on the statutory sustainability report

To the annual general meeting of Catena AB (publ), corporate identity number 556294-1715.

Introduction

We have been engaged by the Board of company Catena AB (publ) to undertake an examination of Catena AB's (publ) Sustainability Report for 2021. The company has defined the scope of its sustainability report on page 77, which also constitutes the statutory sustainability report. Within the scope of the engagement, and this statement, the section Catena welcomes the EU taxonomy on page 62 has not been included.

Responsibilities of the Board and Management

The Board of Directors and Group Management are responsible for the preparation of the Sustainability Report, including the statutory sustainability report, in accordance with the applicable criteria and the Annual Accounts Act. The criteria are described on page 77 of the Sustainability Report, and consists of the GRI Sustainability Reporting Standards which are applicable to the Sustainability Report, as well as the accounting and calculation principles that Catena AB (publ) has developed. This responsibility also includes the internal control which is deemed necessary to establish a sustainability report that does not contain material misstatement, whether due to fraud or error.

Responsibilities of the auditor

Our responsibility is to express a conclusion on the Sustainability Report based on the procedures we have performed, and to provide a statement on the statutory sustainability report. Our assignment is limited to the historical information that is presented and thus does not include future-oriented information.

We conducted our engagement in accordance with ISAE3000 *Assurance Engagements Other than Audits or Reviews of Historical Financial Information*. The engagement includes a limited assurance engagement on the complete Sustainability Report and audit of certain information as specified below. The objective of an audit is to obtain reasonable assurance that the information is free of material misstatements. A reasonable assurance engagement includes examining, on a test basis, evidence supporting the quantitative and qualitative information in the Sustainability Report. A limited assurance engagement consists of making inquiries, primarily of persons responsible for the preparation of the Sustainability Report, and applying analytical and other limited assurance procedures. We have conducted our examination regarding the statutory sustainability report in accordance with FAR's recommendation RevR 12, *the Auditor's Opinion on the Statutory Sustainability Report*. A limited assurance engagement

and an examination according to RevR 12 have a different focus and a considerably smaller scope compared to the focus and scope of an audit in accordance with International Standards on Auditing and other generally accepted auditing standards in Sweden.

The audit firm applies ISQC 1 (International Standard on Quality Control) and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements. We are independent in relation to Catena AB (publ) according to generally accepted auditing standards in Sweden and have fulfilled our professional ethics responsibility according to these requirements.

The procedures performed in a limited assurance engagement and an examination according to RevR 12 do not allow us to obtain such assurance that we become aware of all significant matters that could have been identified if an audit was performed.

The stated conclusion based on a limited assurance and an examination in accordance with RevR 12, therefore, does not have the security that the conclusion of our reasonable assurance procedures.

Our procedures are based on the criteria defined by the Board of Directors and the Group Management as described above. We consider these criteria suitable for the preparation of the Sustainability Report.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusions below.

Conclusion

Based on the limited assurance procedures we have performed, nothing has come to our attention that causes us to believe that the Sustainability Report is not prepared, in all material respects, in accordance with the criteria defined by the Board of Directors and Group Management.

In our opinion the information in the Sustainability Report which has been subject to our reasonable assurance procedures have, in all material respects, been prepared in accordance with the criteria defined by the Board of Directors and Group Management.

A Statutory Sustainability Report has been prepared.

Malmö, 18 March 2022
PricewaterhouseCoopers AB

Mats Åkerlund
Authorized Public Accountant

Daniel Johansson Stattin
Specialist member of FAR



Financial information

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Consolidated financial Statements

Consolidated Statement of Comprehensive Income			
SEKm	Note	1 Jan 2021	1 Jan 2020
		-31 Dec 2021	-31 Dec 2020
Rental income	4	1,387.4	1,263.9
Property expenses	5	-292.0	-260.1
Net operating surplus		1,095.4	1,003.8
Central administration	5, 6, 7, 8	-36.6	-35.2
Other operating income		6.0	3.7
Other operating expenses		-	-2.0
Participations in profit of associated companies	14	-2.5	-4.4
Financial income	9	7.5	2.1
Financial expenses	9	-235.8	-239.5
Financial expenses for leases	7	-9.9	-9.9
Profit from property management		824.1	718.6
Realised changes in value of investment properties	12	21.8	8.0
Unrealised changes in value of investment properties	12	2,318.1	1,158.8
Changes in values of derivatives	20	202.5	38.1
Profit before tax		3,366.5	1,923.5
Current tax	10	-26.9	-38.9
Deferred tax	10	-647.8	-357.5
Profit for the year	19	2,691.8	1,527.1
Other comprehensive income			
Translation difference		11.5	-9.7
Comprehensive income for the year		2,703.3	1,517.4
Attributable to:			
Parent Company's shareholders	19	2,703.3	1,517.4
Non-controlling interests		-	-
Earnings per share			
Earnings per share, SEK ¹⁾	19	66.63	40.51
Dividend per share, SEK		8.00 ²⁾	7.50

1) Prior to and after dilution.

2) The Board's proposed dividend.

Consolidated Statement of Financial Position			
SEKm	Note	31 Dec 2021	31 Dec 2020
ASSETS			
Non-current assets			
Goodwill	11	503.0	503.0
Investment properties	12	23,400.0	18,612.4
Tangible fixed assets	13	2.1	1.5
Right-of-use asset ground rent	7	334.5	334.5
Participations in associated companies	14	79.7	71.6
Deferred tax assets	10	44.3	75.0
Other non-current receivables	15, 20, 21	195.8	100.5
Total non-current assets		24,559.4	19,698.5
Current assets			
Accounts receivable	16	18.1	14.3
Other receivables	17	196.6	199.1
Prepaid expenses and accrued income	18	97.4	75.6
Cash and cash equivalents	20	992.6	411.1
Total current assets		1,304.7	700.1
TOTAL ASSETS	21	25,864.1	20,398.6
EQUITY AND LIABILITIES			
Share capital		181.4	165.9
Other capital contributions		3,416.3	2,161.3
Profit brought forward		7,657.3	5,263.2
Equity attributable to Parent Company shareholders		11,255.0	7,590.4
Non-controlling interests		–	–
Total equity	19	11,255.0	7,590.4
Interest-bearing liabilities	20, 21, 22	9,346.4	6,090.4
Deferred tax liability	10	2,498.5	1,884.0
Lease liability	21	332.0	332.0
Other non-current liabilities	20	141.6	347.4
Total non-current liabilities	21	12,318.5	8,653.8
Interest-bearing liabilities	20, 21, 22	1,721.5	3,644.6
Accounts payable		113.3	124.2
Current tax liabilities		62.4	50.5
Liabilities to associated companies	20	0.2	28.4
Other liabilities		129.8	94.9
Accrued expenses and deferred income	23	263.4	211.8
Total current liabilities	21	2,290.6	4,154.4
TOTAL EQUITY AND LIABILITIES		25,864.1	20,398.6

Consolidated changes in shareholders' equity

SEKm	Share capital	Other capital contributions	Profit brought forward	Parent Company shareholders	Total Non-controlling interests	Total equity
Equity brought forward, 1 Jan 2020	165.9	2,161.3	3,990.8	6,318.0	-	6,318.0
Comprehensive income for the year	-	-	1,517.4	1,517.4	-	1,517.4
Dividend	-	-	-245.0	-245.0	-	-245.0
Equity carried forward, 31 Dec 2020	165.9	2,161.3	5,263.2	7,590.4	-	7,590.4

SEKm	Share capital	Other capital contributions	Profit brought forward	Parent Company shareholders	Total Non-controlling interests	Total equity
Equity brought forward, 1 Jan 2021	165.9	2,161.3	5,263.2	7,590.4	-	7,590.4
Comprehensive income for the year	-	-	2,703.3	2,703.3	-	2,703.3
New share issue ¹⁾	15.5	1,264.5	-	1,280.0	-	1,280.0
Share issue related cost, net after tax	-	-9.5	-	-9.5	-	-9.5
Dividend	-	-	-309.2	-309.2	-	-309.2
Equity carried forward, 31 Dec 2021	181.4	3,416.3	7,657.3	11,255.0	-	11,255.0

1) Of which, non-cash share issue SEK two hundred million.

Consolidated cash flow analysis

SEKm	Note 26	1 Jan 2021 -31 Dec 2021	1 Jan 2020 -31 Dec 2020
Operating activities			
Profit before tax		3,366.5	1,923.5
Adjustments for non-cash items		-2,541.7	-1,197.0
Tax paid		-19.8	-13.8
Cash flow before changes in working capital		805.0	712.7
Changes in working capital			
Change in operating receivables		-15.5	-13.2
Change in operating liabilities		21.9	44.8
Cash flow from operating activities		811.4	744.3
Investing activities			
Acquisition of assets via subsidiaries		-534.2	-172.4
Investments in investment properties		-998.9	-969.1
Divestment of investment properties		28.0	157.0
Investments in property, plant and equipment		-2.0	-0.4
Disposals of non-current assets		0.6	0.6
Acquisitions of other financial assets		-89.3	-16.6
Cash flow from investing activities		-1,595.8	-1,000.9
Financing activities			
New share issue		1,070.5	-
Borrowings		6,628.5	6,679.8
Amortisation of loans		-6,023.5	-5,898.1
Dividend paid		-309.2	-245.0
Cash flow from financing activities		1,366.3	536.7
Cash flow for the year		581.9	280.1
Opening cash and cash equivalents		411.1	131.2
Exchange rate difference in cash and cash equivalents		-0.4	-0.2
Closing cash and cash equivalents		992.6	411.1

Notes – Group

Note 1. General information

Catena AB (publ), corporate registration number 556294-1715, has its registered office in Helsingborg, in the County of Skåne, Sweden. The Company is the Parent Company of a Group of companies including subsidiaries. The address of the Company's headquarters is PO Box 5003, SE-250 05 Helsingborg, Sweden and the visiting address is Landskronavägen 23A in Helsingborg.

Catena's shall actively manage, enhance and pro-actively develop its property portfolio by identifying and conducting value-enhancing programmes that raise the attractiveness of the properties and their yield, with due consideration of risk. Catena also sells properties when the opportunity to create further growth is deemed to be limited.

Operations in the Parent Company Catena AB are comprised exclusively of inter-Group activities and the assets mainly consist of shares and participations in subsidiaries which, in their turn, own properties or shares in property companies.

The Parent Company is listed on NASDAQ Stockholm, Large Cap. The Annual Report and the consolidated accounts were approved for publication by the Board of Directors and the CEO on 18 March 2022 and will be presented to the Annual General Meeting on 28 April 2022.

In accordance with Chapter 6 of the Annual Accounts Act, Catena's Board of Directors has submitted a sustainability report that can be found on pages 56–89 in this report. The Sustainability Report pertains to Catena AB and all wholly owned subsidiaries for the calendar year 2021 and has undergone a review by the auditor. Catena's Sustainability Report has been prepared in accordance with GRI Standards, level Core. Catena has also complied with the EPRA Sustainability Best Practices Recommendations Guidelines.

Note 2. Accounting and valuation principles

Amounts in SEKm unless otherwise specified.

Compliance with standards and legal requirements

The consolidated financial statements have been prepared in accordance with the Swedish Annual Accounts Act, the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and the interpretation statements issued by the International Financial Reporting Interpretations Committee (IFRIC) as approved by the European Commission for application in the EU. The Group also applies the Swedish Financial Reporting Board's recommendation RFR 1 Supplementary accounting rules for groups.

The Parent Company applies the Swedish Financial Reporting Board's recommendation RFR 2 (Accounting for Legal Entities), which entails the same accounting policies as for the Group except in the cases provided for in Note 1 to the Parent Company's accounts. Those deviations that occur between the Parent Company's and the Group's policies are caused by limitations in the possibilities for applying IFRS in the Parent Company as a consequence of the Swedish Annual Accounts Act and, in some cases, for tax reasons.

Preconditions for the preparation of the Parent Company's and the Group's financial statements

The functional currency of the Parent Company is SEK and this is also the reporting currency of the Parent Company and the Group. This means that the financial statements are presented in SEK. All amounts, unless otherwise stated, are stated in SEK million. Assets and liabilities are recognised at historical cost, except for investment properties and certain financial assets and liabilities, which are recognised at fair value. Financial assets and liabilities recognised at fair value comprise derivative instruments.

Preparing the financial statements in accordance with IFRS requires that Senior Management makes assessments, estimates and

assumptions that affect the application of accounting policies and the recognised amounts of assets, liabilities, income and expenses. The estimates and the assumptions are based on historical experience and on a number of other factors that seem reasonable under the prevailing circumstances. The result of these estimates and assumptions is then used to assess the carrying amounts for assets and liabilities that are otherwise not clearly specified from other sources. The actual outcome may deviate from these estimates and assessments.

Those assessments made by the Senior Management on application of IFRS that have a material impact on the financial statements and estimates made that can entail material adjustment of ensuing years' financial statements are described in the note for the item that could be subject to such adjustment. This applies in particular to the note regarding investment properties.

The accounting principles presented below for the Group have been applied consistently for all periods presented in the consolidated financial statements, unless otherwise stated below. The Group's accounting principles have been applied consistently in the reporting and consolidation of the Parent Company, subsidiaries and associated companies.

New and amended standards applied by the Group

The following amendments to standards are applied for the first time by the Group for financial years commencing 1 January 2021 or later:

Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4, IFRS 16, IAS 16 and IAS 37. None of these changes has had any significant impact on the Group.

New standards and interpretations yet to be adopted by the Group

A number of new standards and interpretations will come into effect for financial years commencing after 1 January 2021 and have not been applied in the preparation of this financial report. None of these are expected to have a material impact on the consolidated financial statements except.

None of the other IFRS or IFRIC interpretations that have not yet entered into force are expected to have a significant impact on the Group.

Segment reporting

Operating segments are recognised in a manner that corresponds to the internal reporting submitted to the Chief Operating Decision Maker (CODM). The CODM is the function that is responsible for allocating resources and assessing the performance of the operating segments. At Catena, this function is identified as the CEO and Senior Management, that is, the unit at Catena that makes strategic decisions.

Classification

Non-current assets and non-current liabilities, essentially, consist of amounts expected to be recovered or paid after more than 12 months of the balance-sheet date. Current assets and current liabilities, essentially, consist only of amounts expected to be recovered or paid within 12 months of the balance-sheet date.

Consolidation principles

Subsidiary

Subsidiaries are all companies (including structured companies) over which the Group has decisive control. The Group controls a company when it is exposed to, or is entitled to, variable returns from its holdings in that company and has the opportunity to affect the return through its influence over the Company. A controlling influence implies directly or indirectly a right to determine a company's financial and operational strategies in order to gain financial benefits, which is the general rule with a shareholding of 50 percent or more of the voting rights. In assessing the existence of a controlling influence, potential voting shares that can be utilised or converted promptly are taken into consideration.

Subsidiaries are recognised in accordance with the acquisition method if the acquisition of a subsidiary meant the acquisition of a business and not solely of assets and liabilities. This method entails that the acquisition of a subsidiary is treated as a transaction through which the Group indirectly acquires the subsidiary's assets and assumes its liabilities and contingent liabilities. The consolidated cost is established through an acquisition analysis in conjunction with the acquisition of operations. The analysis establishes the cost of the participation rights or the business, the fair value of the identifiable assets acquired and the liabilities and contingent liabilities assumed. The acquisition value of the shares in the subsidiary or business comprises the fair values as of the day of transfer for assets, liabilities arising or assumed and issued equity instruments paid in consideration for the net assets acquired. The acquisition value includes the fair value of all assets and liabilities resulting from an agreed conditional purchase price. Acquisition-related costs are capitalised. Identifiable assets and liabilities assumed in a business combination are initially measured at fair value on the acquisition date. For each acquisition, the Group determines if the non-controlling interest in the acquired company should be recognised at fair value or at the holding's proportional share of the acquired company's net assets.

If the cost exceeds the fair value of the identifiable assets acquired and the liabilities and contingent liabilities assumed, this difference is recognised as goodwill. If the cost is less than the fair value of the identifiable net assets acquired and the contingent liabilities, this difference is recognised in profit or loss.

When the acquisition of subsidiaries means the acquisition of investment properties that are not part of a business, the cost is allocated over the individually identifiable assets and liabilities based on their relative fair values at the acquisition date. All acquisitions of subsidiaries in 2020 and 2021 were recognised as asset acquisitions.

The financial statements of subsidiaries are incorporated in the consolidated financial statements from the moment controlling influence arises until the date the controlling influence ceases. Intra-Group receivables and liabilities, income or expenses and unrealised gains or losses arising from intra-Group transactions among Group companies are entirely eliminated in the preparation of the consolidated financial statements.

Associated companies and joint ventures

A company is reported as an Associated company when Catena holds at least 20 percent of the votes, or at most 50 percent, or otherwise has a significant, but non-controlling influence over its operational and financial control. A joint venture is a collaborative arrangement through which the parties with a shared controlling influence over the operations are entitled to the venture's net assets. From the point at which a significant influence is obtained, and until it ceases, the holdings are reported in the consolidated accounts in accordance with the equity method. The equity method means that the Group's carrying amounts for shares in associated companies and joint ventures correspond to the Group's share of the companies' equity as well as consolidated goodwill and any other remaining values of consolidated surplus and deficit values. In the Consolidated Income Statement the Group's share of the companies' net earnings after taxes adjusted for any depreciation, amortisation, impairment losses or reversals of acquired surplus and deficit values is reported as participations in the earnings of associated companies. Dividends received from associated companies reduce the carrying amounts of the investment. "Participations in the earnings of associated companies" are reported as part of profit from property management

Where the Group's share of losses reported by the associated company exceeds the reported value of the Group's holdings, the value of the holdings is reduced to zero. The equity method is applied until the time the significant influence ceases. Unrealised gains that arise from transactions with associated companies and jointly controlled companies are eliminated to an extent that corresponds

with the Group's participation in the Company. Unrealised losses are eliminated in the same manner as unrealised gains, but only to the extent that no indication of a need for impairment exists.

Holding in shared operation

A holding in a shared operation is a collaborative arrangement through which the parties with a shared controlling influence over the operations are entitled to the assets and have obligations regarding the liabilities arising from the operations. The shared controlling influence is regulated in agreements and is exerted only when the parties sharing the controlling influence must give their consent to the relevant operations. For shared operations, Catena recognises its share of assets, liabilities, income and costs, as well as its share of shared assets, liabilities, revenues and expenses item by item in the consolidated financial statements. Transactions and other interactions with shared operations are eliminated in the consolidated financial statements.

Transactions with holdings without controlling influence

The Group treats transactions with non-controlling interests as transactions with the Group's shareholders. In the case of acquisitions from non-controlling interests, the difference between the price paid and the actual share acquired of the carrying amount of the subsidiary's net assets is recognised in equity. Gains and losses on divestments to non-controlling interests are also recognised in equity.

Divestment of a controlling influence, significant influence and shared influence respectively

When the Group no longer exercises a controlling influence, significant influence or shared influence, each remaining holding is re-measured at fair value and the change recognised in profit or loss. The fair value is used as the first carrying amount and comprises the basis for continued reporting of the remaining holding in the associated company, joint venture or financial asset. All amounts pertaining to the divested operations that were previously recognised in other comprehensive income are recognised as if the Group had directly divested the attributable assets or liabilities. This means that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

Translation of foreign currencies

Items included in the financial statements for the various units in the Group are valued in the currency used in the economic environment in which the respective company is primarily active (functional currency). In the consolidated financial statements, the Swedish krona (SEK) is used, which is the Parent Company's functional currency and the Group's reporting currency.

Transactions and balance sheet items in foreign currencies

Transactions in foreign currencies are translated into the functional currency at the exchange rate in force on the transaction date or the date that the items were revalued. Exchange gains and losses that arise in the payment of such transactions and in the translation of monetary assets and liabilities in foreign currencies at the closing day rate are recognised in profit or loss.

Group-external transactions with countries outside of Sweden only arise in exceptional cases.

Group companies

Earnings and financial position for Group companies, which have a different functional currency than the reporting currency are translated to the reporting currency according to the following:

- assets and liabilities for each of the balance sheets are translated at the closing day rate,
- revenues and expenses for each of the income statements are translated at the average exchange rate, and
- all exchange differences that arise are recognised in other comprehensive income.

→

Goodwill and fair value adjustments that arise on acquisition of a foreign business are treated as assets and liabilities of this business and translated at the closing day rate.

Operating income

Income is recognised in profit or loss when the control of a product or service has been transferred to the counterparty. If any material uncertainty exists regarding payment, attached costs or risk and if seller retains an involvement in the day-to-day management such as would usually be associated with ownership, the payment is not taken up as income. Income is recognised at the fair value of what has been received or is expected to be received after deductions for any discounts given.

Rental income

Income from property and rental discounts are recognised on a straight-line basis in profit or loss, based on the terms and conditions of the lease. Advance rents are recognised as prepaid rental revenue. Revenues from early redemption of leases are reported, in cases where no further performance is required from Catena, as revenue in the period in which compensation was received. Included in rental income are expenses invoiced on to customers, consisting primarily of property tax and media, since these are directly linked to the lease agreements. In all material respects, onward invoicing is deemed to correspond to performance commitments that, like rent, are settled over time and reported as revenue in the corresponding period.

Income from property sales

Catena recognises income and costs from the acquisition and sale of property at the date on which control transferred to the purchaser, which normally coincides with the occupancy date.

Any agreement between the parties pertaining to risks and benefits, and involvement in the day-to-day operations is taken into account when assessing the moment in time for recognising income. Furthermore, any circumstances that could impact the outcome of the transaction which are outside the seller's and/or the buyer's control are taken into account.

Criteria for income recognition are applied individually for each transaction.

Operating expenses and financial income and expenses

Central administration

This includes the cost at overall Group level for items including Senior Management, personnel administration, IT, investor relations, audits, financial statements and listing costs.

Financial income and expenses

Financial income and expenses comprise interest income on bank account funds and receivables, interest expenses on loans, dividend income and exchange gains and losses.

Interest income on receivables and interest expenses on liabilities are calculated using the effective interest method. Effective interest is the interest-rate at which the present value of all future incoming and outgoing payments during the fixed-interest term is equal to the carrying amount of the receivable or liability.

Interest income and interest expense respectively include amounts distributed over time for transaction expenses and any discounts, premiums and other differences between the initial carrying amount of the receivable or liability and the amount settled when the item falls due for payment.

Dividend income is recognised when the right to receive payment has been established.

Profit from property management

Catena's operations focus on growth in cash flow from on-going property management operations. Catena has elected to present a

single performance measure called "profit from property management", which essentially reflects the cash flow generated from its on-going property management operations. Changes in the value of investment properties and derivative instruments are not included in cash flow from on-going property management operations and are therefore not included in this performance measure.

Tax

Income taxes consist of current tax and deferred tax. Income taxes are recognised in profit or loss unless the underlying transaction is recognised directly in equity, whereby the associated tax effect is recognised in equity. Current tax is the tax payable or receivable for the current year, which includes adjustment of current tax attributable to preceding periods.

Deferred tax is calculated in accordance with the balance-sheet method, based on temporary differences between the accounting and tax values of assets and liabilities. The following temporary differences are not taken into consideration: temporary differences arising on initial recognition of goodwill, the initial reporting of assets and liabilities that are not business combinations and that, at the transaction date, do not impact the carrying amount or the taxable earnings. Nor are temporary differences attributable to participations in subsidiaries and associated companies that are not expected to be reversed within the foreseeable future taken into account. The valuation of deferred tax is based on how the carrying amounts of assets or liabilities are expected to be realised or settled.

Deferred tax assets pertaining to deductible temporary differences and loss carry-forwards are recognised only insofar as they are likely to result in lower tax payments in the future.

Deferred tax is calculated by applying the tax rates and tax rules that have been decided or were, for all practical purposes, decided at the balance-sheet date.

In legal entities, untaxed reserves are recognised including the deferred tax liability. However, in the consolidated financial statements untaxed reserves are divided into deferred tax liabilities and equity.

Financial instruments

Financial instruments recognised in the Balance Sheet include assets such as cash and cash equivalents, accounts receivable, loan receivables and derivatives. Equity and liabilities include financial instruments in the form of accounts payable, borrowings and derivatives.

A financial asset or liability is recognised in the Balance Sheet when the Company becomes a party to the commercial terms and conditions of the instrument. Accounts receivable including rent claims, termed accounts receivable in the Annual Report, are recognised when the invoice has been sent. A liability is recognised when the counterparty has performed and a contractual obligation to pay exists, even if an invoice has not yet been received. Accounts payable are recognised when invoices are received. A financial asset is removed from the Balance Sheet when the rights inherent in the agreement are realised or expire or if the Company loses control over them. This applies equally for part of a financial asset. A financial liability is removed from the Balance Sheet when the obligation arising from the agreement has been met or has otherwise been extinguished. This applies equally for part of a financial liability.

Acquisitions and disposals of financial assets are recognised on the transaction date, which is the date on which the Company agrees to acquire or dispose of the asset.

On initial recognition, financial instruments are classified based on the type of asset and, for debt instruments, based on the business model. Financial instruments are initially recognised at a cost corresponding to the instrument's fair value with an addition for transaction expenses. Exceptions are those categorised as financial assets recognised at fair value through profit or loss, which are recognised at fair value excluding transaction expenses. Subsequent reporting depends on how the financial instruments are classified in accord-

ance with what is outlined below. For further information, please refer to the Impairment section below.

Financial assets measured at fair value via profit or loss

The category includes derivatives for which hedge accounting is not applied.

Financial assets reported at amortised cost

Loan receivables and accounts receivable are financial assets held for the purpose of collecting contractual cash flows. The receivables arise on cash lending and when Catena provides services directly to the credit recipient without intending to trade in the receivables. This category also includes acquired receivables. Receivables are measured at amortised cost. Amortised cost is determined on the basis of the effective interest rate calculated at the time of acquisition. This means that surplus and deficit values and direct transaction expenses are accrued over the term of the instrument. Accounts receivable are reported at the amount expected to be received, less deductions for loss risk reserves. The expected maturity of accounts receivable is short and, accordingly, amounts are recognised at the nominal amount without discounting. The reserve for expected credit losses is calculated based on the loss risk for the entire maturity of the claim and is recognised on initial reporting of the claim. The size of the provision comprises the difference between the asset's carrying amount and the present value of future cash flows. An impairment of accounts receivable is recognised in profit or loss as a reduction in operating income and impairment of a loan receivable is recognised under the item, financial expenses.

Financial liabilities measured at fair value via profit or loss

This category consists of derivatives for which hedge accounting is not applied. Liabilities in this category are measured at fair value on an on-going basis and any value changes are recognised in profit or loss.

Financial liabilities measured at amortised cost

Loans and other financial liabilities, such as accounts payable, are included in this category. Financial liabilities are initially valued at fair value, net after transaction expenses. Thereafter, financial liabilities are measured at amortised cost and any difference between amounts received (net after transaction expenses) and the repayment amount is recognised in profit or loss allocated over the term of the loan using the effective interest method. On premature redemption of loans without new loans being secured, interest compensation is reported in profit or loss on the date of redemption. Non-current liabilities have an expected maturity exceeding one year, while current liabilities have a maturity of less than one year. Accounts payable and other operating liabilities with short expected maturities are therefore normally recognised at nominal value. Dividends paid are recognised as a liability from the moment the AGM adopts the dividend.

Derivative and hedge accounting

Catena does not apply hedge accounting. All derivatives are reported in the categories: "Financial assets measured at fair value via profit or loss" and "Financial liabilities measured at fair value via profit or loss."

Fair value of financial instruments

The fair value of loans and interest-rate swaps is determined by discounting future cash flows by the quoted market interest rate for each maturity. Values of interest-rate cap agreements are determined using the option pricing model. The Company's own credit risk is taken into account in the fair value valuation of the loans. The fair value of forward exchange contracts is determined as the present value of future cash flows based on exchange rate forward rates on the balance sheet date. In all cases level 2 is applied under IFRS 13.

Set-off of financial assets and liabilities

Financial assets and liabilities are offset and the net amounts recognised in the Statement of Financial Position only when the following criteria are met:

There is a legal right to offset the recognised amounts and the Company intends to settle the items with a net amount or to realise the assets and liabilities at the same time.

Financial income and expenses are offset in profit or loss when they are connected to the offset financial assets and liabilities.

More information is available about accounting policies and financial risk management in Note 20, Financial instruments and financial risk management.

Cash and cash equivalents

Cash and cash equivalents include liquid funds and immediately available balances at banks and equivalent institutions as well as current liquid investments with maturities of less than three months from the acquisition date that are exposed to only insignificant risk of changes in value.

Investment properties

Investment properties are those held with the purpose of generating rental income, value appreciation or a combination of the two. Investment properties are initially recognised at cost in the Balance Sheet, which includes expenses directly attributable to the acquisition. Investment properties are subsequently recognised at fair value in the Balance Sheet. If the Group begins refurbishing an existing investment property for continued use as an investment property, during the renovation, the property is recognised as an investment property. Reassessments of fair value over the course of the year take place through an internal valuation model, which is described in more detail in Note 12. The valuation model entails a present value estimate of assessed future payment flows. If, during the current year, any significant value changes exist for individual properties, revaluation is carried out in conjunction with the quarterly reports. Quality assurance is carried out of any internal valuations performed on a sample of properties, which are then valued externally each year, after which a reconciliation of the internal and external valuations is performed. Investment properties are at level 3 in the valuation hierarchy.

Both unrealised and realised value changes are recognised in profit or loss. Realised value changes pertain to changes in value over the past quarterly reporting period for properties sold. Unrealised changes in value pertain to other value changes. In connection with acquisitions of properties or companies, the transaction is usually recorded per the date on which Catena gains access, since control of the item is normally transferred on that date. Rental income and income from property sales are recognised in accordance with the principles described in the section on operating income.

Additional expenses

Additional expenses are added to carrying amounts. Additional expenses are added to the carrying amounts only if it is likely that the future financial benefits associated with the asset will accrue to the Company and the cost can be estimated in a reliable manner. All other subsequent expenses are expensed in the period they arise. Repairs are expensed as expenditures are incurred.

Borrowing costs that are directly attributable to purchases, construction or production for larger new builds, extensions and conversions of assets that take considerable time to complete for the intended use or sale are included in the cost of the asset. Capitalisation of borrowing costs is carried out on the condition that it is likely that these will lead to future financial benefits and that the costs can be reliably measured.

Impairment

The carrying amounts for the Group's assets are reviewed on each balance-sheet date to ascertain whether any need for impairment

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exists. IAS 36 is applied for testing the need for impairment of assets other than financial assets, which are tested under IFRS 9, investment properties carried at fair value, which are tested under IAS 40 and deferred tax assets. The valuation of the excepted assets as noted above is tested in accordance with the applicable standard.

Impairment testing of tangible assets and participations in subsidiaries, associated companies, joint ventures, etc.

If an indication of a need for impairment exists, the recoverable amount of the asset is estimated under IAS 36 as the higher of the asset's value in use and fair value less selling expenses. When calculating the value in use, future cash flows are discounted at an interest rate before tax that takes into account the market's assessment of the risk-free interest rate and the risk associated with the specific asset. If it is not possible to establish substantially independent cash flows to individual assets, the assets are grouped for impairment testing at the lowest level where substantially independent cash flows can be identified (known as a cash-generating unit). Impairments are recognised when the carrying amount of an asset or cash generating unit exceeds its recoverable amount. Impairment losses are expensed in profit or loss.

Impairment testing of non-financial assets

Goodwill and intangible assets that have an indefinite useful life or intangible assets that are not ready for use, are not amortised, but rather impairment tested annually or upon an indication of a value decrease. An impairment loss is recognised in the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less selling expenses and value in use. When assessing impairment requirements, assets are grouped at the lowest level at which there are essentially independent cash flows (cash-generating units). For assets (other than goodwill) that were previously impaired, a test for reversal is done every closing date.

Impairment tests for financial assets

Catena values the future expected credit losses associated with investments in debt instruments reported at amortised cost and at fair value with changes via other comprehensive income on the basis of forward-looking information. The Group selects reservation method based on whether or not there has been a significant increase in credit risk.

In accordance with the rules under IFRS 9, Catena applies a simplified method for impairment testing of accounts receivable. The simplification entails the reserve for expected credit losses being calculated based on the loss risk for the entire maturity of the claim and being recognised on initial reporting of the claim.

Reversal of impairments

Impairments are reversed if indications exist that the impairment need no longer exists and a change has occurred in the underlying assumptions for the calculation of the recoverable amount. A reversal is only carried out to the extent that the asset's carrying amount does not exceed the carrying amount that would have been reported after any applicable deduction for depreciation, if no impairment had been carried out. Adjustments of amounts for expected credit losses relating to loans, leases and accounts receivable are reported as an impairment gain loss or loss in profit or loss.

Cash-Flow Statement

The cash-flow statement is prepared in accordance with the indirect method. The recognised cash flow only comprises transactions that entail payments in or out. Cash and cash equivalents in the cash-flow statement correspond to the definition of cash and cash equivalents in the Balance Sheet.

Share capital

Buyback of Catena shares

Holdings of treasury shares and other equity instruments are recognised as a reduction in equity. The acquisition of such instruments is reported as a deduction from equity. Proceeds from disposals of equity instruments are recognised as an increase in equity. Transaction expenses directly attributable to the issue of new shares or warrants are recognised, net of tax, in equity as a deduction from the issue proceeds.

Earnings per share

Calculation of earnings per share is based on consolidated profit for the year attributable to the Parent Company's shareholders and the number of shares outstanding at year-end.

Employee benefits

Short-term employee benefits in the form of salaries, holiday pay, paid sick leave, etc. as well as social security contributions are recognised as these are earned.

Pensions

Catena has various pension plans. Generally, the pension plans are funded through payments to insurance companies or nominee registered funds, where payments are determined by periodic actuarial calculations. Agreements regarding pensions and other compensation paid after termination of employment are classified as defined-contribution or defined-benefit pension plans. A defined-contribution pension plan is a pension plan, whereby Catena pays defined premiums to a separate legal entity. Catena has no legal or informal obligations to make further payments if the legal entity has insufficient assets to discharge all payments of employee benefits relating to employee service in current or prior periods. A defined-benefit pension plan is a pension plan without defined contributions. Instead, defined-benefit plans specify an amount that the employee will receive as a pension benefit following retirement. This is normally based on several factors including age, length of service and salary. Catena has defined-contribution pension plans and commitments for pensions under the so-called ITP plan which, according to a statement issued by the Swedish Financial Reporting Board RFR 6, is a multi-employer defined-benefit plan.

The Company has not been provided with information for the 2004–2021 financial years that would allow the reporting of its commitments under the ITP plan as a defined-benefit plan. Accordingly, commitments under the ITP plan, which are secured through insurance with Alecta, are reported as a defined-contribution plan. The year's fees for pension insurance contracted with Alecta amounted to SEK 4.5 million (3.7).

For 2022, the Company is expected to pay about SEK 4.6 million to Alecta. Alecta's surplus can be distributed to the policy owners and/or insured parties. At the end of 2021, Alecta's surplus in the form of the collective consolidation level was preliminarily 172 percent (148). The collective consolidation level comprises the market value of Alecta's assets as a percentage of the insurance obligation calculated in line with Alecta's actuarial assumptions, which do not comply with IAS 19. The Company's share of the total savings premiums for ITP 2 in Alecta amount to 0.01135 percent and the Company's share of the total number of active insured parties amounts to 0.00680 percent.

Commitments as regards fees for defined-contribution plans are recognised as an expense in profit or loss as they arise.

Termination benefits

Termination benefits are payable when employment is terminated by Catena in advance of the normal retirement date or if an employee accepts leaving service voluntarily to receive such benefits. Catena

recognises termination benefits when the Group is demonstrably required to terminate employees according to a detailed formal plan without possibility of withdrawal. Benefits that fall due more than 12 months after the balance-sheet date are discounted to present value.

Provisions

A provision is recognised in the Balance Sheet when the Group has an existing legal or informal commitment due to an event that has occurred and it is likely that an out-flow of resources will be required to settle the commitment, and a reliable estimate of the amount can be made. A present value calculation is made to take into account significant time values for future payments.

Contingent liability

A contingency is recognised when there is a potential commitment that stems from events that have occurred and whose existence is confirmed only if one or more uncertain future events, which are outside of the Company's control, occur or do not occur, or when there is a commitment that stems from events that have occurred, but which is not recognised as a liability or provision because it is unlikely that an outflow of resources will be required to settle the commitment or because the amount cannot be reliably calculated.

Leasing – lessee

Leasing agreements are reported as right-of-use assets and corresponding liabilities from the date on which the leased asset is available for use by the Group. Assets and liabilities arising from lease agreements are initially recognised at present value. Payments included in the present value pertain to fixed fees. Leaseholds are judged to have an almost perpetual time horizon, so payments that are expected to be paid after the current contract period are also included in the calculation of the present value. Ground rents are discounted at a 3 percent rent rate and vehicle leasing at the implicit contract rate. The Group is exposed to future adjustments in ground rents. When such adjustments take effect, the lease liability is revalued and adjusted against the right-of-use assets. Leasing payments for vehicles are broken down into amortisation of the liability and interest. Since leaseholds are considered to have a perpetual useful life, the entire payment is reported as interest. The interest is recognised in profit or loss over the lease period in a manner that results in a fixed interest rate for the lease liability reported in each period.

The right-of-use assets are valued at cost and include the amount at which the lease liability was originally valued, plus leasing fees paid on or before the commencement date. Right-of-use assets pertaining to vehicles are depreciated on a straight-line basis over period of use. Since leaseholds are considered to have an almost eternal time horizon, these right-of-use assets are not subject to amortisation.

Leasing – lessor

The Group enters into operational leases with customers in its capacity as landlord, see Note 4. Accounting policies for the recognition of rental income are stated above. Catena is also a lessor of automation equipment to a limited extent. These leases are reported in the consolidated financial statements as financial receivables with the income as interest income in net financial items.

Note 3. Operating segment information

	Gothenburg		Helsingborg		Jönköping		Malmö		Stockholm	
Income Statement	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
Rental income	176.4	165.3	266.4	223.5	110.6	106.9	283.1	217.1	550.9	551.1
(Of which, re-invoiced expenses)	(10.8)	(9.0)	(17.2)	(14.6)	(13.5)	(12.7)	(46.4)	(39.8)	(40.1)	(43.1)
Property expenses	-29.8	-25.3	-62.1	-52.6	-30.3	-30.1	-76.2	-62.4	-93.6	-89.7
Net operating surplus	146.6	140.0	204.3	170.9	80.3	76.8	206.9	154.7	457.3	461.4
Central administration	-	-	-	-	-	-	-	-	-	-
Other operating income	-	-	-	-	-	-	-	-	-	-
Other operating expenses	-	-	-	-	-	-	-	-	-	-
Participations in the earnings of associated companies	-	-	-	-	-	-	-	-	-	-
Financial income	2.3	2.4	1.3	0.8	1.3	1.3	4.5	1.5	8.9	7.7
Financial expenses	-39.5	-34.7	-48.8	-43.3	-16.9	-19.0	-46.1	-43.7	-110.8	-114.2
Profit from property management	109.4	107.7	156.8	128.4	64.7	59.1	165.3	112.5	355.4	354.9
Realised changes in value of investment properties	-	-	-	-	21.8	-	-	-	-	8.0
Unrealised changes in value of investment properties	327.4	19.5	568.5	340.1	104.9	28.3	481.3	326.2	840.2	444.7
Changes in values of derivatives	-	-	-	-	-	-	-	-	-	-
Profit before tax	436.8	127.2	725.3	468.5	191.4	87.4	646.6	438.7	1,195.6	807.6
Tax										
Comprehensive income for the year										

	Gothenburg		Helsingborg		Jönköping		Malmö		Stockholm	
Other disclosures	2021	2020								
Goodwill	110.7	110.7	41.5	41.5	40.1	40.1	76.1	76.1	234.6	234.6
Investment properties	3,125.3	2,339.6	4,697.2	3,807.6	1,502.6	1,312.7	4,743.5	3,393.5	9,331.4	7,759.0
Investments through acquisitions	423.4	-	71.4	-	56.4	-	734.1	237.1	252.8	151.7
Investments in non-current assets	35.6	23.4	249.6	448.2	34.9	18.1	109.2	216.4	479.5	263.0
Amortisation and depreciation	-	-	-	-	-	-	-	-	-	-
Deferred tax receivables	3.9	-	5.1	0.1	0.4	3.9	0.7	-	3.7	2.2

Operating segments

Catena's operating segments, which consist of regions, have been established based on information, which Catena's Board (the CODM at Catena) has gathered to evaluate and make strategic decisions.

The Group's segments comprise the following regions:

Gothenburg – comprising 18 properties
Helsingborg – comprising 26 properties
Jönköping – comprising 13 properties
Malmö – comprising 23 properties
Stockholm – comprising 46 properties

For more information on the regions' properties, see the property list in the Administration Report.

Internal prices between the Group's various segments are calculated according to market terms and consist mainly of invoiced administrative expenses.

Directly attributable items and items that can be allocated to segments on a reasonable basis are included in the earnings, assets and

liabilities for each segment. The allocation of property administration costs was primarily based on the area. The segments' investments in property, plant and equipment and investment properties include all investments apart from investments in current inventories and inventories of minor value.

Catena has one tenant who individually accounts for more than 10 percent of the Group's income. These revenues, which together amount to approximately SEK 180 million, are distributed between the Helsingborg, Jönköping, Malmö and Stockholm regions.

The Parent Company's earnings, after allocation of the results of sales of participations in Group companies, are included in the unallocated amount. Following elimination of participations in Group companies and intra-Group settlement as well as redistribution of participations in associated companies, the Parent Company's assets and liabilities are included in the unallocated amount.

Operations are primarily conducted mainly in Sweden, with the exception of nine properties that are located in Denmark and belong to the Malmö region.

Central administration and eliminations		Total	
2021	2020	2021	2020
–	–	1,387.4	1,263.9
–	–	(128.0)	(119.2)
–	–	-292.0	-260.1
–	–	1,095.4	1,003.8
-36.6	-35.2	-36.6	-35.2
6.0	3.7	6.0	3.7
–	-2.0	–	-2.0
-2.5	-4.4	-2.5	-4.4
-10.8	-11.6	7.5	2.1
16.4	5.5	-245.7	-249.4
-27.5	-44.0	824.1	718.6
–	–	21.8	8.0
-4.2	–	2,318.1	1,158.8
202.5	38.1	202.5	38.1
170.8	-5.9	3,366.5	1,923.5
		-674.7	-396.4
		2,691.8	1,527.1

Central administration and eliminations		Total	
2021	2020	2021	2020
–	–	503.0	503.0
–	–	23,400.0	18,612.4
–	–	1,538.1	388.8
6.2	0.5	915.0	969.6
-0.8	-0.6	-0.8	-0.6
30.5	68.8	44.3	75.0

Note 4. Rental income

Duration of leases as of 31 December 2021

Information on operating leases – the Group as lessor.

Year of maturity	Number of contracts	Contractual annual rent, SEKm	Contractual annual rent, %
2022	199	118.6	8.2
2023	99	183.4	12.7
2024	52	133.5	9.3
2025	52	207.0	14.4
2026	28	173.2	12.0
2027	16	155.3	10.8
2028+	53	469.6	32.6
Total	499	1,440.6	100.0

Contracted rental income by contract size, SEKm

	Number of contracts	Contractual rental income, %
>10.0	41	51.7
5.0–10.0	48	24.9
3.0–5.0	41	11.1
2.0–3.0	22	3.9
1.0–2.0	36	3.7
0.5–1.0	51	2.7
<0.5	260	2.0
Total	499	100.0

Note 5. Property expenses and central administration

Property expenses	2021	2020
Operating expenses	97.9	79.8
Repair and maintenance	52.9	49.3
Property maintenance and technical inspection	32.2	27.7
Property tax	37.5	35.0
Other external expenses	27.8	25.6
Property administration	43.7	42.7
Total	292.0	260.1

Central administration	2021	2020
Personnel expenses	20.0	17.0
Services purchased	15.8	17.6
Depreciation of property, plant and equipment	0.8	0.6
Total	36.6	35.2

Within the Group, part of the Parent Company's costs are re-invoiced on to subsidiaries and classified at subsidiaries and the Group respectively as property expenses.

Note 6. Fees and expenses to auditors

	2021	2020
Audit engagement	2.1	1.8
Audit activities in addition to the audit engagement	0.2	0.1
Tax consultancy	0.5	0.2
Other services	0.4	0.4
Total	3.2	2.5

Fees for audit engagements pertain to fees for the statutory audit, that is, all work necessary to prepare the auditors' report, as well as audit advice provided in conjunction with the audit engagement.

Audit activities in addition to the audit engagement pertain to fees for various types of quality assurance services.

Other services pertain to activities not included in the audit engagement, audit activities or tax consultancy services.

Note 7. Leases

In the Group's capacity as lessee

	2021	2020
Cash outflow	11.1	11.1
Total	11.1	11.1

Of the cash outflow, SEK 9.9 million (9.9) was reported as interest expenses.

Future undiscounted cash flows for contracted periods mature for payment:

	2021	2020
Within one year	11.1	11.1
Between one and five years	41.8	41.8
Longer than five years	320.9	334.2
Total	373.8	387.1

The Group's leases consist primarily of leaseholds and to a lesser extent car leases. Leaseholds are deemed to have a perpetual term and no depreciation is therefore applied. Ground rent may be changed, resulting in a change in the value of the right-of-use asset and the lease liability.

Right-of-use assets recognised per 1 January 2020

Additional right-of-use assets, vehicles	1.2
Changed ground rent in existing right-of-use assets	4.3
Depreciation, vehicles	-1.2

Right-of-use assets recognised as of 31 December 2020

Additional right-of-use assets, vehicles	1.2
Depreciation, vehicles	-1.2

Right-of-use assets recognised as of 31 December 2021

Additional right-of-use assets, vehicles	1.2
Depreciation, vehicles	-1.2

Of the total value for right-of-use assets, SEK 331.0 million comprises leaseholds and SEK 3.5 million comprise car leases.

The year's expense for short-term leases amounts to SEK 1.7 million and is reported as property expenses. The year's expense for leases where the underlying asset is of low value is less than SEK 0.1 million and is reported as central administration.

Note 8. Employee and personnel expenses

Average number employees	of whom		of whom	
	2021	men	2020	men
Employees in Sweden	46	65%	42	66%

Gender distribution	2021		2020	
	Men	Women	Men	Women
Board of Directors	57%	43%	57%	43%
Senior Management	50%	50%	67%	33%

Salaries, fees, benefits and other remuneration

	2021	2020
Chairman of the Board	0.4	0.3
Other Board Members	1.2	1.1
Chief Executive Officer (Benny Thøgersen Jan–Oct 2020)		
Base salary	–	2.0
Other remuneration	–	0.4
Chief Executive Officer (Jörgen Eriksson, Nov 2020 until further notice)		
Base salary	2.4	0.6
Other remuneration	0.5	0.1
Other senior executives		
Base salary	3.0	4.3
Other remuneration	0.6	1.0
Other employees	31.0	26.8
Total	39.1	36.6

Pension expenses

	2021	2020
Chief Executive Officer (Benny Thøgersen Jan–Oct 2020)	–	1.2
Chief Executive Officer (Jörgen Eriksson, Nov 2020 until further notice)	0.8	0.2
Other senior executives	1.3	2.0
Other employees	7.1	5.0
Total	9.2	8.4

Statutory social security contributions incl. payroll tax

	2021	2020
Chairman of the Board	0.1	0.1
Other Board members	0.4	0.4
Chief Executive Officer (Benny Thøgersen Jan–Oct 2020)	–	1.2
Chief Executive Officer (Jörgen Eriksson, Nov 2020 until further notice)	1.1	0.3
Other senior executives	1.5	2.0
Other employees	10.8	8.7
Total	13.9	12.7
Total	62.2	57.7

Fees, Board Member, SEK thousands (annual Board fee determined by the Annual General Meeting in April 2021 and April 2020 respectively)	2021		2020	
	Board fee	of which, for committee work	Board fee	of which, for committee work
Gustaf Hermelin	385	–	350	–
Caesar Åfors	240	50	225	50
Hélène Briggert	215	25	200	25
Katarina Wallin	230	40	215	40
Tomas Andersson	–	–	195	20
Vesna Jovic	215	25	200	25
Magnus Swärdh	210	20	195	20
Lennart Mauritzson	210	20	–	–
Total	1,705	180	1,580	180

Remuneration to the Board and CEO pertains to the Board and CEO of the Parent Company. At the 2021 Annual General Meeting, it was decided that compensation for participation in the Remuneration Committee should be paid in the amount of SEK 40 thousand to the chairman of the Remuneration Committee and SEK 20 thousand each to the other two members. Fees are also paid to the chairman of the Audit Committee in the amount of SEK 50 thousand and of SEK 25 thousand each to the other two members.

Directors' fees and terms of employment and dismissal for senior executives

Policies

Remuneration paid to the CEO and other senior executives comprises base salary, other remuneration (which comprises bonus and mileage allowance) and pension. The term senior executives refers to the three individuals at Catena (two) who, at the end of the year and together with the Chief Executive Officer, comprise the Senior Management. For the composition of Senior Management, see page 145.

Pension benefits and other remuneration paid to the CEO and other senior executives are paid as part of total remuneration.

Fees are paid to the Board fees in accordance with a decision by the Annual General Meeting. For 2021, fees totalled SEK 1.7 million (1.6), of which the Chairman received SEK 0.4 million (0.4).

Market-based compensation of SEK 163 thousand (40) for services rendered as a conference moderator, was paid to companies owned by Board member Katarina Wallin. The amount is not included in the above table.

Bonus

Bonuses to the CEO can amount to a maximum of 50 percent of annual fixed salary. Bonus decisions are made on an annual basis and do not imply any entitlement to bonuses in coming years. The bonuses are pensionable. In addition, senior executives can receive a bonus in addition to their fixed salaries. Other senior executives can receive a maximum bonus of 25 percent of their fixed annual salary. Bonuses should primarily be based on the operational targets set for each manager's area of operations and based on profit from property management and the development of the project portfolio in accordance with the adopted financial statements for the year concerned.

The main principle in the Group is fixed monthly salary. For other company employees, when extraordinary work has been performed or extraordinary results have been achieved, a bonus may be paid corresponding to a maximum of one month's salary. Bonus decisions are made annually in arrears by the Remuneration Committee.

The bonus target for 2021 was that profit from property management result should exceed the adjusted budget by 1.5 percent.

The Remuneration Committee considers the matter of the Company's obligations and provisions have been made for bonus of SEK 4.3 million (4.1) for 2021, including social security contributions.

The bonus system covers only one year at a time, currently only 2021. The Remuneration Committee is responsible for the evaluation and outcome of the system.

Pensions

Pension premiums paid for the Company's CEO, Deputy CEO and other senior executives follow the ITP plan, but correspond to at least 30 percent of basic salary and bonus. Pensionable salary is calculated according to the ITP plan's rules. In addition, all other personnel are also covered by the ITP agreement.

The pension expense corresponds to expenses for defined-benefit plans under IAS19.

Severance pay

Upon termination by the Company, the CEO shall be paid during a 12 months notice period. No severance pay is paid. Should the CEO secure other employment or start his own operations, his salary during the termination period is offset by income from the new employer. In the event of the CEO's resignation, the notice period is six months.

The employment contracts with the Deputy CEO can be terminated by Catena with a notice period of 12 months, of which the Deputy CEO is required to work for six months. In the event of resignation by a senior executive, a notice period of three months applies in accordance with collective agreements.

No severance payment was made to senior executives whose employment ended.

Preparation and decision-making process

During the year the Remuneration Committee provided the Board with recommendations for policies for remuneration to senior executives. The recommendations included the proportions between fixed and variable remuneration and the amount of any pay increases. The Remuneration Committee appointed by the Board prepares, negotiates and submits proposals to the Board regarding the terms for the CEO. Following proposals from the CEO, the Remuneration Committee determines remuneration to other senior executives. The Remuneration Committee also decides whether any bonus is payable and then evaluates the system and the outcome.

All decisions taken by the Remuneration Committee are reported back to the Board.

The Remuneration Committee met on one occasion in 2021.

Note 9. Financial income and expenses

Financial income	2021	2020
Interest income ¹⁾	4.3	2.1
Exchange gains	3.2	–
Total	7.5	2.1
Financial expenses	2021	2020
Interest expenses	-222.9	-224.0
Exchange losses	–	-4.6
Other financial expenses	-12.9	-10.9
Financial expenses for lease liabilities	-9.9	-9.9
Total	-245.7	-249.4
Net financial items	-238.2	-247.3

1) Interest income refers primarily to assets valued at amortised cost.

Note 10 Tax

Recognised in the Statement of Comprehensive Income	2021	2020
<i>Current tax</i>		
Tax for the year	-26.9	-38.9
Total	-26.9	-38.9
<i>Deferred tax</i>		
Investment properties	-585.8	-312.8
Derivatives	-41.8	-7.8
Tax loss carry-forwards	-2.0	-0.5
Untaxed reserves	-28.8	-36.7
Other deferred taxes	10.6	0.3
Total	-647.8	-357.5
Total recognised tax	-674.7	-396.4

Reconciliation of effective tax	2021	2020
Profit before tax	3,366.5	1,923.5
Tax according to applicable tax rate, 20.6% (21.4)	-693.5	-411.6
Effect of changed tax rate and tax in countries other than Sweden	-5.7	15.3
Tax reduction for equipment purchases in 2021	13.8	–
Non-deductible expenses, incl. interest deduction limitation	-3.2	-0.5
Tax attributable to preceding years	-0.7	1.0
Change in temporary differences for which deferred tax is not recognised	15.1	–
Tax on participations in profit of associated companies	-0.5	-0.9
Other	–	0.3
Recognised effective tax	-674.7	-396.4

The recognised effective tax rate in percent totalled 20.0 (20.6).

Deferred tax recognised in the financial statements	2020				2021		
	OB 2020	Recognised in profit or loss	Recognised in equity	CB 2020	Recognised in profit or loss	Recognised in equity	CB 2021
Deferred tax assets							
Investment properties	2.1	-2.1	–	–	–	–	–
Tax reduction for equipment purchases in 2021	–	–	–	–	13.8	–	13.8
Tax loss carry-forwards	3.9	-0.5	–	3.4	-2.0	–	1.4
Derivatives	78.5	-7.8	–	70.7	-41.8	–	28.9
Pension provisions	0.6	0.3	–	0.9	-0.7	–	0.2
Other	–	–	–	–	-2.5	2.5	–
Total deferred tax assets	85.1	-10.1	–	75.0	-33.2	2.5	44.3
Deferred tax liability							
Investment properties	1,455.9	310.7	-0.4	1,766.2	585.8	-0.1	2,351.9
Untaxed reserves	81.1	36.7	–	117.8	28.8	–	146.6
Total deferred tax liabilities	1,537.0	347.4	-0.4	1,884.0	614.6	-0.1	2,498.5

In addition to the above tax loss carry-forwards, there are no material unused tax losses for which deferred tax assets have not been recognised.

Note 11. Goodwill

Goodwill	2021	2020
Opening cost	503.0	503.0
Closing cost	503.0	503.0

The acquisition of Tribona in 2016 constituted a business combination and is recognised in accordance with IFRS 3 Business Combinations. Unlike in the case of an acquisition of assets, this entails that deferred tax should be taken into account in all temporary differences. The remaining reported goodwill of SEK 503.0 million on the balance sheet date is, in full, an effect of the reporting in full of nominally deferred tax relating to temporary differences between fair value and taxation value. The item will change as properties including goodwill are sold or revalued at less than cost.

Note 12. Investment properties

Investment properties are recognised at fair value.

Change for the year	2021	2020
Opening balance	18,612.4	16,270.5
Acquisitions	1,538.1	388.8
New builds, extensions and conversions ¹⁾	913.1	969.1
Sales	-6.9	-149.0
Translation differences, etc.	25.2	-25.8
Unrealised changes in value	2,318.1	1,158.8
Carrying amount	23,400.0	18,612.4

Taxable values	2021	2020
Taxable values, buildings	4,335.8	4,105.6
Taxable value, land (of which leaseholds, SEK 117.3 million)	1,775.4	1,751.9
Total	6,111.2	5,857.5

Impact on profit for the year	31 Dec 2021	31 Dec 2020
Rental income	1,387.4	1,263.9
Property expenses before property management for investment properties that generate rental income	248.3	217.4

1) Borrowing costs are expensed to earnings in the period to which they pertain except for the interest expense under the production time pertaining to larger new builds, extensions and conversions that take considerable time to complete. The capitalised interest expense was SEK 3.8 million (9.8).

Investment properties by region	Number of properties	Lettable area, m ² thousands	Fair value, SEKm
Gothenburg	18	297.1	3,125.3
Helsingborg	26	460.8	4,697.2
Jönköping	13	228.2	1,502.6
Malmö	23	346.2	4,743.5
Stockholm	46	793.6	9,331.4
Total	126	2,125.9	23,400.0

Fair value

Fair value is established based on an internal valuation model that is updated every quarter. The calculation of fair value for each individual property is performed using a six-year cash flow model.

Valuation categories for investment properties

All of the Group's properties are assessed as being at level 3 in the valuation hierarchy. The Group's properties comprise primarily logistics properties, which have similar risk profiles and valuation methods. The Group also has significant component of projects. The assessed value of projects in progress is based on the value of the development rights where the flow in progress is also taken into account.

Yield and real growth

The most significant variables in the model, which are decisive for assessed fair value, are the yield requirement and the inflation assumption. Other key variables are long-term operating surpluses, rent levels, vacancy levels and geographic location.

Among other items, the applicable market risk-related interest rate for property investments is used to establish the yield requirement. This is based on a number of factors including market interest rates, debt/equity ratio, inflation forecasts and the required return on paid-in capital. However, property-specific conditions also affect the yield requirement. The yield requirement is the property's net operating surplus in relation to its fair value.

The approved yield is used as the discount rate with a supplement for annual inflation. The level of annual future inflation is assessed as being 2 percent.

Net operating surplus and vacancy rate

Net operating surplus is the difference between income from property and operating and maintenance costs (property expenses before property administration costs).

The starting point is the current forecast for net operating surplus based on the previous year's outcome. However, income and operating and maintenance costs for an individual year can be impacted by factors that are not regularly recurring under the long life of the property. If this should prove to be the case for the actual forecast values, the amounts for the individual year are normalised.

Income can be normalised if the estimated rent trend over the six-year period is assessed as deviating from the initial forecast. In which case, this is performed based on expected changes in rental income based on the individual contract's current rent versus the assessed market rent at the contract maturity date and changes in long-term vacancy rates.

In addition, operation and maintenance costs can be the subject of normalisation, based on an analysis of historical as well as current costs with respect to the tenant's and the landlord's obligations under the lease.

Development rights

The fair value recognised in the Balance Sheet with regard to development rights represents the estimated values of planned development rights on each property. The valuation method applied for the development rights is based on the location price method whereby the value has been assessed relative to each location. Following an assessment whereby the locations of Catena's development rights have been weighed in, deductions are made for estimated costs for demolition, planning, etc. Deductions have also been made for waiting times and assessed risk associated with development rights.

Calculation

When all variables have been established based on the above description, a calculation of the present value is carried out for the next five years' net operating surplus in the cash-flow model. In addition, the present value of the residual value is based on the net operating surplus from year six in this model. Thereafter, any adjustment for the value of on-going projects and land with unutilised development rights is carried out. The total of these values comprises the estimated fair value.

→

1 **Compilation of outcomes for significant variables used in the internal valuation model:**

2 For definitions, see pages 156–157.

	Actual outcome					
	Gothenburg	Helsingborg	Jönköping	Malmö	Stockholm	Total
Rental value, SEKm	209.2	286.1	129.5	293.3	602.5	1,520.6
Economic letting ratio, %	95.9	96.3	93.8	97.6	92.4	94.7
Contractual annual rent, SEKm	200.6	275.5	121.5	286.3	556.7	1,440.6
Operating surplus before property administration, SEKm	152.3	214.1	85.0	214.1	473.5	1,139.1
Property yield before property administration costs, %	4.9	4.6	5.7	4.5	5.1	4.9
Surplus ratio before property admin. %	86.3	82.2	76.9	75.8	86.0	82.5

6 The fair market value can first be established when it is sold. The fair value calculations under the above model include various assessment factors that contain an element of uncertainty.

7 To ensure the accuracy of the internal valuation, external valuations are conducted of a selection of the portfolio, with Cushman & Wakefield, Newsec and CBRE valuing about 94 percent of the portfolio, corresponding to a value of SEK 21.9 billion during 2021.

Valuation

Since all property valuations contain assessment factors with varying degrees of uncertainty, normally, a specific uncertainty interval is stated for the estimated values. Accordingly, on comparison of the internally calculated values and the external valuations, a deviation interval of +/-10 percent between these values is accepted before the internal values are subjected to any retesting.

Number of properties valued	2021	2020
No. of properties	114	74
External valuation, SEKm	21,943.8	11,379.0
Corresponding internal valuation, SEKm	22,025.9	11,041.5
Deviation, SEKm	82.1	337.5
Deviation in %	0.4	3.1
Carrying amount	23,400.0	18,612.4
Proportion valued externally, %	94.1	59.3

Sensitivity analysis

The parameters that significantly impact the value of a property are the yield requirement and the rental value. Assumptions including interest rates, debt/equity ratio, inflation assumptions, the required return on paid-in capital, property location, tenant structure, etc. are included in the yield requirement. Rental value reflects the market's view of what tenants are willing to pay for property space.

To illustrate how a change of +/-0.5 percent in these parameters impacts the estimated fair value, the following sensitivity analysis can be carried out:

Sensitivity analysis		Impact on value, SEKm	Loan-to-value ratio, %
Yield requirements	+0.5%	-2,099	47.3
	-0.5%	2,388	39.1
Assumed annual rent development	+0.5%	507	42.1
	-0.5%	-588	44.2

18 **Note 13. Tangible fixed assets**

Equipment	2021	2020
Opening cost	6.0	8.0
Acquisitions	2.0	0.5
Sales and disposals	-0.6	-2.5
Closing cost	7.4	6.0
Opening depreciation	-4.5	-4.0
Sales and disposals	-	0.1
Depreciation for the year	-0.8	-0.6
Closing depreciation	-5.3	-4.5
Carrying amount	2.1	1.5

24 **Depreciation is distributed over the following items in profit or loss**

	2021	2020
Central administration	0.8	0.6

Note 14. Participations in associated companies and collaborative arrangements

The following table shows the ownership share and the consolidated carrying amount for associated companies and joint ventures, SEKm.

2021	Classification	Corp. Reg. No.	Registered office	Participation	Carrying amount
Foodhills Fastighet AB	Associated companies	559122-6617	Bjuv	45.0%	18.6
Södertuna utveckling AB	Joint Venture	559184-0367	Södertälje	50.0%	50.1
Törsjö Logistik AB	Associated companies	559014-0272	Örebro	34.0%	9.4
Urban Services Sweden AB	Associated companies	559108-8397	Solna	33.3%	1.6
Total					79.7

2020	Classification	Corp. Reg. No.	Registered office	Participation	Carrying amount
Foodhills Fastighet AB	Associated companies	559122-6617	Bjuv	45.0%	11.3
Södertuna utveckling AB	Joint Venture	559184-0367	Södertälje	50.0%	50.1
Törsjö Logistik AB	Associated companies	559014-0272	Örebro	34.0%	9.2
Urban Services Sweden AB	Associated companies	559108-8397	Solna	25.0%	1.0
Total					71.6

Pertains to the percentage of share capital, which corresponds to the proportion of voting rights.

Total assets, liabilities, income and expenses for the above holdings, which are not individually significant, are presented in the following tables.

Associated companies' summary income statements and balance sheets, SEKm (100%)

	2021	2020
Income statement		
Rental income	62.9	49.7
Net operating surplus	10.5	5.2
Profit for the year	-3.1	-14.9

	31 Dec 2021	31 Dec 2020
Balance Sheet		
Fixed assets	498.2	374.0
Current assets	26.5	48.6
Total assets	524.7	422.6
Shareholders' equity	37.2	9.2
Provisions	-	0.1
Other liabilities	487.5	413.3
Total shareholders' equity and liabilities	524.7	422.6

Joint ventures' summary income statements and balance sheets, SEKm (100%)

	2021	2020
Income statement		
Rental income	0.2	0.1
Net operating surplus	0.1	-
Profit for the year	0.0	0.0

	31 Dec 2021	31 Dec 2020
Balance Sheet		
Fixed assets	7.8	7.0
Current assets	0.9	0.3
Total assets	8.7	7.3
Shareholders' equity	1.6	1.5
Other liabilities	7.1	5.8
Total shareholders' equity and liabilities	8.7	7.3

Associated companies

Törsjö Logistik AB owns land and is developing a logistics position in Örebro. Catena owns 34 percent of the Company together with Örebroporten Förvaltning AB with 33 percent and AB Lokarhusman i Örebro 2 with 33 percent.

Urban Services Sweden AB is owned by Catena as an associated company together with Fabege and Ragnsells with 33.3 percent each. The Company will develop and coordinate logistics for the transport of products and goods into and out of Arenastaden in Solna.

Foodhills Fastighet AB owns and manage three properties in Bjuv. The Company is owned by Catena and Backahill AB, with 45 percent each, and by Foodhills AB and Mikael Halling, with 5 percent each.

	2021	2020
<i>Accumulated cost</i>		
Opening balance	21.5	25.9
Acquisitions	0.4	-
Shareholder contributions	10.2	-
The year's participation in profit after tax	-2.5	-4.4
Carrying amount at year-end	29.6	21.5

Joint Ventures

Södertuna utveckling AB is owned 50 percent by Catena AB and 50 percent by Gerstabergh Gård AB. The company's purpose is to develop 1,000,000 m² of land south-west of Stockholm for logistics purposes.

	2021	2020
<i>Accumulated cost</i>		
Opening balance	50.1	50.0
The year's participation in profit after tax	–	0.1
Carrying amount at year-end	50.1	50.1

Shared operations

The Group has one material shared operation. Catena conducts financial operations in an associated company, SFF Holding AB (referred to below as SFF), through the subsidiary Svensk Fastighets-Finansiering AB (publ), which entail raising loans on the capital market through the issuance of bonds (MTN-Medium Term Notes), and conducting lending operations by providing cash loans. The Company is owned by Catena AB, Diös Fastigheter AB, Fabege AB, Platzer Fastigheter Holding AB and Wihlborgs Fastigheter AB – each with a holding of 20 percent. For these operations, Catena recognises its share of joint assets, liabilities, revenues and expenses item by item in the consolidated financial statements. Transactions and other interactions with the shared operations have been eliminated in the consolidated financial statements. Assets and liabilities of the Group, attributable to the operations of SFF, mainly comprise bond loans and the Group's share of short-term investments. As of 31 December, Catena had outstanding bonds through the SFF totalling SEK 1,706 million (1,605), which are described in more detail in the financing section on pages 50-52 of the Annual Report. On 31 December, current investments amounted to SEK 78.7 million (78.7).

Note 15. Other non-current receivables

	31 Dec 2021	31 Dec 2020
Receivable, leased automation equipment	82.6	–
Receivables from associated companies	54.8	42.0
Down payment, conditional land acquisition	31.5	31.5
Security deposit	18.7	18.6
Endowment insurance	1.5	3.8
Prepaid credit fees	6.7	4.6
Total	195.8	100.5

Note 16. Accounts receivable

Maturity structure, accounts receivable	31 Dec 2021	31 Dec 2020
<30 days	5.5	1.3
31–60 days	0.7	1.9
61–90 days	0.8	1.9
>91 days	10.0	7.7
Total	17.0	12.8
Not yet due	9.6	9.5
Total	26.6	22.3

Impaired receivables	31 Dec 2021	31 Dec 2020
Opening provision	-8.0	-3.0
Provision for probable losses	-0.9	-5.1
Confirmed losses	0.4	0.1
Closing provision	-8.5	-8.0
Total accounts receivable	18.1	14.3

The Group applies the simplified method for calculating expected credit losses. The method is based on the application of expected losses across the entire the maturity of the claim.

To calculate expected credit losses, accounts receivable have been grouped based on their credit characteristics and the number of days by which they are overdue. Historical loss data are used together with current and forward-looking data that can affect customers' ability to pay the claim. Delayed payments (more than 30 days past due) constitute a presumption that a heightened credit risk prevails.

Note 17. Other receivables

	31 Dec 2021	31 Dec 2020
VAT and other tax receivables	98.8	68.6
Short-term investments	78.7	78.7
Down payment, property acquisition	–	33.6
Other receivables	19.1	18.2
Total	196.6	199.1

Note 18. Prepaid expenses and accrued income

	31 Dec 2021	31 Dec 2020
Administration and property expenses	5.0	5.2
Prepaid fee for credit facility	5.0	4.2
Prepaid project expenses	35.7	21.4
Prepaid insurance premiums	10.8	9.7
Periodised rent discounts	33.4	29.4
Accrued income	7.5	5.7
Total	97.4	75.6

Note 19. Equity and earnings per share

		Number of shares	Total number of shares
Number of registered shares			
New share issue	17 May 1999	490,754	11,555,662
Bonus issue	9 March 2006	8,838	11,564,500
	18 October		
Private placement	2013	13,630,952	25,195,452
Private placement	10 Mar 2014	446,469	25,641,921
Private placement	22 Jan 2016	7,246,971	32,888,892
Private placement	15 Feb 2016	346,614	33,235,506
Private placement	11 Oct 2016	2,500,000	35,735,506
Private placement	19 Dec 2017	1,678,017	37,413,523
Private placement	9 Jul 2018	285,330	37,698,853
Private placement	1 Mar 2021	527,911	38,226,764
Private placement	31 Mar 2021	3,000,000	41,226,764
Number of registered shares			41,226,764

Earnings per share, calculated on earnings attributable to the Parent Company's shareholders during the year, (expressed in SEK per share)	2021	2020
<i>Earnings per share</i>		
Profit for the year	2,691.8	1,527.1
Ordinary shares outstanding	41,226,764	37,698,853
Weighted average of ordinary shares outstanding	40,397,112	37,698,853
Earnings per share, SEK	66.63	40.51

(There is no dilution effect, as no potential shares exist.)

Note 20. Financial instruments and financial risk management
Financial policy

Catena is exposed to financial risks and Catena AB's central financial management bears the operational responsibility for the implementation of the financial operations. The Board of Directors of Catena AB reviews the financial policy annually and determines its contents, regulating the mandate of the financial management and determining the financial risks to which the Group is exposed and how these are to be managed. The overall objectives of the financial operations can be summarised in four parts, i) safeguarding the Group's capital requirements in the short and long term, ii) minimising the Group's financial expenses within the framework and guidelines of the financial policy, iii) ensuring that the Group has access to liquidity of a satisfactory level and that its payment capacity is secured in the short and long term and iv) ensuring that the financial operations are conducted with good internal control.

Finance Policy	Targets 2021	Outcome 2021
In the long-term, dividends should amount to 50% of profit from property management less standard rate tax.	> SEK 327.2 million	SEK 329.8 million
Average debt maturity	>2.5 years	3.3 years
Credit providers	>7	11
Interest coverage ratio	>2.0 multiple	4.5 multiple
Equity ratio	>40%	43.5%

Financing

Interest-bearing liabilities in Catena consist primarily of traditional loans from credit institutions but also of secured and unsecured bonds, Danish "realkredit" bonds and commercial papers. On 31 December 2021, interest-bearing liabilities amounted to SEK 11,067.9 million (9,735.0), of which SEK 70.6 million (78.2) under existing agreements will be amortised in 2022. Catena's financing has predominantly been secured entirely through property mortgages, directly or indirectly through collateral in the form of reverse receivables from subsidiaries with attached collateral. In some cases, the subsidiaries' shares are pledged and guarantees are provided by the Parent company. During the year, Catena issued its first unsecured bonds for SEK 1,400 million. Credit agreements are usually supplemented with guarantee clauses on financial commitments, meaning that the loan-to-value ratio may not exceed 60–75 percent, that the interest coverage ratio may not be less than a multiple of 1.5–2.0 and that the equity ratio may not be less than 25 percent. Were the Company to violate any of these commitments, this could result in the loan or loans being terminated, with payment being required immediately or the relevant creditor claiming the underlying assets.

Liquidity risk

A liquidity risk prevails if Catena is unable to meet its payment commitments due to a shortage of cash and cash equivalents or these can only be met by borrowing funds at a significantly higher cost than normal or by the assets having to be sold at a price below market level. Catena monitors cash flow developments closely to ensure adequate cash and cash equivalents at all times. In addition, Catena renegotiates confirmed loan commitments further safeguarding capital needs. As of 31 December 2021, lines of credit totalling SEK 13,167.9 million (11,135.0) were available, of which SEK 2,100.0 million (1,400.0) was unutilised.

The table below shows when the financial assets and liabilities fall due taking contractual amortisation into account.

Maturity structure of financial assets and liabilities, 31 December 2021

	Financial assets	Financial liabilities				Payment flows		
		Loans	Supplier	Associated companies	Accrued	Unutilised lines of credit	Interest on loans ¹⁾	Interest on derivatives ¹⁾
0–3 months	1,018.2	240.7	113.3	0.2	69.1	–	30.6	17.2
3–12 months	10.7	1,418.4	–	–	–	100.0	116.7	51.7
1 years	75.1	3,997.5	–	–	–	2,000.0	83.8	66.0
2 years	41.0	4,201.8	–	–	–	–	79.3	133.5
More than 5 years	38.2	1,209.5	–	–	–	–	11.8	68.8
Total	1,183.2	11,067.9	113.3	0.2	69.1	2,100.0	322.2	337.2

1) At current interest rates.

Maturity structure of financial assets and liabilities, 31 December 2020

	Financial assets	Financial liabilities				Payment flows		
		Loans	Supplier	Associated companies	Accrued	Unutilised lines of credit	Interest on loans ¹⁾	Interest on derivatives ¹⁾
0–3 months	431.2	1,168.7	124.2	28.4	62.3	–	24.6	23.8
3–12 months	31.2	2,436.8	–	–	–	100.0	89.3	64.2
1–2 years	91.1	1,211.1	–	–	–	–	59.9	67.6
2–5 years	20.0	4,652.8	–	–	–	1,300.0	38.7	152.3
More than 5 years	62.1	265.6	–	–	–	–	1.0	78.4
Total	635.6	9,735.0	124.2	28.4	62.3	1,400.0	213.5	386.3

1) At current interest rates.

Loan maturity structure

Year of maturity	2021	2020
2021	–	3,605.5
2022	1,659.1	1,211.1
2023	3,997.5	3,036.3
2024	2,623.8	1,616.5
>2025	2,787.5	265.6
Total	11,067.9	9,735.0

Maturity structure for recognised long-term interest-bearing liabilities

	31 Dec 2021	31 Dec 2020
Maturity, 1–5 years from balance-sheet date	8,158.8	5,824.8
Maturity later than five years from balance-sheet date	1,187.6	265.6
Total	9,346.4	6,090.4

Loan terms, interest and maturity structure

	Nominal amount		Average interest rate	
	31 Dec 2021	31 Dec 2020	31 Dec 2021	31 Dec 2020
Interest-bearing liabilities	11,067.9	9,735.0	1.9%	2.3%

The average interest rate takes interest-rate derivatives into consideration. The margin is distributed evenly across the term to interest rate maturity.

For interest-rate swaps, the total nominal volume outstanding amounted to SEK 5,365.9 million (5,714.6).

Financing and refinancing risk

Refers to the risk that financing of investments or renegotiated financing cannot be obtained or that these can only be obtained under terms that are unfavourable for the Group. To safeguard financing today and in the future and to minimise the cost of borrowing, Catena uses several sources of financing with varying debt maturities. In addition, Catena's finance policy states that the Company must at all times maintain certain levels in terms of loan-to-value ratio, equity ratio and interest-coverage ratio to ensure a high credit rating.

Interest-rate risk

The interest-rate risk refers to the risk of changes in market interest rates and/or credit margins impacting net financial items and/or the fair value of financial assets and liabilities. When and how such

a change takes effect depends on the choice of capital and fixed-interest maturity. Most of the Group's interest-bearing liabilities have an interest maturity of less than a year, and Catena mainly uses fixed-rate loans and interest rate derivatives to adjust the aggregate interest maturity in its loan portfolio. Including the effect of interest rate derivatives on the balance sheet date, the average fixed-interest maturity was 3.0 years (3.1) and the average interest rate was 1.9 per cent (2.3). Interest rates on variable loans are typically based on the 3-month Stibor or 6-month Cibur with the addition of a credit margin.

Interest rate maturity structure

Year	SEKm	Effective interest rate, % ¹⁾	Share in %
2022	4,146.8	1.1	37.5
2023	908.0	2.9	8.2
2024	500.0	2.7	4.5
2025	1,354.5	2.4	12.2
2026	1,125.6	2.5	10.2
2027	600.0	1.5	5.4
2028	600.0	1.4	5.4
2029	1,261.0	2.5	11.4
2030	572.0	3.2	5.2
Total	11,067.9	1.9	100.0

¹⁾ Refers to the current average interest rate per 31 December 2021. The margin is distributed evenly across the fixed-interest period.

	Nominal value		Fair value (excl. accrued interest)		Carrying amount	
	31 Dec 2021	31 Dec 2020	31 Dec 2021	31 Dec 2020	31 Dec 2021	31 Dec 2020
Interest-rate swap contracts (receive floating, pay fixed interest)	5,365.9	5,714.6	-140.4	-343.0	-140.4	-343.0

Of the carrying amount of a negative SEK 140.4 million (343.0) pertains to the non-current portion.

The above table shows that the fair values and carrying amounts of the Group's derivatives do not differ. The fair values of other contracted financial assets and liabilities in the Group and the Parent Company also correspond to their carrying amounts as of 31 December 2021.

Net profit/loss on financial instruments recognised in profit or loss

Net profit/loss comprises earnings attributable to financial instruments excluding interest. For information about interest income and interest expense, refer to Note 9 Financial income and expenses.

2021	Net profit/loss in the income statement
Loan receivables and accounts receivable	-0.8
Financial assets and liabilities measured at fair value via profit or loss	202.5
2020	Net profit/loss in the income statement
Loan receivables and accounts receivable	-5.1
Financial assets and liabilities measured at fair value via profit or loss	38.1

Credit and counterparty risk

Credit and counterparty risk refers to the risk that tenants and suppliers are unable to meet their obligations to Catena and partly to the risk that Catena is unable to meet its commitments, which can greatly reduce the Company's creditworthiness. In the first case, the credit risk can mainly be attributed to outstanding accounts receivable, although it may nonetheless mean that major suppliers, such as banks and/or contractors fail to meet their commitments. In this regard, the credit risk is considered low as, at the aggregate level, Catena's customers and suppliers have a high creditworthiness. Credit checks are normally performed regarding customers and, in the event of any uncertainty, Catena often requires a bank guarantee or guarantee commitment. In the second case, Catena guarantees its own creditworthiness by maintaining a stable cash flow, satisfactory liquidity and secure levels in its key performance indicators with regard to loan-to-value ratio, equity ratio and interest coverage ratio. To limit the counterparty risk linked to liabilities and derivatives, Catena requires a high credit rating, corresponding at least to "investment grade".

Credit risk exposure	31 Dec 2021	31 Dec 2020
Cash and cash equivalents	992.6	411.1
Accounts receivable	18.1	14.3
Other current receivables	196.6	199.1
Other non-current receivables	195.8	100.5
Total	1,403.1	725.0

Note 21. Classification of financial instruments

2021	Measurement categories			
	Measured at fair value via profit or loss	Measured at fair value via other comprehensive income	Measured at amortised cost	Carrying amount
Financial assets				
Other non-current receivables	–	–	86.3	86.3
Accounts receivable	–	–	18.1	18.1
Other current receivables	–	–	78.7	78.7
Accrued income	–	–	7.5	7.5
Cash and cash equivalents	–	–	992.6	992.6
Total	–	–	1,183.2	1,183.2
Non-financial assets				24,680.9
Total				25,864.1
Financial liabilities				
Long-term interest-bearing liabilities	–	–	-7,946.4	-7,946.4
Bond loans	–	–	-1,400.0	-1,400.0
Lease liability	–	–	-332.0	-332.0
Interest-rate derivatives	-140.4	–	–	-140.4
Current interest-bearing liabilities	–	–	-1,721.5	-1,721.5
Accounts payable	–	–	-113.3	-113.3
Other current liabilities	–	–	-0.2	-0.2
Accrued expenses	–	–	-65.2	-65.2
Total	-140.4	–	-11,578.6	-11,719.0
Non-financial liabilities				-2,890.1
Total				-14,609.1

Carrying amounts correspond, to all intents and purposes, to fair values for all balance-sheet items.

During the year, Catena has renegotiated financing agreements with a total framework of approximately SEK 5.9 billion.

2020	Measurement categories			
	Measured at fair value via profit or loss	Measured at fair value via other comprehensive income	Measured at amortised cost	Carrying amount
Financial assets				
Other non-current receivables	–	–	92.1	92.1
Accounts receivable	–	–	14.3	14.3
Other current receivables	–	–	112.3	112.3
Accrued income	–	–	5.8	5.8
Cash and cash equivalents	–	–	411.1	411.1
Total	–	–	635.6	635.6
Non-financial assets				19,763.0
Total				20,398.6
Financial liabilities				
Long-term interest-bearing liabilities	–	–	-6,090.4	-6,090.4
Lease liability	–	–	-332.0	-332.0
Interest-rate derivatives	-343.0	–	–	-343.0
Current interest-bearing liabilities	–	–	-3,644.6	-3,644.6
Accounts payable	–	–	-124.2	-124.2
Other current liabilities	–	–	-28.4	-28.4
Accrued expenses	–	–	-62.3	-62.3
Total	-343.0	–	-10,281.9	-10,624.9
Non-financial liabilities				-2,183.3
Total				-12,808.2

Carrying amounts correspond, to all intents and purposes, to fair values for all balance-sheet items.

During the year, Catena has renegotiated financing agreements with a total framework of approximately SEK 6.1 billion.

Note 22. Pledged assets and contingent liabilities

Pledged assets	31 Dec 2021	31 Dec 2020
Property mortgages for liabilities to credit institutions	10,073.3	10,592.2
Shares for liabilities to credit institutions ¹⁾	7,316.1	6,760.6
Total	17,389.4	17,352.8
1) Pertains to shares in Group companies.		
Contingent liabilities		
Guarantee obligations for the benefit of associated companies	201.0	76.7
Other contingent liabilities	80.3	21.2
Total	281.3	97.9

Note 23. Accrued expenses and deferred income

	31 Dec 2021	31 Dec 2020
Advance payment of rents	194.2	145.6
Accrued operating expenses	19.8	13.7
Prepaid media expenses	0.6	0.2
Accrued interest expenses	23.8	28.3
Accrued salary-related expenses	16.6	15.7
Accrued selling expenses	3.9	3.9
Other items	4.5	4.4
Total	263.4	211.8

Note 24. Related parties**Related-party transactions**

The Group is under a significant influence from Erik Paulsson, with his family and companies. At 31 December 2021, his holding amounted to 27.2 percent (29.8) of the voting rights in the Group's Parent Company. Erik Paulsson's influence means that the Group has related-party transactions with Erik Paulsson's wholly owned company, Hansan AB. Related-party transactions have also occurred with a company owned by Board Member Katarina Wallin.

In addition to the above related-party transactions, Catena AB itself or via Group companies, has holdings in the following associated companies: Törsjö Logistik AB, Urban Services Sweden AB, Södertuna utveckling AB, Foodhills Fastighet AB and shared operations in the form of a holding in SFF Holding AB. Transactions in the form of shareholder contributions, loans and interest with SFF have been eliminated in the consolidated accounts. Reported instead is Catena's share of SFF's external involvement in the consolidated financial reports. See Note 14 Participations in associated companies and shared operations.

In 2021, no Board Member or senior executives in Catena AB or its subsidiaries have themselves, via companies or related parties, had any direct involvement in business transactions carried out by Catena that were or are unusual in their nature or their terms and conditions. See Note 8 Employee and personnel expenses.

In one case, Catena has given guarantees for Group companies' associated companies, see Note 22 Pledged assets and contingent liabilities.

	2021	2020
Transactions with the Group's associated companies		
Sales	0.5	0.5
Interest income	1.8	1.9
Non-current receivables	54.8	42.0
Interest-bearing liabilities	0.2	28.4
Guarantees given	201.0	76.7
Transactions with other related parties		
Purchases	0.3	0.2

Other information

Liabilities and receivables with related parties pertain to the settlement account, to which interest is charged.

Transactions with related parties are priced at market rates.

Note 25. Significant events after the end of the financial year

On 21 February, Catena submitted a bid for a property portfolio from Halmslätten Fastighets AB. The acquisition is planned as a corporate transaction in which Halmslättens Fastighets AB will sell all of the shares in its subsidiary, which holds the Group's property portfolio. The transaction was based on an agreed property value of SEK 1,520 million for the Vrangelsro 5:4 property in the Municipality of Halmstad and the Logistiken 3 property in the Municipality of Umeå. According to the letter of intent, the transaction is conditional on approval of the sale by an Extraordinary General Meeting of the seller and that Catena is able to conduct a due diligence process. After that, it will be possible to enter a binding share transfer agreement.

Ahead of Catena's Annual General Meeting on 28 April 2022, the Nomination Committee announced its proposal on 4 March. It is proposed that current Board Members Gustaf Hermelin, Katarina Wallin, Héléne Briggert, Magnus Swärth, Vesna Jovic, Caesar Åfors, and Lennart Mauritzson be re-elected. It is also proposed that Lennart Mauritzson be newly elected as Chairman of the Board and that auditing company KPMG with Camilla Alm Andersson as the principal auditor be newly elected as the company's auditor.

On 15 March, Catena signed a lease agreement with Menigo and is investing SEK 607 million at Logistics Position Landvetter – with the investment also including the acquisition of the land. The new building will have a floor area of 42,250 m², with both cold and frozen storage units, as well as office space, and the facility will be certified in accordance with BREEAM Excellent. The duration of the lease is ten years, with an estimated operating surplus of approximately SEK 38million.

No other significant events affecting the Group's financial position have taken place following the balance sheet date.

Note 26. Cash-Flow Statement

Supplementary disclosures to the cash-flow statement	1 Jan 2021 -31 Dec 2021	1 Jan 2020 -31 Dec 2020
Interest paid and dividends received		
Interest received	4.3	2.1
Interest paid	-241.0	-244.2
Adjustments for non-cash items		
Amortisation, depreciation and impairment of assets	0.8	0.6
Change in value of investment properties	-2,318.1	-1,158.8
Change in value of derivatives	-202.5	-38.1
Participations in the profits/losses of associated companies	2.5	4.4
Net capital loss from the divestment of non-current assets	-21.1	-7.1
Other non-cash profit/loss items	-3.3	2.0
	-2,541.7	-1,197.0
Acquisition of assets via subsidiaries		
All acquisitions during the year have been classified as asset acquisitions with net proceeds comprised of the following items:		
<i>Assets acquired and liabilities assumed:</i>		
Investment properties	1,452.2	388.8
Financial non-current assets	16.6	-
Operating receivables	14.3	1.8
Cash and cash equivalents	2.4	3.8
Loans	-657.4	-209.2
Operating liabilities	-59.8	-8.9
Total net assets	768.3	176.3
Purchase consideration paid	768.3	176.2
Sales promissory notes	-31.7	-
Non-cash issue and new issue through set-off of current liabilities	-200.0	-
Total	536.6	176.2
Less: Cash and cash equivalents in the acquisition	-2.4	-3.8
Impact on cash and cash equivalents	534.2	172.4
Acquisitions of other financial assets		
Investments in associated companies	-10.6	-0.1
Changes in interest-bearing items	-78.7	-16.5
Total investments in financial assets	-89.3	-16.6

Reconciliation of net debt	Cash and cash equivalents	Liability to associated companies	Property loans	Total
Net debt as of 31 December 2020	411.1	-28.4	-9,735.0	-9,352.3
Cash flow	581.9	28.2	-665.4	-55.3
Acquisitions	-	-	-657.4	-657.4
Exchange rate differences	-0.4	-	-10.1	-10.5
Net debt as of 31 December 2021	992.6	-0.2	-11,067.9	-10,075.5

Note 27. Reconciliation of alternative performance measures

			31 Dec 2021	31 Dec 2020
	Reference	Formula reference		
<i>Property-related</i>				
Surplus ratio, %				
Net operating surplus	IS	A	1,095.4	1,003.8
Rental income	IS	B	1,387.4	1,263.9
Surplus ratio = A/B			79.0%	79.4%
Loan-to-value ratio, %				
Long-term interest-bearing liabilities	BS	A	9,346.4	6,090.4
Current interest-bearing liabilities	BS	B	1,721.5	3,644.6
Cash and cash equivalents	BS	C	992.6	411.1
Investment properties	BS	D	23,400.0	18,612.4
Loan-to-value ratio = (A+B-C)/D			43.1%	50.1%
<i>Financial</i>				
Return on equity, %				
Profit for the year	IS	A	2,691.8	1,527.1
Total equity at beginning of the year	BS	B	7,590.4	6,318.0
Total equity at end of the year	BS	C	11,255.0	7,590.4
Return on equity = A/((B+C)/2)			28.6%	22.0%
Return on total capital, %				
Profit before tax	IS	A	3,366.5	1,923.5
Reversal of financial expenses	IS	B	235.8	239.5
Reversal of unrealised changes in value of derivatives	IS	C	-202.5	-38.1
Total assets at beginning of year	BS	D	20,398.6	17,770.1
Total assets at end of year	BS	E	25,864.1	20,398.6
Return on total capital = A+B+C/((D+E)/2)			14.7%	11.1%
Interest-coverage ratio, multiple				
Profit from property management	IS	A	824.1	718.6
Reversal of financial expenses	IS	B	235.8	239.5
Interest coverage ratio = (A+B)/B			4.5	4.0
Average interest rate, %				
See Interest rate maturity structure in	Note 20		1.9	2.3
Interest maturity, years				
See Interest rate maturity structure in	Note 20		3.0	3.1
Interest-bearing liabilities concerning properties, SEKm				
Long-term interest-bearing liabilities	BS	A	9,346.4	6,090.4
Current interest-bearing liabilities	BS	B	1,721.5	3,644.6
Interest-bearing liabilities concerning properties = A+B			11,067.9	9,735.0
Capital tied-up, years				
See loan agreement maturity structure in	Note 20		3.3	2.2
Debt/equity ratio, multiple				
Interest-bearing liabilities concerning properties, SEKm		A	11,067.9	9,735.0
Total equity at end of the year	BS	B	11,255.0	7,590.4
Debt/equity ratio = A/B			1.0	1.3
Equity ratio, %				
Total equity at end of the year	BS	A	11,255.0	7,590.4
Total assets at end of year	BS	B	25,864.1	20,398.6
Equity ratio = A/B			43.5%	37.2%
Equity/assets ratio, excluding goodwill and right-of-use assets, %				
Total equity at end of the year	BS	A	11,255.0	7,590.4
Total assets at end of year	BS	B	25,864.1	20,398.6
Deductions, goodwill	BS	C	503.0	503.0
Less right-of-use assets for leaseholds	BS	D	334.5	334.5
Equity ratio excl. goodwill = A/(B-C-D)			45.0%	38.8%

			31 Dec 2021	31 Dec 2020
	Reference	Formula reference		
<i>Share-related</i>				
Dividend yield, %				
Dividend per share, SEK		A	8.00	7.50
Share price at year-end		B	564.00	385.00
Dividend yield = A/B			1.4%	1.9%
Total return on the share, %				
Dividend per share, SEK		A	7.50	6.50
Property portfolio at beginning of year		B	385.00	413.50
Share price at year-end		C	564.00	385.00
Total return on the share = (C-B+A)/B			48.4%	-5.3%
Equity per share, SEK				
Equity attributable to Parent Company shareholders, SEKm	BS	A	11,255.0	7,590.4
Number of shares outstanding at year-end		B	41,226,764	37,698,853
Equity per share = A/B			273.00	201.34
Profit from property management per share, SEK				
Profit from property management, SEKm	IS	A	824.1	718.6
Total No. of shares outstanding		B	40,397,112	37,698,853
Profit from property management per share = A/B			20.40	19.06
P/E ratio				
Earnings per share, SEK		A	66.63	40.51
Share price at year-end		B	564.00	385.00
P/E ratio = B/A			8	10
Cash flow before change in working capital per share, SEK				
Cash flow before change in working capital, SEKm	CFS	A	805.0	712.7
Total No. of shares outstanding		B	40,397,112	37,698,853
Cash flow before change in working capital per share, SEK			19.93	18.91

BS=Consolidated Statement of Financial Position.
CFS=Consolidated Cash-flow Statement.
IS=Consolidated Statement of Comprehensive Income.

Net asset value

Long-term net asset value, EPRA NRV, assumes Equity with the fair values of derivatives, deferred tax and goodwill being reversed. The current net asset value, EPRA NTA, is the same as the long-term net asset value albeit with goodwill not attributable to deferred tax not being considered to represent an asset, and that deferred tax shall be marked to taking into account how the Company has actually conducted property transactions in recent years. The disposal value, EPRA NDV, comprises equity in accordance with the balance sheet and adjusted for goodwill.

	31 Dec 2021		31 Dec 2020	
	SEKm	SEK/share	SEKm	SEK/share
Equity as per balance sheet	11,255.0	273.00	7,590.4	201.34
Reversal:				
Fair value of derivatives	140.4		343.0	
Goodwill associated with deferred tax	-503.0		-503.0	
Deferred tax as per balance sheet	2,454.2		1,809.0	
Long-term net asset value, EPRA NRV	13,346.6	323.74	9,239.4	245.08
Forwards:				
The real deferred tax rate is estimated at 3.5% *	-534.1		-399.4	
Current net asset value EPRA NTA	12,812.5	310.78	8,840.0	234.49
Reversal:				
Fair value of derivatives	-140.4		-343.0	
Deferred tax its entirety	-1,920.1		-1,409.6	
Disposals EPRA NDV	10,752.0	260.80	7,087.4	188.00

* The estimated real deferred tax liability has been calculated at 3.5 percent, based on a discount rate of 3 percent. It has been assumed that the value of the properties is depreciated over a 50-year period and that 10 percent of transactions are conducted as property transactions and that 90 percent are sold indirectly through companies where the buyer's tax deduction is 5.15 percent.

Financial statements – Parent Company

Parent Company Income Statement			
SEKm	Note	1 Jan 2021 –31 Dec 2021	1 Jan 2020 –31 Dec 2020
Net sales	4	54.9	55.5
Cost of services performed	5, 6, 7, 8	-96.4	-88.2
Operating profit/loss		-41.5	-32.7
Financial income and expenses	9		
Interest income and similar profit/loss items		427.5	240.6
Profit from participations in Group companies		135.9	85.8
Interest expense and similar profit/loss items		-143.3	-144.9
Profit before appropriations and taxes		378.6	148.8
Appropriations		-9.6	–
Tax on profit for the year	10	-95.0	-59.5
Comprehensive income for the year		274.0	89.3

No items in the Parent Company are recognised in other comprehensive income and total comprehensive income is therefore consistent with profit for the year.

Balance Sheet, Parent Company			
SEKm	Note	31 Dec 2021	31 Dec 2020
ASSETS			
Fixed assets			
<i>Tangible fixed assets</i>			
Equipment	11	2.1	0.9
<i>Financial non-current assets</i>			
Participations in Group companies	12	3,235.2	3,235.2
Participations in associated companies	13	1.4	1.0
Deferred tax assets	10	29.0	71.4
Receivables from associated companies		–	20.0
Other non-current receivables		34.5	6.4
Total financial fixed assets		3,300.1	3,334.0
Total non-current assets		3,302.2	3,334.9
Current assets			
<i>Current receivables</i>			
Accounts receivable	14	–	–
Receivables from Group companies	15	5,548.3	4,164.0
Prepaid expenses and accrued income	16	7.9	7.9
Total current receivables		5,556.2	4,171.9
Cash and bank balances		980.8	403.8
Total current assets		6,537.0	4,575.7
TOTAL ASSETS	22	9,839.2	7,910.6
EQUITY AND LIABILITIES			
Shareholders' equity			
<i>Restricted equity</i>			
Share capital		181.4	165.9
Statutory reserve		10.0	10.0
Total restricted equity		191.4	175.9
<i>Unrestricted equity</i>			
Share premium reserve		3,251.6	1,996.6
Profit brought forward		270.0	489.9
Comprehensive income for the year		274.0	89.3
Total unrestricted equity		3,795.6	2,575.8
Total equity		3,987.0	2,751.7
<i>Untaxed reserves</i>			
Excess depreciation		0.1	0.1
Tax allocation reserve		33.6	24.0
Total untaxed reserves		33.7	24.1
<i>Provisions</i>			
Other provisions	18	–	3.2
Total provisions		–	3.2
Liabilities			
<i>Long-term liabilities</i>			
Interest-bearing liabilities	15, 20	2,399.1	1,298.8
Interest-rate derivatives	15	140.4	343.0
Total non-current liabilities		2,539.5	1,641.8
<i>Current liabilities</i>			
Interest-bearing liabilities	15, 20	–	–
Accounts payable		4.3	4.3
Liabilities to Group companies	15	3,238.9	3,421.4
Liabilities to associated companies		0.2	28.4
Other liabilities		2.8	2.9
Tax liability		3.8	–
Accrued expenses and deferred income	19	29.0	32.8
Total current liabilities		3,279.0	3,489.8
Total liabilities	22	5,818.5	5,131.6
TOTAL EQUITY AND LIABILITIES		9,839.2	7,910.6

Parent Company changes in shareholders' equity

SEKm	Restricted equity		Unrestricted equity			
	Share capital	Statutory reserve	Share premium reserve	Accumulated profit	Comprehensive income for the year	Total equity
Equity brought forward, 1 Jan 2020	165.9	10.0	1,996.6	645.2	89.8	2,907.5
Transfer comprehensive income	–	–	–	89.8	-89.8	–
Comprehensive income for the year	–	–	–	–	89.3	89.3
Dividend	–	–	–	-245.0	–	-245.0
Equity carried forward, 31 Dec 2020	165.9	10.0	1,996.6	489.9	89.3	2,751.7
Equity brought forward, 1 Jan 2021	165.9	10.0	1,996.6	489.9	89.3	2,751.7
Transfer comprehensive income	–	–	–	89.3	-89.3	–
Comprehensive income for the year	–	–	–	–	274.0	274.0
New share issue	15.5	–	1,264.5	–	–	1,280.0
Issue expenses, net after tax	–	–	-9.5	–	–	-9.5
Dividend	–	–	–	-309.2	–	-309.2
Equity carried forward, 31 Dec 2021	181.4	10.0	3,251.6	270.0	274.0	3,987.0

Parent Company Cash Flow Analysis

SEKm	Note 21	1 Jan 2021 -31 Dec 2021	1 Jan 2020 -31 Dec 2020
Operating activities			
Profit before tax		378.6	148.8
Adjustments for non-cash items		-205.0	-36.3
Tax paid		–	-7.4
Cash flow before changes in working capital		173.6	105.1
Changes in working capital			
Change in operating receivables		1.9	6.4
Change in operating liabilities		-8.2	3.4
Cash flow from operating activities		167.3	114.9
Investing activities			
Acquisitions of property, plant and equipment		-2.0	-0.5
Acquisitions of financial assets		-1,759.2	-208.5
Cash flow from investing activities		-1,761.2	-209.0
Financing activities			
New share issue		1,070.5	–
Borrowings		1,409.6	1,253.7
Amortisation of loans		–	-600.8
Dividend		-309.2	-245.0
Cash flow from financing activities		2,170.9	407.9
Cash flow for the year		577.0	313.8
Opening cash and cash equivalents		403.8	90.0
Closing cash and cash equivalents		980.8	403.8

Notes – Parent Company

Note 1. Accounting policies

Amounts in SEKm unless otherwise specified.

Catena AB (publ), 556294-1715, is the Parent Company of a Group comprising companies that own and operate properties or run property-related projects. All inter-Group functions are centralised to the Parent Company.

The Parent Company has prepared its Annual Report in accordance with the Swedish Annual Accounts Act and the Swedish Financial Reporting Board's recommendation no. RFR 2 Accounting for legal entities, which entails that the Parent Company in its annual report for the legal entity applies all of the EU-approved IFRS and statements, to the fullest extent possible, within the framework of the Annual Accounts Act, and taking into consideration the connection between accounting and taxation. Recommendations indicate the exceptions and the supplements to be made to the IFRS.

The Parent Company applies the same accounting policies as the Group, detailed in Note 2 Accounting Principles for the Group, except in the cases stated below.

Differences between the Group's and the Parent Company's accounting policies

The following accounting policies for the Parent Company have been applied consistently for all periods presented in the Parent Company's financial reports, unless specifically stated otherwise.

Financial instruments

In the Parent Company, IFRS 9 shall also to be applied to intra-Group receivables and liabilities. Since the market value of the underlying assets in the subsidiaries to a significant extent exceeds the carrying amount, no loss risk reserve has been made on intra-Group transactions. This assessment is updated for each new accounting period and is set in relation to the prevailing market situation.

Subsidiaries, associated companies and joint ventures

Participations in subsidiaries, associated companies and joint ventures are recognised in the Parent Company under the cost method.

Shareholder contributions and Group contributions

Shareholder contributions are recognised directly in equity by the recipient and capitalised in shares and participations by the payer. Group contributions paid to subsidiaries are recognised as an increase in the shares in the subsidiary and, thereafter, tested to identify whether any impairment need exists. The tax effect is recognised in profit or loss. Group contributions received from subsidiaries are treated as dividends and are recognised as financial income in profit or loss. The tax effect is recognised in profit or loss.

Presentation of income statement and balance sheet

The Parent Company follows the presentation format in the Swedish Annual Accounts Act for the Income Statement and Balance Sheet, which means that a different presentation format for equity and that other provisions are reported as a separate item in the Balance Sheet.

Note 2. Financial risk management

The Group applies common risk management for all units. Consequently, the description included in Note 20 Financial instruments and financial risk management is, to all intents and purposes, also applicable to the Parent Company.

Note 3. Significant estimates and assumptions for accounting purposes

Estimates and assessments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

For accounting purposes, the Group's descriptions of key estimates and assessments are also applicable to the Parent Company.

Note 4. Net sales

Sales primarily comprise intra-Group administration fees.

Note 5. Cost of services performed

	2021	2020
Personnel expenses	62.0	58.2
Other external expenses	33.6	29.4
Depreciation of property, plant and equipment	0.8	0.6
Total	96.4	88.2

Note 6. Employee and personnel expenses

Average number of employees	of whom		of whom	
	2021	men	2020	men
Employees in Sweden	46	65%	42	66%

Gender balance of Senior Management	Board of Directors		Senior executives	
	2021	2020	2021	2020
Men	57%	57%	50%	67%
Women	43%	43%	50%	33%

	2021	2020
Salaries, fees, benefits and other remuneration		
Chairman of the Board	0.4	0.3
Other Board Members	1.2	1.1
Chief Executive Officer (Benny Thøgersen Jan–Oct 2020)		
Base salary	–	2.0
Other remuneration	–	0.4
Chief Executive Officer (Jörgen Eriksson, Nov 2020 until further notice)		
Base salary	2.4	0.6
Other remuneration	0.5	0.1
Other senior executives		
Base salary	3.0	4.3
Other remuneration	0.6	1.0
Other employees	31.0	26.8
Total	39.1	36.6

	2021	2020
Pension expenses		
Chief Executive Officer (Benny Thøgersen Jan–Oct 2020)	–	1.2
Chief Executive Officer (Jörgen Eriksson, Nov 2020 until further notice)	0.8	0.2
Other senior executives	1.3	2.0
Other employees	7.1	5.0
Total	9.2	8.4
Statutory social security contributions incl. payroll tax		
Chairman of the Board	0.1	0.1
Other Board members	0.4	0.4
Chief Executive Officer (Benny Thøgersen Jan–Oct 2020)	–	1.2
Chief Executive Officer (Jörgen Eriksson, Nov 2020 until further notice)	1.1	0.3
Other senior executives	1.5	2.0
Other employees	10.8	8.7
Total	13.9	12.7
Total	62.2	57.7

For information about directors' fees, the terms and conditions governing the employment and dismissal of senior executives, remuneration of related parties, bonuses, pensions, severance pay, etc. please refer to Note 8 for the Group: Employee and personnel expenses.

Note 7. Fees and expenses to auditors

	2021	2020
Audit engagement	1.8	1.7
Audit activities in addition to the audit engagement	0.2	0.1
Tax consultancy	0.3	0.2
Other services	0.3	0.4
Total	2.6	2.4

Fees for audit engagements pertain to fees for the statutory audit, that is all work necessary to prepare the auditors' report, as well as audit advice provided in conjunction with the audit engagement.

Audit activities in addition to the audit engagement pertain to fees for various types of quality assurance services.

Other services pertain to activities not included in the audit engagement, audit activities or tax consultancy services.

Costs for audits and other assignments from PwC pertaining to all Swedish subsidiaries were charged to the Parent Company.

Note 8. Leasing

Catena AB mainly has use of cars through leasing agreements. The cost is recognised on a straight-line basis over the lease period.

	2021	2020
Leasing cost	2.0	1.6

**Future undiscounted cash outflows related
to the lease agreements are distributed as follows:**

	2021	2020
Within one year	1.6	1.3
Between one and five years	1.1	0.7
Total	2.7	2.0

Note 9. Financial income and expenses

	2021	2020
Interest income and similar profit/loss items		
Interest income, Group companies	222.8	200.0
Interest income, other	1.4	1.5
Interest-rate derivatives, changes in value	202.5	38.1
Exchange gain	0.8	1.0
Total	427.5	240.6
Profit from participations in Group companies		
Group contributions received	307.9	276.3
Impairment of shares in subsidiaries	-172.0	-190.5
Total	135.9	85.8
Interest expense and similar profit/loss items		
Interest expenses, Group companies	-17.2	-15.7
Interest expenses, other	-113.7	-113.9
Other financial expenses	-12.3	-10.6
Exchange rate loss	-0.1	-4.7
Total	-143.3	-144.9
Net financial items	420.1	181.5

Note 10 Tax

	2021	2020
Recognised in profit or loss		
<i>Current tax</i>		
Tax for the year	-50.2	-52.0
<i>Deferred tax</i>		
Deferred tax regarding temporary differences	-44.8	-7.5
Total recognised tax	-95.0	-59.5
Reconciliation of effective tax		
Profit before tax	369.0	148.8
Tax according to current rate 20.6% (21.4)	-76.0	-31.8
Effect of changed tax rate	–	0.3
Offsetting of net interest	16.7	13.1
Non-deductible expenses	-35.8	-41.1
Tax reduction for equipment purchases in 2021	0.1	–
Recognised effective tax	-95.0	-59.5

The recognised effective tax rate in percent totalled 25.7 (40.0). →

Deferred tax assets	OB 2020	Recognised in profit or loss 2020	CB 2020	Recognised in profit or loss 2021	Recognised in equity	CB 2021
Pension provisions	0.4	0.3	0.7	-0.7	–	–
Derivative instruments	78.5	-7.8	70.7	-41.8	–	28.9
Tax reduction for equipment purchases in 2021	–	–	–	0.1	–	0.1
Issue expenses	–	–	–	-2.4	2.4	–
Total deferred tax assets	78.9	-7.5	71.4	-44.8	2.4	29.0

Note 11. Tangible fixed assets

Equipment	2021	2020
Opening cost	5.4	5.0
Acquisitions	2.0	0.5
Sales and disposals	–	-0.1
Closing cost	7.4	5.4
Opening depreciation	-4.5	-4.0
Sales and disposals	–	0.1
Depreciation for the year	-0.8	-0.6
Closing depreciation	-5.3	-4.5
Carrying amount	2.1	0.9

Depreciation is distributed over the following items in profit or loss

	2021	2020
Cost of services performed	0.8	0.6

Note 12. Participations in Group companies

	31 Dec 2021	31 Dec 2020
<i>Accumulated cost</i>		
Opening balance	4,175.0	3,984.5
Group contributions paid ¹⁾	172.0	190.5
Closing balance	4,347.0	4,175.0
<i>Accumulated write-downs</i>		
Opening balance	-939.8	-749.3
Impairment for the year ²⁾	-172.0	-190.5
Closing balance	-1,111.8	-939.8
Carrying amount at year-end	3,235.2	3,235.2

1) Group contributions paid to subsidiaries are recognised as an increase in the shares in the subsidiary and, thereafter, tested to identify whether any impairment need exists. Group contributions received from subsidiaries are treated as dividends and are recognised as financial income in profit or loss.

2) Impairment for the year is included under the profit/loss item "Profit from participations in Group companies", see Note 9 Financial income and expenses.

Specification of Parent Company's direct holdings of shares in subsidiaries

Subsidiary	Corp. No.	Registered office	Number of shares	Holding in % ¹⁾	31 Dec 2021 Carrying amount	31 Dec 2020 Carrying amount
Catena Logistik AB	556922-7365	Helsingborg	1,000	100.0	1,154.8	1,154.8
Catena Fastigheter AB	556754-0843	Helsingborg	1,000	100.0	0.1	0.1
Catena Obl. Holding AB	556984-8467	Helsingborg	1,000	100.0	15.1	15.1
Tribona AB	556870-4646	Helsingborg	48,657,051	100.0	2,065.2	2,065.2
Total					3,235.2	3,235.2

1) Pertains to the percentage of share capital, which corresponds to the proportion of voting rights.

Specification of indirectly owned subsidiaries

Name	Corp. Reg. No.	Registered office	Name	Corp. Reg. No.	Registered office
Catena Adaptern 1 AB	556606-3631	Helsingborg	Catena Mappen 4 AB	559100-3776	Helsingborg
Catena Backa 23:5 KB	916624-0797	Helsingborg	Catena Misteln AB	559011-1307	Helsingborg
Catena Backa 23:9 AB	556822-2433	Helsingborg	Catena Morgongåva 15:33 AB	559246-5438	Helsingborg
Catena Backa 97:10 AB	556595-0002	Helsingborg	Catena Morup 5 AB	556632-3621	Helsingborg
Catena Backa Invest AB	556758-6838	Helsingborg	Catena Mosås AB	556710-4459	Helsingborg
Catena Backanet AB	556720-9035	Helsingborg	Catena Målås 4:4 AB	559083-7133	Helsingborg
Catena Basfiolen AB	556697-7129	Helsingborg	Catena Mölnlycke AB	556990-3379	Helsingborg
Catena Batteriet AB	559083-7182	Helsingborg	Catena Obl. AB	556984-8426	Helsingborg
Catena Bavnevej A/S	DK 11483690	Gentofte	Catena Projekt AB	556824-7570	Helsingborg
Catena Björrod 1:208 AB	559207-0873	Helsingborg	Catena Rollsbo AB	559053-0266	Helsingborg
Catena Björrod AB	559106-8829	Helsingborg	Catena Rosersberg 11:81 AB	559130-9629	Helsingborg
Catena B-Kråkebo 1:56 AB	559016-9198	Helsingborg	Catena Rosersberg 11:116 AB	556893-9325	Helsingborg
Catena Borlänge AB	556605-0620	Helsingborg	Catena Service AB	556750-7917	Helsingborg
Catena Borås Tre AB	556691-3223	Helsingborg	Catena Skogskojan 1 AB	556972-7547	Helsingborg
Catena Borås Två AB	556537-6141	Helsingborg	Catena Slotshagen 2:1 AB	556703-2809	Helsingborg
Catena Broby AB	559246-1015	Helsingborg	Catena Slätthög 1 AB	556929-6873	Helsingborg
Catena Bronsringen AB	556702-8153	Helsingborg	Catena Slätthög 4 AB	556872-7639	Helsingborg
Catena Bröndby A/S	DK 30926080	Gentofte	Catena Slätthög 6 AB	556929-6881	Helsingborg
Catena Bulten 1 AB	556968-2478	Helsingborg	Catena Smeden 1 AB	556950-7584	Helsingborg
Catena Bunkagården M 1 AB	556445-0087	Helsingborg	Catena Snesholm 1:16 AB	559043-5995	Helsingborg
Catena Bunkagården M 2 AB	556912-0339	Helsingborg	Catena Sockret 4 AB	559025-6698	Helsingborg
Catena Burlöv AB	556605-0992	Helsingborg	Catena Sockret 7 AB	559029-1208	Helsingborg
Catena Dansered AB	556537-6166	Helsingborg	Catena Staby 7:34 AB	559305-5006	Helsingborg
Catena Drivremmen 1 AB	559083-7117	Helsingborg	Catena Statorn AB	559130-9637	Helsingborg
Catena Däcket 1 AB	559083-7166	Helsingborg	Catena Stenvreten AB	556791-3982	Helsingborg
Catena Ekeby 2:2 AB	559081-1880	Helsingborg	Catena Stockholm AB	556519-4148	Helsingborg
Catena Fosie 4 AB	556775-7819	Helsingborg	Catena Storheden 2:1 AB	559197-0149	Helsingborg
Catena Fräsaren 12 AB	556987-6773	Helsingborg	Catena Sundsvall AB	556605-0596	Helsingborg
Catena Fröträdet 1 AB	556605-2139	Helsingborg	Catena Sunnanå 5:16 AB	559071-0090	Helsingborg
Catena Fördelaren 1 AB	556605-2097	Helsingborg	Catena Sunnanå AB	556699-7788	Helsingborg
Catena Förmannen AB	556667-7299	Helsingborg	Catena Sunnanå Tre AB	556809-9955	Helsingborg
Catena Generatorn 11 AB	556720-9043	Helsingborg	Catena Sunnanå Två AB	559023-3911	Helsingborg
Catena Glasblåsaren 14 AB	556721-8531	Helsingborg	Catena Södertälje AB	556524-7433	Helsingborg
Catena Gävle AB	556697-7194	Helsingborg	Catena Söderåsen Fastighets AB	556634-8776	Helsingborg
Catena Haninge AB	556660-1596	Helsingborg	Catena Tahe AB	556102-5304	Helsingborg
Catena Hevea 3 AB	556895-8812	Helsingborg	Catena Tankbilen 9 AB	556956-0690	Helsingborg
Catena HKN A/S	DK 12377347	Gentofte	Catena Terminal AB	559081-1948	Helsingborg
Catena Hyltena AB	559342-4400	Helsingborg	Catena Terminalen 1 AB	556312-0236	Helsingborg
Catena Hästhagen AB	556252-1616	Helsingborg	Catena Tostarp AB	556667-8784	Helsingborg
Catena Invest AB	556649-9108	Helsingborg	Catena Tostarp Tre AB	559211-5124	Helsingborg
Catena Jakobsberg AB	556607-0925	Helsingborg	Catena Tostarp Två AB	559025-2259	Helsingborg
Catena Jordbromalm 4:41 AB	556731-8554	Helsingborg	Catena Transportstaden Örebro AB	556591-2309	Helsingborg
Catena Järfälla AB	556605-0737	Helsingborg	Catena Tätarp 16:22 AB	559018-0880	Helsingborg
Catena Jönköping AB	556536-7587	Helsingborg	Catena Umeå AB	556605-0562	Helsingborg
Catena Jönköping Två AB	556691-3215	Helsingborg	Catena Umeå Två AB	556708-3422	Helsingborg
Catena Karlstad AB	556605-0695	Helsingborg	Catena Vanda AB	556672-1402	Helsingborg
Catena Klarinetten 1 AB	556720-9050	Helsingborg	Catena Varalöv AB	556663-0025	Helsingborg
Catena Klippan AB	556536-7579	Helsingborg	Catena Vasslan AB	556697-7137	Helsingborg
Catena Klippan Mega AB	556594-2603	Helsingborg	Catena Vindtunneln 2 AB	556685-3064	Helsingborg
Catena Kokmose A/S	DK 31264596	Gentofte	Catena Vissol AB	556140-0135	Helsingborg
Catena Kometvej ApS	DK 39610809	Gentofte	Catena Vissol Två AB	556717-7653	Helsingborg
Catena Konen AB	556802-4771	Helsingborg	Catena Vrams AB	559211-4259	Helsingborg
Catena Kopparverket AB	556700-1275	Helsingborg	Catena Vångagårdet AB	559086-8021	Helsingborg
Catena Korsberga 1 AB	556834-6539	Helsingborg	Catena Välingen KB	969728-6160	Helsingborg
Catena Kristianstad AB	556697-7202	Helsingborg	Catena Vårdshuset AB	556697-7145	Helsingborg
Catena Kungsbacka AB	556969-5439	Helsingborg	Catena Värnamo AB	556950-7592	Helsingborg
Catena Källstalöt AB	556499-4076	Helsingborg	Catena Växjö Ett AB	556222-2595	Helsingborg
Catena Köpingegården HB	916626-8806	Helsingborg	Catena Åre 92 AB	559177-3980	Helsingborg
Catena Lagret 1 AB	556660-1539	Helsingborg	Catena Årsta AB	556605-0760	Helsingborg
Catena Lagret 4 AB	559007-5544	Helsingborg	Catena Ättehögen AB	556659-9360	Helsingborg
Catena Linköping AB	556605-0471	Helsingborg	Catena Örebro AB	556636-3270	Helsingborg
Catena Logistikposition Helsingborg AB	556688-6635	Helsingborg	Catena Östanvinden AB	556697-7111	Helsingborg
Catena Lokesvej ApS	DK 39605260	Gentofte	Hallsbergs Terminal AB	556317-5966	Helsingborg
Catena M.P. Allerups Vej 61 ApS	DK 40895108	Gentofte	Logistikposition Karlshamn AB	556752-6040	Karlshamn
Catena Magasinet 3 AB	559002-1126	Helsingborg	Logistikposition Katrineholm AB	556692-4147	Katrineholm
Catena Magneten 3 AB	556857-4098	Helsingborg	Queenswall AB	559001-6696	Helsingborg
Catena Magneten 6 AB	559090-1715	Helsingborg	Queenswall Två AB	559164-2979	Helsingborg

Note 13. Participations in associated companies

Associated companies	31 Dec 2021	31 Dec 2020
<i>Accumulated cost</i>		
At beginning of the year	1.0	1.0
Acquisitions	0.4	–
Carrying amount at year-end	1.4	1.0

Pertains to the percentage of share capital, which corresponds to the proportion of voting rights.

Urban Services Sweden AB is owned by Catena as an associated company together with Fabege and Ragnsells with 33.3 percent each. The Company will develop and coordinate logistics for the transport of products and goods into and out of Arenastaden in Solna.

In addition to the proportion of ownership and the Parent Company's recognised values, the following table displays the associated companies' summary income statements and balance sheets, SEK million (100 percent).

2021

Joint ventures/ Associated companies	Corp. Reg. No.	Registered office	Participation	Assets	Liabilities	Income	Profit	Carrying amount
Urban Services Sweden AB	559108-8397	Solna	33.3%	6.7	1.7	12.3	0.7	1.4
Total				6.7	1.7	12.3	0.7	1.4

2020

Joint ventures/ Associated companies	Corp. Reg. No.	Registered office	Participation	Assets	Liabilities	Income	Profit	Carrying amount
Urban Services Sweden AB	559108-8397	Solna	25.0%	6.0	1.7	12.9	1.2	1.0
Total				6.0	1.7	12.9	1.2	1.0

For more information, see Group Note 14, Participations in associated companies and collaborative arrangements.

Note 14. Accounts receivable

The Parent Company's accounts receivable amounted to SEK 0.0 million (0.0). Of these, SEK 0.0 M (0.0) have fallen due. No bad debt losses arose for the Parent Company during the year.

Note 15. Financial instruments and financial risk management

Financial policy

The Parent Company's assumption of financial risk is governed by the risk mandate set by Catena's Board. The policy and targets are detailed in Group Note 20 Financial instruments and financial risk management.

Financing and financing risks

Loan terms, interest and maturity structure

	Nominal amount in original currency		Average interest rate	
	31 Dec 2021	31 Dec 2020	31 Dec 2021	31 Dec 2020
Commercial papers*	999.1	598.8	2.2%	1.0%
Liabilities to credit institutions	–	700.0	0.0%	1.5%
Bond loans	1,400.0	–	1.39%	–
Liabilities to Group companies	3,238.9	3,421.4	0.5%	0.5%
Liabilities to associated companies	0.2	28.4	0.5%	0.5%

* The average interest rate is stated with regard to the cost of the backup facility.

The Group's interest-rate risk is hedged in the Parent Company. All carrying amounts in the Parent Company correspond to fair values. The carrying amounts on the closing date are shown in the following table.

	Nominal value		Carrying amount	
	31 Dec 2021	31 Dec 2020	31 Dec 2021	31 Dec 2020
Interest-rate swap contracts	5,365.9	5,714.6	-140.4	-343.0

A one percentage-point rise in the interest rate for interest-bearing liabilities, assuming unchanged loan volumes and fixed-interest terms in line with valid derivative agreements, would have a positive impact on earnings of SEK 7.8 million (2.6).

Note 16. Prepaid expenses and accrued income

	31 Dec 2021	31 Dec 2020
Prepaid fee for credit facility	4.7	4.2
Prepaid rent	0.6	0.7
Other prepaid expenses	2.6	3.0
Total	7.9	7.9

Note 17. Shareholders' equity
Number of shares in issue at 31 December 2021

Class of shares	Number of registered shares	Quotient value per share, SEK	Total value per share, SEK	Number of votes per share	Total votes
Ordinary shares	41,226,764	4.40	181,397,761.60	1	41,226,764

All shares confer equal rights to participate in the Company's assets and earnings.

Development of share capital

Year	Transaction	Increase in share capital, SEK	Total share capital, SEK	Increase in number of registered shares	Total number of registered shares	Total number of shares outstanding
1999	New share issue	49,075,400	50,000,000	490,754	11,555,662	11,555,662
2006	Bonus issue	883,800	50,883,800	8,838	11,564,500	11,564,500
2013	Private placement	59,976,189	110,859,989	13,630,952	25,195,452	25,195,452
2014	Private placement	1,964,464	112,824,453	446,469	25,641,921	25,641,921
2016	Private placement	31,886,672	144,711,125	7,246,971	32,888,892	32,888,892
2016	Private placement	1,525,102	146,236,227	346,614	33,235,506	33,235,506
2016	Private placement	11,000,000	157,236,227	2,500,000	35,735,506	35,735,506
2017	Private placement	7,383,275	164,619,502	1,678,017	37,413,523	37,413,523
2018	Private placement	1,255,452	165,874,954	285,330	37,698,853	37,698,853
2021	Private placement	2,322,808	168,197,762	527,911	38,226,764	38,226,764
2021	Private placement	13,200,000	181,397,762	3,000,000	41,226,764	41,226,764

The dividends adopted by the Annual General Meeting and disbursed in 2021 were SEK 7.50 per share or a total of SEK 309.2 million. For 2021, the Board proposes an ordinary dividend of SEK 8.00 per share. Based on the number of shares outstanding entitled to receive a dividend for the 2021 financial year, the proposal entails a total dividend amount of SEK 329.8 million. The dividend amount cor-

responds to 100.8 percent of the dividend target in Catena's financial targets, SEK 327.2 million.

The Parent Company's target for asset management and its financial targets corresponds to those of the Group's and are detailed in Note 20 Financial instruments and financial risk management for the Group.

Note 18. Other provisions

	2021	2020
Pension commitments	-	2.6
Special payroll tax	-	0.6
Total other provisions	-	3.2

Payments

	2021	2020
Amount for which a provision is expected to be paid after more than 12 months	-	3.2

	2021	2020
Opening balance	3.2	2.1
New provision	-	1.1
Settled commitments	-3.2	0.0
Closing balance	0.0	3.2

Note 19. Accrued expenses and deferred income

	31 Dec 2021	31 Dec 2020
Accrued salary-related expenses	16.6	14.0
Accrued interest expenses	9.8	14.6
Other accrued expenses	2.6	4.2
Total	29.0	32.8

Note 20. Pledged assets and contingent liabilities

Pledged assets	31 Dec 2021	31 Dec 2020
Guarantee obligations	-	-
Total	-	-

Contingent liabilities	31 Dec 2021	31 Dec 2020
Guarantees given for Group companies	8,662.8	8,430.2
Guarantees given for associated companies	201.0	76.7
Total	8,863.8	8,506.9

Note 21. Cash-Flow Statement

Supplementary disclosures	1 Jan 2021 -31 Dec 2021	1 Jan 2020 -31 Dec 2020
Interest paid and dividends received		
Interest received	224.1	201.5
Interest paid	-135.8	-126.9
Adjustments for non-cash items		
Amortisation, depreciation and impairment of assets	0.8	0.6
Change in value of derivatives	-202.5	-38.1
Other non-cash profit/loss items	-3.3	1.2
Total	-205.0	-36.3

Reconciliation of changes in net debt	Cash and cash equivalents	Liabilities to associated companies	Interest-bearing liabilities	Total
Net debt as of 31 December 2020	403.8	-28.4	-1,298.8	-923.4
Cash flow	577.0	28.2	-1,100.3	-495.1
Net debt as of 31 December 2021	980.8	-0.2	-2,399.1	-1,418.5

Note 22. Classification of financial instruments

2021	Measurement categories			
	Measured at fair value via profit or loss	Measured at fair value via other comprehensive income	Measured at amortised cost	Carrying amount
Financial assets				
Other current receivables	-	-	5,548.3	5,548.3
Cash and cash equivalents	-	-	980.8	980.8
Total	-	-	6,529.1	6,529.1
Non-financial assets				3,310.1
Total				9,839.2
Financial liabilities				
Commercial papers	-	-	-999.1	-999.1
Bond loans	-	-	-1,400.0	-1,400.0
Interest-rate derivatives	-140.4	-	-	-140.4
Accounts payable	-	-	-4.3	-4.3
Other current liabilities	-	-	-3,239.1	-3,239.1
Accrued expenses	-	-	-29.0	-29.0
Total	-140.4	-	-5,671.5	-5,811.9
Non-financial liabilities				-6.6
Total				-5,818.5

Carrying amounts correspond, to all intents and purposes, to fair values for all balance-sheet items.

2020	Measurement categories			
	Measured at fair value via profit or loss	Measured at fair value via other comprehensive income	Measured at amortised cost	Carrying amount
Financial assets				
Other current receivables	–	–	4,164.0	4,164.0
Cash and cash equivalents	–	–	403.8	403.8
Total	–	–	4,567.8	4,567.8
Non-financial assets				3,342.8
Total				7,910.6
Financial liabilities				
Commercial papers	–	–	-598.8	-598.8
Liabilities to credit institutions	–	–	-700.0	-700.0
Interest-rate derivatives	-343.0	–	–	-343.0
Accounts payable	–	–	-4.3	-4.3
Other current liabilities	–	–	-3,452.7	-3,452.7
Accrued expenses	–	–	-32.8	-32.8
Total	-343.0	–	-4,788.6	-5,131.6
Non-financial liabilities				-3.2
Total				-5,134.8

Carrying amounts correspond, to all intents and purposes, to fair values for all balance-sheet items.

Note 23. Significant events after the end of the financial year

Ahead of Catena's Annual General Meeting on 28 April 2022, the Nomination Committee announced its proposal on 4 March. It is proposed that current Board Members Gustaf Hermelin, Katarina Wallin, Hélène Briggert, Magnus Swärdh, Vesna Jovic, Caesar Åfors, and Lennart Mauritzson be re-elected. It is also proposed that Lennart Mauritzson be newly elected as Chairman of the Board and that auditing company KPMG with Camilla Alm Andersson as the principal auditor be newly elected as the company's auditor.

No other significant events affecting the Group's financial position have taken place following the balance sheet date.

Note 24. Related parties

Related-party transactions

In addition to the related parties detailed for the Group in Note 24, the Parent Company exercises controlling influence over its subsidiaries, see Note 12 Participations in Group companies.

	2021	2020
Transactions with subsidiaries		
Purchases	3.1	2.7
Sales	54.2	53.1
Interest income	222.8	200.1
Interest expenses	17.2	15.7
Dividends received	–	–
Group contributions received are reported as dividends	307.9	276.3
Group contributions paid	216.6	242.5
Current receivables	5,548.3	4,164.0
Interest-bearing liabilities	3,238.9	3,421.4
Guarantees given	8,863.8	8,430.2
Transactions with the Group's associated companies		
Sales	0.5	0.5
Interest income	1.8	1.9
Non-current receivables	54.8	42.0
Interest-bearing liabilities	0.2	28.4
Guarantees given	201.0	76.7
Transactions with other related parties		
Purchases	0.3	0.2

Other information

Liabilities and receivables with related parties pertain to the settlement account, to which interest is charged.

Transactions with related parties are priced at market rates.

Risks and risk management

Successful business operations are built on the responsible and controlled management of risks. Well managed, risks can generate value, while risks that are not managed properly can lead to damage and losses. Accordingly, risk management is an important part of the governance and control of Catena's business operations.

The overall responsibility for Catena's risk management lies with the Board of Directors, while the operational responsibility is delegated to CEO. For identified risks that may arise in the operations and from behaviours that could affect the Company's brand and reputation, there are developed policies, instructions and mandates that are continuously reviewed. Risks based on events beyond the Company's

control and which could disrupt business are evaluated on an ongoing basis. To reduce potentially harmful effects, the Company takes out carefully considered insurance coverage. The risk of personal injury or harm to property that could be incurred as a consequence of Catena's actions is treated in the same way.

● Low risk ● Medium risk ● High risk

To enable structured risk management, Catena has chosen to classify the risks according to the following categories:

RISK CATEGORY	RISK	IMPACT	PROBABILITY	PRIORITY	CHANGE
External	Macroeconomics and the economy	○○●	●○○	Monitor	→
	Crises	○●○	●○○	Monitor	→
Responsible business	Humanity	○○●	○●○	Monitor	→
	Employees	○○●	●○○	Monitor	→
	Bribery, corruption and violations of the Code of Conduct	○●○	●○○	Focus	↑
Operational risks	Property values	○○●	○●○	Focus	→
	Letting ratio	○○●	●○○	Focus	→
	Property expenses	○●○	○●○	Monitor	→
	Project	○●○	○●○	Focus	→
	Rental income	○●○	●○○	Monitor	→
	Counterparty risk	○●○	●○○	Monitor	→
	Acquisitions	○●○	●○○	Focus	→
Legal and compliance risks	Tax legislation	○○●	●○○	Monitor	→
	Environmental legislation	○●○	○●○	Focus	→
Sustainable properties	Climate action failure	○○●	○○●	Monitor	→
	Operational environmental risks	○○●	○●○	Monitor	→
	Biodiversity	○●○	○●○	Focus	↑
	Extreme weather	○●○	○●○	Focus	→
	Contamination or environmental damage to properties/Indemnity risk	○●○	●○○	Monitor	→
Financial risks	Financing risk	○○●	○●○	Focus	→
	Interest-rate risk	○●○	○●○	Focus	→
	Currency risk	●○○	○●○	Monitor	→
	Credit risk/Risk of customer losses	●○○	●○○	Monitor	→
Cyber risks	Cyber attack	○○●	○●○	Focus	↑
	Operational disruption	○●○	○●○	Monitor	→
	Information leakage	○●○	●○○	Monitor	→

EXTERNAL				
RISK	RISK DESCRIPTION	MANAGEMENT/OPPORTUNITIES	EXPOSURE	
			IMPACT	PROBABILITY
Macroeconomics and the economy	Global trade conflicts or other political tensions around the world are examples of societal changes that can affect trade routes and trade patterns. This can, in turn, affect the conditions for Catena's operations.	Catena performs continuous analyses and studies and performs active business intelligence to protect its interests and those of its customers.	○○●	●○○○
Crises	Crises are all major negative external events that Catena cannot directly influence and that can be difficult to predict. Examples of such events are terrorist attacks, cyber attacks and pandemics.	Although Catena cannot directly affect the risks, we work continuously with external monitoring and crisis management plans.	○●○○	●○○○
RESPONSIBLE BUSINESS				
RISK	RISK DESCRIPTION	MANAGEMENT/OPPORTUNITIES	EXPOSURE	
			IMPACT	PROBABILITY
Humanity	Catena works actively to minimise the risk of injury to employees, external staff or others, physically or mentally, at or in the vicinity of Catena's properties or projects.	We work actively with Catena's work environment policy and Catena's Supplier Code of Conduct to ensure a safe environment. In the construction phase, contractors and consultants are responsible and we take out construction and liability insurance. Working actively with environmental certifications helps us to place people and the environment in focus to ensure a beneficial environment for both tenants and visitors. We maintain a close dialogue with our tenants to safeguard the safety and security of the properties.	○○●	○●○○
Employees	Our employees are our most important assets, they conduct our business. Accordingly, our future development is largely dependent on our capacity to recruit, develop and retain employees.	We safeguard an open and transparent work climate and work actively to develop our employees' skills. We also follow up with employee interviews and surveys to find out how they are doing and also to help us analyse any discrepancies. On the whole, our active work with market terms and a Group-wide set of values contributes to our low personnel turnover. We work actively with a succession scheme for key individuals.	○○●	●○○○
Bribery, corruption and violations of the Code of Conduct	Although risks can exist internally, they can also involve suppliers and subcontractors who work on our behalf. Both Catena's brand and business can be damaged by irresponsible or criminal behaviour.	We require mandatory in-house anti-corruption training for all employees, maintain a whistle-blower function and foster a corporate culture based on good business ethics.	○●○○	●○○○
OPERATIONAL RISKS				
RISK	RISK DESCRIPTION	MANAGEMENT/OPPORTUNITIES	EXPOSURE	
			IMPACT	PROBABILITY
Property values	Catena reports its property portfolio at market value. Market value is determined by net operating income and the expected return accepted by the market, which affects Catena's financial reports. Higher future net operating income, as well as a lower return requirement, will have a positive effect on the valuation.	Through long-term work with management and development in attractive areas, we create opportunities for a more stable operating net. The required rate of return set by the market is a factor that Catena cannot directly influence.	○○●	○●○○
Letting ratio	A change in the letting ratio affects income.	Most of Catena's properties are located along the major European motorways adjacent to population centres. This makes Catena less sensitive to macro- and microeconomic impacts. Local property management with close relationships with existing and potential tenants means that we can meet their needs in time, reducing the risk of vacancies.	○○●	●○○○

RISK	RISK DESCRIPTION	MANAGEMENT/OPPORTUNITIES	EXPOSURE	
			IMPACT	PROBABILITY
Property costs	Property costs affect net operating income and then also the market value of our property portfolio. Property expenses are largely associated with energy consumption.	Some property expenses are re-invoiced to tenants, meaning that savings or efficiency projects only affect Catena's income statement to a limited extent.	○ ● ○	○ ● ○
Projects	In its project operations, Catena develops and constructs its own properties. In this part of the business, the risks involve projects being more expensive than planned as a consequence of purchasing prices, inaccurate calculations, delays or other circumstances.	Catena uses a structured decision-making process that takes expertise, market conditions and risk into account. To reduce the risks, projects are followed up continuously.	○ ● ○	○ ● ○
Rental income	Catena's rental income is affected by how well we succeed in developing and managing our properties. Rental income is also affected by the general economic trend.	Catena's maintains a long-term contract portfolio, limiting both risks and opportunities.	○ ● ○	● ○ ○
Counterparty risk	Refers to the risk that the counterparty in a financial transaction will not be able to meet its obligations to pay or deliver.	To limit counterparty risk, Catena requires high creditworthiness.	○ ● ○	● ○ ○
Acquisitions	The risks in connection with acquisitions are that assessments made of the acquired property are incorrect, which may lead to poorer earnings and value development than expected.	In connection with all acquisitions, thorough due diligence is carried out to minimise the risks.	○ ● ○	● ○ ○

LEGAL AND COMPLIANCE RISKS

RISK	RISK DESCRIPTION	MANAGEMENT/OPPORTUNITIES	EXPOSURE	
			IMPACT	PROBABILITY
Tax legislation	The risk of Catena failing to comply with current regulations or to adapt to new or amended regulations.	To manage and minimise the risk, Catena has a Group-wide tax policy and a framework for internal control. We also follow the development of laws, practice and court decisions through continuous training.	○ ○ ●	● ○ ○
Environmental legislation	Extensive political, legal, technical and market changes may be necessary to achieve a climate-neutral society.	Developments regarding laws, regulations and practices in the environmental area are of the utmost importance for Catena. We work pro-actively with the climate issue and have updated our business targets for 2022, with an important parameter being to achieve CO ₂ -neutrality by 2030. Read more on pages 66–69.	○ ● ○	○ ● ○

SUSTAINABLE PROPERTIES

RISK	RISK DESCRIPTION	MANAGEMENT/OPPORTUNITIES	EXPOSURE	
			IMPACT	PROBABILITY
Climate action failure	The risk that governments and the business community will not succeed in enforcing, realising and investing in effective climate mitigation and climate-adapted measures, preserving ecosystems and protecting people in the transition to a low-carbon society.	Catena's goal is to become climate neutral by 2030, an incredibly important step for us to restructure our business. Strategies for achieving this goal include continuing to make our portfolio more energy efficient and reducing energy consumption per m ² while also building out, for example, photovoltaic systems are.	○ ○ ●	○ ○ ●
Operational environmental risks	Direct environmental risks for Catena partly involve how the physical environment affects people and properties, and partly about how prices for materials and energy may change.	We environmentally certify all of our newly constructed buildings and also work actively to certify existing properties. We work actively with energy efficiency improvements throughout the portfolio, set requirements for renewable energy and focus on expanding our photovoltaic systems.	○ ○ ●	○ ● ○

RISK	RISK DESCRIPTION	MANAGEMENT/OPPORTUNITIES	EXPOSURE	
			IMPACT	PROBABILITY
Biodiversity	Irreversible consequences for the environment, people and society and a permanent destruction of natural capital with the consequence that species become extinct.	In all projects, an inventory of natural values is to be made for all projects and a plan of action drawn up to reduce the negative impact on biodiversity. We are targeting net positive biodiversity throughout our portfolio by 2030 – making this a high-priority issue.	○ ● ○	○ ● ○
Extreme weather	Physical risks attributable to global warming, a marked increase in extreme weather events and elevated water levels are among the negative effects of global warming and we understand that climate change could, in the long run, result in damage to our property portfolio.	We are monitoring the trend closely and keep abreast of research results published regarding climate change. In 2021, we conducted an MSCI climate inventory of our portfolio to ascertain its status vis-à-vis physical climate risks and adjustment risks. Read more on page 65.	○ ● ○	○ ● ○
Contamination or environmental damage to properties/Indemnity risk	According to the Environmental Code, anyone having conducted activities that have caused environmental damage is responsible for decontamination. The property owner may be obliged to perform and pay for such measures if the entity having conducted the operations is unable to do so.	Prior to property acquisitions and new projects, we conduct a procedure for identifying possible environmental risks. This procedure identifies how the property is holding up against climate change and physical climate risks and how its status vis-à-vis the targets of the EU taxonomy and whether there are any environmental risks associated with the property.	○ ● ○	● ○ ○

FINANCIAL RISKS

RISK	RISK DESCRIPTION	MANAGEMENT/OPPORTUNITIES	EXPOSURE	
			IMPACT	PROBABILITY
Financing risk	Refers to the risk that Catena will not be able to meet its payment obligations due to a lack of cash and/or financing that is insufficient or can only be arranged on unfavourable terms at a particular time.	By using several different credit-worthy sources of financing together with a maturity structure distributed over different maturities, the financing risk is limited. Catena also ensures that any renegotiations are begun at an early stage. A strong balance sheet and low loan-to-value ratio facilitate future refinancing and help defend Catena's credit rating. To deal with an immediate shortage of liquidity and to secure financing for the next 12–18 months, Catena is negotiating to have confirmed and unutilised credits available at all times.	○ ○ ●	○ ● ○
Interest-rate risk	The interest rate risk refers to the risk that changes in market interest rates and/or credit margins will have a negative effect on earnings and cash flow, which may, in turn, affect important key figures. When and how such a change takes effect depends on the choice of capital and fixed-interest maturity on borrowed capital.	The Board has adopted a financial policy that governs Catena's management of interest rate risk and that is revised annually. The policy specifies guidelines and key figures that contribute in various ways to limiting interest rate risk. By using a combination of fixed-rate loans and interest rate derivatives to adjust the fixed interest rate in the loan portfolio, the effect of changing market interest rates is limited. The choice of debt maturity has a bearing when credit margins are to be renegotiated. The choice of loan-to-value ratio does not change the interest rate risk in absolute terms, although the size of loan portfolio does affect the relative importance of the interest rate risk.	○ ● ○	○ ● ○

RISK	RISK DESCRIPTION	MANAGEMENT/OPPORTUNITIES	EXPOSURE	
			IMPACT	PROBABILITY
Currency risk	Catena has assets and liabilities in Danish kroner (DKK), which incurs risks that exchange rate fluctuations will have a negative impact on the Group's cash flow, profit and balance sheet. Catena's reporting currency is Swedish kronor (SEK), meaning that translation differences, for example, could have a significant effect on the Group's operations and financial position.	Currency risk is mainly managed by arranging financing in DKK for Danish assets. The net exposure, expressed as assets minus liabilities, can be reduced either by means of currency derivatives or by raising financing in DKK to finance Swedish assets. The transaction exposure is normally managed by matching income and expenses in the same currency.	●○○	○●○○
Credit risk/Risk of customer losses	Credit risk refers to the risk that our tenants will not be able to meet their payment obligations.	Each region continuously assesses the capacity of new and existing tenants to pay their rent in accordance with their lease.	●○○	●○○○

CYBER RISKS

RISK	RISK DESCRIPTION	MANAGEMENT/OPPORTUNITIES	EXPOSURE	
			IMPACT	PROBABILITY
Cyber attack	An attack, by an external player, on central IT systems rendering Catena's IT services inaccessible.	The risks are managed by means of anti-virus services, spam and web filters, as well as firewalls.	○○●	○●○○
Operational disruption	The risk of one or more IT services becoming inaccessible due to errors in the handling of hardware and software. All IT services at Catena are provided by an external IT partner, making us dependent on external parties' security efforts.	Risk analyses and assessments take place continuously, after which action plans are drawn up to minimise the risks. Before changes are made to our IT environment, an impact assessment is performed and our external supplier of IT services must continuously report on how they work to minimise the risks of operational disruptions.	○●○○	○●○○
Information leakage	The risk of an external party gaining access to sensitive information.	For account permissions and IT equipment, Catena applies access controls combined with multi-factor authentication. To minimise the risks, ongoing efforts are undertaken to train all employees in information security.	○●○○	●○○○

Customer-oriented professionalism and responsible management

Summing up the financial year 2021, we can conclude that Catena achieved its best profits to date. External factors helped us along the way. Like the strong trend in e-commerce, further reinforced by the pandemic, but also the fact that logistics properties attracted much attention over the year as an investment. Increasingly, logistics properties in appropriate locations are hard currency.

As a company, however, Catena has several advantages making us highly competitive compared to the market in general. Over time, we have been able to build significant land reserves in prime logistics locations, giving us good opportunities for continued growth. With our strong cash flows, we have a financial position that opens up new opportunities. Most important of all, however, is our position as a knowledge leader, with expertise, relationships and experience, acquired and earned over the past decade.

Close-knit Board of Directors, experienced Senior Management

Today, Catena's Board of Directors encompasses very strong skills in the property industry, as well as broad experience in other social disciplines. Over the year, we became close-knit as a group, allowing us to concentrate our work to key areas – professionalism and governance with a long-term perspective on the business.

During the year, our CEO Jörgen Eriksson and his experienced team were also extremely professional in switching between challenges in the form of the continued pandemic, very strong growth with demanding new productions and strategic acquisitions, such as our expansion in Denmark.

The interaction between the Board and Senior Management has been able to maintain focus on the business, while also working towards a long-term horizon.

Continued growth brings responsibility

The conditions for Catena's continued growth have never been better. As the knowledge leader in the market, Catena has a strong financial position and considerable trust capital, to which can be added a land reserve and project portfolio that are very attractive.

At the same time, continued growth places great demands on the company and, ultimately, the Board of Directors. Our task is to foster and increase value by developing the operations responsibly. In doing this, we apply tangible processes to mitigate and manage all of the risks and to optimise the return.

We also have a clear long-term perspective, where our focus on sustainability – economically, environmentally



and socially – is an important piece of the puzzle. During the year, we fine tuned our sustainability targets, with Catena's sustainability work and our transparency affording us opportunities to issue green bonds for the first time within our green framework.

Our focus on sustainability and our long-term perspective give us a good platform from which to continue doing what we do best – providing efficient logistics properties in the market's best locations and with customer-friendly management. Entrepreneurship and business acumen in Catena's organisation, the long-term and responsible perspective and the partnership with Catena's customers are the qualities that make us successful.

One of Catena's leading values is to meet expectations. We can rightly claim that we succeeded with that in 2021. With Catena's strong corporate culture, responsible corporate governance and good professional prerequisites, we have every opportunity to continue developing Catena and the Scandinavian logistics properties market.

Helsingborg, March 2022

Gustaf Hermelin,
Chairman of the Board

Corporate governance report

The trust that is so crucial for Catena’s continued success builds on well-defined corporate governance. All business decisions at Catena must be justifiable from a financial and ethical perspective. Through transparency and availability, shareholders and other stakeholders are afforded insight into decision paths, responsibility, powers and control systems.



External regulations	Internal regulations
Swedish Companies Act	Articles of Association
Annual Accounts Act	The Board's formal work plan
Other applicable legislation	Instructions to Executives
IFRS	Core Values
Nasdaq's Rule Book for Issuers	Code of Conduct
Swedish Code of Corporate Governance	Financial Policy
Global Compact	Sustainability Policy
EU Market Abuse Regulation (MAR)	Information and Insider Policy
Global Reporting Initiative (GRI)	Other policies and instructions
EPRA	Remuneration guidelines

Catena’s organisation is built on a customer-oriented management organisation divided into five regions. There are also Group-wide functions for Economy/Finance and Business Support, which encompasses HR, Communications and Sustainability.

Senior Management has the overall responsibility for development, financial management, earnings follow-up and communication with all of the Company’s stakeholders. Finance/Treasury is responsible for the day-to-day accounting based on international standards and the group’s financing. The Group-wide functions are also responsible, alongside the CEO, for the Group’s profiling and its communications with the financial markets and society.

Corporate governance

Catena is a Swedish public limited liability company listed on NASDAQ Stockholm. Catena's corporate governance is based on Swedish regulations and Swedish legislation, primarily the Swedish Companies Act but also the listing agreement with Nasdaq Stockholm, the Swedish Code of Corporate Governance (the Code), the Articles of Association and other relevant regulations. In addition to relevant legislation and regulations, Catena's Board of Directors and Senior Management endeavour to ensure that Catena complies with the requirements imposed by the stock exchange, shareholders and other stakeholders. The Swedish Code of Corporate Governance, the "Code", available at www.bolagsstyrning.se, is aimed at ensuring favourable conditions for active and responsible ownership. It is based on the principle of comply or explain. Deviations from the Code must be justified and explained.

Swedish Code of Corporate Governance

The Company follows the Swedish Code of Corporate Governance.

Shareholders

Catena's shares are traded on Nasdaq Stockholm, Large Cap. At 31 December 2021, the share capital in Catena AB totalled SEK 181,397,761.60 with a quota value of SEK 4.40 each, distributed between 41,226,764 ordinary shares.

The largest shareholder, as of 28 February 2022, is the Backahill Group with 27.2 percent (29.8) of the capital. No other shareholders held 10 percent or more of the shares outstanding. Each share confers one vote and each person entitled to vote at the General Meeting of shareholders may vote for the full number of shares held and represented.

→ Read more about Catena's shares and shareholders on pages 53–54.

Shareholder distribution by holding, as of 28 February 2022

	Number	Ownership Holding, %
1–500	14,496	95.9
501–1,000	337	2.2
1,001–5,000	200	1.3
5,001–10,000	33	0.2
10,001–15,000	0	0.0
15,001–20,000	33	0.2
20,001–	81	0.5
Total	15,180	100.0

Source: Monitor (Modular Finance).

Ownership structure, 28 February 2022

	No. of shares, thousands	Votes, %
Backahill	11,221	27.2
PGGM Pensioenfonds	2,805	6.8
Länsförsäkringar Fonder	2,517	6.1
Fjärde AP-Fonden (AP4)	1,126	2.7
Vanguard	1,120	2.7
SFU Sverige	1,060	2.6
SEB Fonder	917	2.2
BlackRock	640	1.6
Norges Bank	577	1.4
Cohen & Steers	563	1.4
AFA Försäkring	547	1.3
Aberdeen Standard Investments	508	1.2
Odin Fonder	496	1.2
H5 Properties A/S	391	1.0
Other shareholders	16,739	40.6
Total	41,227	100.0

Source: Monitor (Modular Finance).

Annual General Meeting

The Annual General Meeting (AGM) is the Company's highest decision-making body. At the AGM, all shareholders are provided with the opportunity, not subject to limitation, to exercise influence over the Company corresponding to their respective share-holdings. The Company applies no special arrangements concerning the function of the AGM – neither based on any provisions in the Articles of Association or, insofar as the Company is aware, any agreements between shareholders. The AGM appoints the Board and auditors and adopts principles for the remuneration of the Board, auditors and Senior Management. When necessary, the AGM also makes decisions regarding amendments to the Articles of Association, dividends and changes in share capital. At the AGM, which must be held within six months of the close of the financial year, resolutions must be passed on the adoption of the Balance Sheets and Income Statements, the appropriation of Catena's profit or loss and the discharge of responsibility of the Board and the CEO.

Annual General Meeting, 29 April 2021

Following the adoption of the balance sheet and income statement in the Annual Report, the Meeting resolved, in accordance with the Board's proposal, to approve payment of a dividend of SEK 7.50 per share to be paid out on two occasions in the amount of SEK 3.75 per share on each occasion. The record date was set for 3 May 2021 and 3 November 2021, respectively, with payment on 6 May 2021 and 8 November 2021, respectively.

The Annual General Meeting resolved that the number of Board Members elected by the Annual General Meeting should be seven ordinary members with no deputies. The Annual General Meeting adopted the Nomination Committee's proposal that Gustaf Hermelin, Katarina Wallin, Hélène Briggert, Magnus Swärdh, Caesar Åfors and Vesna Jovic be re-elected as ordinary Board Members, that Lennart Mauritzson be newly elected as an ordinary

Board Member, and that Gustaf Hermelin be re-elected as the Chairman of the Board. The auditing firm, PricewaterhouseCoopers AB was appointed auditor, with authorised public accountant Mats Åkerlund as the principal auditor. The Annual General Meeting discharged the Board Members and CEO from liability for the 2020 financial year.

The Annual General Meeting adopted the Nomination Committee's proposal that fees be paid to the Board of Directors in the amount to SEK 385,000 (previously SEK 350,000) to the Chairman and SEK 190,000 (previously SEK 175,000) to each of the other Board members who are not employed by the Company. For work on the Remuneration Committee, additional remuneration of SEK 80,000 (80,000) is to be paid, to be distributed in the amount of SEK 40,000 (40,000) to the chairman of the Committee and SEK 20,000 (20,000) to each of the other two members; for the Audit Committee, remuneration of SEK 100,000 (100,000) is to be paid, to be distributed in the amount of SEK 50,000 (50,000) to the chairman of the Committee and SEK

25,000 (25,000) to each of the other two members.

It was resolved that fees to the auditors be paid according to customary standards and approved invoicing. In addition, the Board of Directors' proposal regarding updated guidelines for remunerations to senior executives was adopted. The Annual General Meeting resolved that no changes be made to the instructions for, or the composition of, the Nomination Committee and that fees should not be paid to the members of the Nomination Committee.

In accordance with the proposal presented, the Annual General Meeting authorised the Board to acquire and divest treasury shares. Acquisitions and divestments may not exceed one-tenth of the Company's total shares and decisions may be made on one or several occasions. The Annual General Meeting also authorised the Board to decide on a new share issue not exceeding one-tenth of the total number of shares outstanding and decisions may be made on one or several occasions. Authorisations to implement acquisitions and new share issues are to be limited so that the number of shares acquired by the Company itself and the number of new shares issued in accordance with a decision by the Board of Directors, as authorised by the Annual General Meeting would, combined, correspond to at most 1/10 of all shares outstanding in the Company.

The complete minutes can be found at catenafastigheter.se/om-oss/bolagsstyrning/arsstamma/tidigare-arsstammor.

ANNUAL GENERAL MEETING 2022

Catena's Annual General Meeting will be held on 28 April 2022 at 4.00 p.m. CET at the World Trade Center, Stockholm. Shareholders wishing to participate in the Meeting must be entered in the share register prepared by Euroclear Sweden AB and register themselves and any proxy to the meeting no later than 22 April. Shareholders unable/unwilling to attend the Meeting in person may vote by proxy, postal ballot, by letter or digitally using BankID. Detailed information about the Annual General Meeting is available on Catena's website: www.catenafastigheter.se.

Nomination Committee

The Nomination Committee's task is to propose a Board that has an even gender distribution, versatility and broad expertise. Catena's Annual General Meeting on 29 April 2021 decided to appoint a Nomination Committee consisting of representatives of the four largest shareholders and the Chairman. If any one of the four largest shareholders declines to appoint a representative, the Chairman shall urge the next-largest shareholder to appoint a shareholder representative. In accordance with the decision, the members of the Nomination Committee and the shareholders they represent shall be announced as soon as they have been appointed. Since two of the major shareholders have declined participation, the Nomination Committee now has the following composition.

Name	Appointed by
Anders Nelson	Backahill Inter AB
Benjamin Woesthoff	PGGM Investments
Johannes Wingborg	Länsförsäkringar Fondförvaltning AB
Gustaf Hermelin	Chairman of the Board and appointed by SFU Sverige AB

→ For current Nomination Committee: www.catenafastigheter.se/om-oss/bolagsstyrning/valberedning

The Chairman of the Nomination Committee is Anders Nelson, while the Chairman of the Board, Gustaf Hermelin, convenes the Committee. Combined, the four shareholder representatives hold approximately 45.6 percent of the votes in Catena as of 1 October 2021.

In accordance with applicable decisions, new shareholder representatives are to be appointed when ownership changes.

All members of the Nomination Committee have thoroughly considered whether there is any conflict of interest in accepting the assignment as a member of Catena's Nomination Committee. The Nomination Committee has addressed the issues incumbent on it to address in accordance with the Swedish Code of Corporate Governance and has, among other topics, discussed:

- The size of the Board of Directors
- Areas of expertise that the Board of Directors should embody
- How the current Board of Directors meets the requirements that will be imposed with regard to Catena's future development
- The composition of the Board of Directors, taking experience, gender and background into account, as well as the regeneration of the Board of Directors and any conflicts of interest in its work
- Election of auditors and their remuneration
- Decision on principles for the appointment of the Nomination Committee

In the view of Catena's Nomination Committee, the members of the Board are highly skilled and experienced in the areas of property, logistics and sustainability.

Board of Directors

The Board's overriding task is to manage Catena's and the Group's activities on behalf of the owners in a way that best secures the owners' interest in a favourable long-term return on capital. The members are elected annually at the AGM for the period up to the end of the following AGM.

The Board's work is carried out in compliance with statutory provisions, regulations, the Articles of Association and the formal work plan. The formal work plan is discussed at the statutory Board meeting and is set annually. The composition of the Board includes expertise and experience from the areas that are of major importance as part of efforts to support, monitor and control operations in a property company. Board Members have expertise in properties, the property market, sustainability, financing, logistics, digital trade and business development, for example. In accordance with the Articles of Association, Catena's Board is to comprise not fewer than five and not more than nine members with no deputies. Catena's Board comprises seven members who were elected at the AGM on 29 April 2021. For further information on the members of the Board of Directors, see the presentation of the Board and Senior Management on pages 144–145.

The work of the Board

The Chairman of the Board is responsible for leading the work of the Board in an efficient and appropriate manner. In addition to leading the work, the Chairman monitors the Group's development on an on-going basis through contact with the CEO on strategic issues. During 2021, 17 minuted Board meetings were held, one of which was statutory. The members' attendance is shown in the Board Presentation on page 144.

During the year, the CFO acted as the secretary of the Board. The Head of Treasury has also been co-opted to the Board of Directors. In addition to the above items, Board meetings have addressed market issues, plans and strategies for the Group's development and the on-going follow-up of results and position, valuations of the Group's

properties, liquidity and financing as well as investment decisions. Catena's Code of Conduct addresses the risk of conflicts of interest for Board Members and how to avoid them.

Catena's principal auditor Mats Åkerlund, PwC, has been co-opted on two occasions, at a Board meetings on 18 February and 5 July 2021.

Most of the Board's meetings over the year were held digitally because of Covid-19.

Formal work plan

The Board of Catena works in accordance with a formal work plan consisting of instructions in respect of the division of duties and financial reporting. The formal work plan represents a complement to the provisions of the Swedish Companies Act and Catena's Articles of Association and is reviewed annually. The Board appoints the CEO and assesses his/her work. The CEO does not attend this assessment. The Board is responsible for continuously monitoring and controlling Catena's operations. Consequently, it is the duty of the Board to ensure there is a functioning reporting system. The systems, which were evaluated during the year, and have proven appropriate and effective. Regular reports concerning Catena's and the Group's economic and financial position, current market issues, project reporting, and, in certain cases, underlying information for investment decisions, acquisitions and property sales, are presented at Board meetings.

In addition to being responsible for Catena's organisation and administration, the Board's key task is to make decisions on strategic issues. Each year, the Board sets the overall goals for the Group's operations and decides on strategies to attain these goals. The CEO's instructions and internal policy documents are also reviewed continuously.

Assessment of the work of the Board

Each year, the Chairman of Catena's Board performs an evaluation of the Board's ability to perform its duties, its

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
BOARD MEETINGS	<p>9 3 February Additional meeting. Business discussion.</p> <p>10 18 February Ordinary meeting. Year-end report</p>	<p>11 1 March Additional meeting. Decision to issue private placement.</p> <p>12 1 March Additional meeting. Decision on allotment in set-off issue.</p>	<p>13 24 March Ordinary meeting. Annual Report 2020 and Remuneration Report.</p> <p>14 30 March Additional meeting. Decision to implement a private placement.</p>	<p>15 31 March Additional meeting. Decision to issue private placement.</p> <p>16 31 March Additional meeting. Decision on allocation in private placement.</p>	<p>1 29 April Ordinary meeting. Q1.</p> <p>2 29 April Statutory meeting.</p> <p>17 9 April Additional meeting. Update of Finance Policy and financial targets, etc.</p>	<p>3 10 June Additional meeting. Decision on Information and Insider Policy.</p>
AUDIT COMMITTEE		<p>8 February Ordinary meeting. Closing of the books for 2020.</p>		<p>9 April Ordinary meeting. Q1. Annual General Meeting.</p>		
REMUNERATION COMMITTEE		<p>17 February Ordinary meeting. Remuneration guidelines, frameworks, etc.</p>				
<i>Ongoing contacts over the year</i>						

working methods and composition in relation to the direction and challenges facing the Company. The individual Board Members' competence, commitment and suitability (from a variety of perspectives) are tested by means of open questions that each member is required to respond to. The questions posed also concern the composition of the Board, its function, including its structure and processes, as well as collaboration with Senior Management. That is, questions that assess the Board's function and capacity to make correct decisions and manage the Company responsibly. These considerations form the basis of a private dialogue between the Chairman, the Nomination Committee and the individual member, based on the Company's planning and the expectations of the member as well as the member's expectations on the Board. Based on its assessment of the Board, the Nomination Committee, which also has discussions with the Company's CEO and auditor, proposes to the Annual General Meeting, among other things, a Board of Directors for the coming financial year. This process has proven to work well, taking the balanced composition of the Board into account, with regard primarily to expertise, but also gender and age.

Board Committees

Remuneration Committee

The Remuneration Committees shall address issues regarding, for example, remuneration and other terms of employment for the CEO and senior executives, as well as remuneration frameworks for other employees and questions regarding any variable remuneration programmes within the Group. In 2021, the Remuneration Committee consisted of Katarina Wallin (Chairman), Lennart Mauritzson and Magnus Swärdh.

Audit Committee

The task of the Audit Committee is to maintain and add to efficiency in contacts with the Group's auditor and to supervise the procedures for auditing and financial reporting. The Committee also evaluates the work of the auditor

and monitors how accounting principles and requirements are progressing. During 2021 the Committee consisted of Caesar Åfors (chairman), Hélène Briggert and Vesna Jovic. Jörgen Eriksson (CEO), Sofie Bennsten (CFO), Martin Dellbratt (Chief Accountant), Mats Åkerlund (principal auditor, PwC) and Karin Wannfors (auditor, PwC) have also participated in the Committee's meetings.

Auditor

The auditor reports the results of his examination to the shareholders in the auditor's report. This is presented at the AGM. In addition, the auditor presents a detailed report to the Board twice annually. In conjunction with this report, a discussion is also held concerning the observations of the audit. In addition to auditing, PwC has also provided services in the areas of taxes and accounting.

CEO

The CEO leads operations on the basis of the CEO's instructions drawn up by the Board. According to the instructions, the CEO is tasked with ensuring that the Board Members receive regular information and reports on Catena's progress to enable them to make sound assessments and well-founded decisions. The CEO must also ensure that Catena observes the obligations regarding information and so forth that arise from the listing agreement with NASDAQ Stockholm. The CEO's duties also include supervising compliance with the goals, policy and strategic plans established by the Board and ensure that they are submitted to the Board for updating or review whenever necessary.

Stock market information

Catena submits prompt, simultaneous, correct and reliable information to existing and potential shareholders and other stakeholders. The Company submits quarterly interim reports, a year-end report and an Annual Report for the entire financial year. Current information about Catena, such as press releases and financial reports are



available on Catena's website www.catenafastigheter.se. The information can also be ordered directly from Catena by telephone or by e-mail.

Internal control

The Board is responsible for internal control pursuant to the Swedish Companies Act and the Swedish Code of Corporate Governance. This Corporate Governance Report has been prepared in accordance with Chapter 6, Section 6 of the Swedish Annual Accounts Act and Item 10 in the Swedish Code of Corporate Governance, and is thus limited to internal control and risk management related to financial reporting. The basis of internal control is the control environment in which the work of the Board and Senior Management is set.

Catena has no separate internal audit function. The Board assesses the need for such a function annually and has determined that ongoing internal control efforts, which should preferably be performed by Senior Management, constitute a sufficient audit function in terms of the Company's business and size.

The Board has adopted a number of important policies and basic guidelines for internal control and the CEO reports regularly to the Board of Directors on the basis of established routines and documents. Catena's internal control structure is based on a clear division of responsibility and work between the Board and CEO, as well as within operational activities. Operational activities include business control and business planning processes. Examples of these include tools for monitoring operations, preparations ahead of the purchase and sale of properties/companies, and underlying data for property valuations. Control activities are conducted in the company's critical processes, at both the property level and the regional level through continuous performance monitoring. Key performance indicators are also analysed within the legal Group structure.

To prevent and detect errors and deviations, there are, for example, systems for attestation rights, reconciliations and reporting of business transactions, reporting templates as well as accounting and valuation policies. These systems are continuously updated.

The overall responsibility for Catena's risk management lies with the Board of Directors, while the operational responsibility is delegated to CEO. For identified risks that may arise in the operations and from behaviours that could affect the Company's brand and reputation, there are developed policies, instructions and mandates that



are continuously reviewed. Risks based on events beyond the Company's control and which could disrupt business are evaluated on an ongoing basis. To reduce potentially harmful effects, the Company takes out carefully considered insurance coverage. The risk of personal injury or harm to property that could be incurred as a consequence of Catena's actions is treated in the same way.

Finally, there is a whistle-blower service that makes it easier for employees and partners who want to anonymously submit information regarding suspected misconduct in violation of relevant laws, ethics, morals, or Catena's policies. Reports are received and investigated by an external actor. External communications are regulated at an overarching level by an Information and Insider Policy. The internal information is mainly communicated through regular meetings and via the company's intranet.

→ See also pages 131–135, Risks and risk management.

Helsingborg, March 2022

Board of Directors



Contact Gustaf Hermelin, Chairman of the Board
gustaf.hermelin@catenafastigheter.se

Appropriation of earnings

The Board assesses that the financial status of the Company and the Group is sufficiently sound to both develop the operations and propose a cash dividend in accordance with the Company's dividend policy.

Appropriation of earnings

The Board of Directors' statement pursuant to Chapter 18, Section 4 of the Companies Act.

Proposed appropriation of accumulated profit

The following amounts are at the disposal of the Annual General Meeting:

	SEK
Profit brought forward	3,521,577,375
Profit for the year	274,015,225
Total	3,795,592,600

The Board of Directors and CEO propose that the available profit be distributed in the following manner:

	SEK
To be distributed to shareholders:	
SEK 8.00 per share	329,814,112
To be carried forward	3,465,778,488
Total	3,795,592,600

The Board of Directors' proposal

In the proposed appropriation of earnings, the Board of Directors proposes to the 2022 Annual General Meeting that Catena pay a dividend of SEK 8.00 per share for the

2021 financial year, entailing a total dividend payment of SEK 329,814,112 (286,700,730). From the annual accounts it can be seen that Catena's consolidated equity ratio amounts to 43.5 percent. Following the deduction of the proposed dividend, the Group's equity ratio amounts to approximately 42.8 percent. One of Catena's financial targets is that the consolidated equity ratio should be a minimum of 40 percent.

Explanatory statement by the Board

In light of the aforementioned, the Board believes that the proposed dividend to shareholders is warranted considering the stipulations in Chapter 17, Section 3, Paragraph 2 and 3 of the Swedish Companies Act. The Board is of the opinion that there is full cover for the Company's restricted equity following the proposed dividend. After the proposed dividend, the Board believes that the Company's and Group's equity and liquidity will be sufficient considering the nature, scope and risk of the operations. The Board is of the opinion that the proposed dividend will not affect Catena's capacity to meet its short or long-term commitments. Moreover, the Board believes that the investments required for the Company's operations will not be adversely impacted. As regards the Company's earnings and overall financial position in other regards, please refer to the financial statements in this report and the notes to the financial statements on pages 92–130.

Board of Directors



GUSTAF HERMELIN
Chairman of the Board.
Born, year: 1956. **Year elected:** 2013.
Education: Business Administration, Stockholm School of Economics.
Principal occupation: Own operations in agriculture and forestry, as well as property development.
Other assignments: Member of the Board of Vectura Fastigheter AB.
Shareholding: 1,059,996 shares (through companies).
Dependency: Dependent in relation to the Company and executive management. Dependent in relation to major shareholders.
Attendance at Board meetings: 17/17



H EL NE BRIGGERT
Board Member.
Born, year: 1985. **Year elected:** 2017.
Education: Economist, Lund University.
Principal occupation: Partner in The Active Brands Group Scandinavia AB and HEG Invest AB.
Other assignments: Board Member of companies in the HEG Group.
Shareholding: 800 shares.
Dependency: Independent in relation to the Company and executive management. Independent in relation to major shareholders.
Attendance at Board meetings: 17/17
Attendance, Audit Committee: 4/4



VESNA JOVIC
Board Member.
Born, year: 1961. **Year elected:** 2020.
Education: Graduate social worker.
Principal occupation: Municipal director, Municipality of J rf lla.
Other assignments: Board member of Statens Servicecenter (central government service centre) and Coronakommissionen.
Shareholding: No shares.
Dependency: Independent in relation to the Company and executive management. Independent in relation to major shareholders.
Attendance at Board meetings: 17/17
Attendance, Audit Committee: 4/4



LENNART MAURITZSON
Board Member.
Born, year: 1967. **Year elected:** 2021.
Education: Economist, Halmstad University/Lund University. Law programme, Lund University.
Principal occupation: President and CEO, Backahill AB.
Other assignments: Board Members of Brinova Fastigheter AB, Wihlborgs Fastigheter AB, Fabege AB and R gle Marknads AB.
Shareholding: No shares.
Dependency: Independent in relation to the Company and executive management. Dependent in relation to major shareholders.
Attendance at Board meetings: 7*/17
Attendance, Remuneration Committee: 0*/1



MAGNUS SW RDH
Board Member.
Born, year: 1968. **Year elected:** 2019.
Education: M.Sc. in Business Administration.
Principal occupation: CFO Backahill AB.
Other assignments: Chairman of the Boards of Gram Group AB and Lima Timmerhus AB. Member of the Boards of R gle BK and Foodhills Fastigheter AB.
Shareholding: 800 shares.
Dependency: Independent in relation to the Company and executive management. Dependent in relation to major shareholders.
Attendance at Board meetings: 9/17
Attendance, Remuneration Committee: 0/1



KATARINA WALLIN
Board Member.
Born, year: 1970. **Year elected:** 2013.
Education: M.Sc. in Engineering from KTH, the Royal Institute of Technology. Behavioural Science and Business Administration from Stockholm University.
Principal occupation: Strategy Consultant and Partner at Evidensgruppen.
Other assignments: Chairman of the Boards of Belatchew Arkitekt AB, Evimetrix AB, Bernow Lindqvist Wallin AB and Au Point AB. Member of the Board of Evidens blw AB and Sveafastigheter Utveckling AB, Kavaljer AB and Nordisk Byggdag.
Shareholding: No shares.
Dependency: Independent in relation to the Company and executive management. Independent in relation to major shareholders.
Attendance at Board meetings: 17/17
Attendance, Remuneration Committee: 1/1



CAESAR  FORS
Board Member.
Born, year: 1959. **Year elected:** 2020.
Education: Forest Officer degree.
Principal occupation: Proprietary operations at Vir  Bruk.
Other assignments: Chairman of the Boards of L nsf rs kringar AB, L nsf rs kringar S dermanland AB and Intea Fastigheter AB, and Member of the Boards of Lansa AB and CRK Forest Management AB.
Shareholding: No shares.
Dependency: Independent in relation to the Company and executive management. Independent in relation to major shareholders.
Attendance at Board meetings: 17/17
Attendance, Audit Committee: 4/4

* Elected to the Board of Directors on 29 April 2021.

Management Team



JÖRGEN ERIKSSON
Position: CEO.
Born, year: 1972.
Employee since: 2016.
Education: M.Sc. in Business Administration.
Previous positions: Head of Business and Property, and Regional Manager at Catena Finance Manager at Helsingborgs Storbildsbolag AB.
Shareholding: 2,000 shares.



SOFIE BENNSTEN
Position: Deputy CEO and CFO.
Born, year: 1969.
Employed since: 2013.
Education: M.Sc. Economics.
Previous positions: Group controller and HR Manager at Catena. Administrative Manager and Chief Accountant at Brinova Fastigheter AB.
Shareholding: 300 shares.



MALIN NISSEN
Position: Head of Business Support.
Born, year: 1967.
Employed since: 2020.
Education: M.Sc. Economics.
Previous positions: HR Manager at Catena. Recruitment consultant at Dreamwork and various management positions in public operations.
Shareholding: 200 shares.



DAVID SILVESJÖ
Position: Chief Treasury Officer.
Born, year: 1979.
Employed since: 2018.
Education: M.Sc. in Business Administration.
Previous positions: Financial Controller/IR at Catena. Finance/Funding Manager and Group controlling at Heimstaden and various positions within the Swedbank Group.
Shareholding: 200 shares.

→ Additional and updated information on assignments and holdings is available at www.catenafastigheter.se

Signing of the Annual Report

The Board of Directors and the CEO certify that the Annual Report has been prepared in accordance with generally accepted accounting standards in Sweden and that the consolidated accounts have been prepared in accordance with the international accounting standards referred to in Regulation (EC) No 1606/2002 of the European Parliament and of the Council of 19 July, 2002 on the application of international accounting standards. The annual accounts and consolidated financial statements provide a true and fair view of the financial position and performance of the Parent Company and Group. The Administration

Report provides a true and fair view of the development of the Group's operations, financial position and performance and describes significant risks and uncertainty factors facing the Group.

The annual accounts and consolidated financial statements were approved for release by the Board on 18 March 2022. The Consolidated Statement of Comprehensive Income, the Consolidated Statement of Financial Position and the Parent Company's Income Statement and Balance Sheet are subject to the approval of the Annual General Meeting on 28 April 2022.

Helsingborg, 18 March 2022

Gustaf Hermelin
Chairman of the Board

Hélène Briggert
Board Member

Vesna Jovic
Board Member

Lennart Mauritzson
Board Member

Magnus Swärdh
Board Member

Katarina Wallin
Board Member

Caesar Åfors
Board Member

Jörgen Eriksson
Chief Executive Officer

Our auditors' report was submitted on 18 March 2022

PricewaterhouseCoopers AB

Mats Åkerlund
Authorised Public Accountant

Auditor's report

To the general meeting of the shareholders of Catena AB (publ), corporate identity number 556294-1715

Report on the annual accounts and consolidated accounts

Opinions

We have audited the annual accounts and consolidated accounts of Catena AB (publ) for the year 2021 except for the corporate governance statement on pages 136–142. The company's annual accounts and consolidated accounts are included on pages 18–54 and 92–146 in this document.

In our opinion, the annual accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of parent company and the group as of 31 December 2021 and its financial performance and cash flow for the year then ended in accordance with the Annual Accounts Act. The consolidated accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the group as of 31 December 2021 and their financial performance and cash flow for the year then ended in accordance with International Financial Reporting Standards (IFRS), as adopted by the EU, and the Annual Accounts Act. Our opinions do not cover the corporate governance statement on pages 136–142. The statutory administration report is consistent with the other parts of the annual accounts and consolidated accounts.

We therefore recommend that the general meeting of shareholders adopts the income statement and balance sheet for the parent company and the group.

Our opinions in this report on the annual accounts and consolidated accounts are consistent with the content of the additional report that has been submitted to the parent company's audit committee in accordance with the Audit Regulation (537/2014) Article 11.

Basis for Opinions

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements. This includes that, based on the best of our knowledge and belief, no prohibited services referred to in the Audit Regulation (537/2014) Article 5.1 have been provided to the audited com-

pany or, where applicable, its parent company or its controlled companies within the EU.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Our audit approach

Overview

Audit scope

We designed our audit by determining materiality and assessing the risks of material misstatement in the consolidated financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the group operates.

Materiality

The scope of our audit was influenced by our application of materiality. An audit is designed to obtain reasonable assurance whether the financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the consolidated financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall group materiality for the consolidated financial statements as a whole. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and in aggregate on the financial statements as a whole.

Key audit matters

Key audit matters of the audit are those matters that, in our professional judgment, were of most significance in our audit of the annual accounts and consolidated accounts of the

current period. These matters were addressed in the context of our audit of, and in forming our opinion thereon, the annual accounts and consolidated accounts as a whole, but we do not provide a separate opinion on these matters.

AREA OF PARTICULAR SIGNIFICANCE

HOW OUR AUDIT TOOK THE AREA OF PARTICULAR SIGNIFICANCE INTO ACCOUNT

Valuation of properties

See page 41 in the Administration Report and Notes 2 (Accounting and valuation policies) and 12 (Investment properties). The Group recognised SEK 23,4 billion related to investment properties. In 2021, the Group recognised SEK 2 318 million in positive value changes on properties. The Group's property portfolio primarily consists of logistics properties with a concentration to Stockholm, Gothenburg and the Öresund region. The Group makes quarterly appraisals of all properties using a consistently applied model. The Group also has Cushman & Wakefield make appraisals according to a rolling schedule. In 2021, a total of 94 percent of the properties were appraised at some time by external appraisers. Every quarter, the internal appraisal and the external appraisals are compared and any differences to the internal values are explained or corrected for. In recent years, the required rate of return has steadily declined, which has had a large positive impact on the property values. An appraisal is associated with material assessments and estimates. The most significant are assumptions of required rate of returns and future rental income. The Group has also a principle of solely focusing on logistics properties, which is why assumptions of the average vacancy rate are also material assumptions.

With the help of our specialists in property appraisal, we assessed the Group's process and method for internal appraisal. We studied the external appraisals and compared them with appraisals done by Catena and checked that no material differences are unexplained or unadjusted. We challenged the management team regarding the explanations they have for differences for which they have not corrected. We compared material assumptions, such as required return and future growth in rental income, with external transactions and industry data. We assessed the independence, expertise and integrity of the external appraisers. We also studied the assignment contract with the appraiser to assess if it may contain conditions, such as fee terms, that may cause the independence and integrity to be questioned. We spot-checked data used regarding investments, rental income and operating costs against the budgets established or presented to the Board.

We did not note any material deviations in connection with the examination that was made.

Acquisitions and sales of properties

See Note 2 (Accounting policies) and Note 12 (Investment properties). Purchases and sales of properties are a natural part of Catena's business and it is therefore not unusual that such transactions include complex contractual terms that may demand an assessment and analysis regarding the time of acquisition, acquisition price or if the transaction shall be recognised as a business or asset acquisition.

We studied the management's analysis of transactions made and assessed the accuracy of the accounts of transactions made. We studied agreements entered and read through them to identify any terms that could lead to a different recognition. We checked disclosures in the annual accounts on transactions made during the year to assess completeness and accuracy in material disclosures. We studied acquisition analyses and checked correct recognition of the acquisitions and sales.

We did not note any material deviations in connection with the examination that was made.

Other Information than the annual accounts and consolidated accounts

This document also contains other information than the annual accounts and consolidated accounts and is found on pages 1–16, 55–90 and 151–159. The Board of Directors and the Managing Director are responsible for this other information. Our opinion on the annual accounts and consolidated accounts does not cover this other information and we do not express any form of assurance conclusion regarding this other information.

In connection with our audit of the annual accounts and consolidated accounts, our responsibility is to read the information identified above and consider whether the information is materially inconsistent with the annual accounts and

consolidated accounts. In this procedure we also take into account our knowledge otherwise obtained in the audit and assess whether the information otherwise appears to be materially misstated.

If we, based on the work performed concerning this information, conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board of Director's and the Managing Director

The Board of Directors and the Managing Director are responsible for the preparation of the annual accounts and consolidated accounts and that they give a fair presentation in

accordance with the Annual Accounts Act and, concerning the consolidated accounts, in accordance with IFRS as adopted by the EU. The Board of Directors and the Managing Director are also responsible for such internal control as they determine is necessary to enable the preparation of annual accounts and consolidated accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts and consolidated accounts, The Board of Directors and the Managing Director are responsible for the assessment of the company's and the group's ability to continue as a going concern. They disclose, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern basis of accounting is however not applied if the Board of Directors and the Managing Director intend to liquidate the company, to cease operations, or has no realistic alternative but to do so.

The Audit Committee shall, without prejudice to the Board of Director's responsibilities and tasks in general, among other things oversee the company's financial reporting process.

Report on other legal and regulatory requirements

Opinions

In addition to our audit of the annual accounts and consolidated accounts, we have also audited the administration of the Board of Director's and the Managing Director of Catena AB (publ) for the year 2021 and the proposed appropriations of the company's profit or loss.

We recommend to the general meeting of shareholders that the profit be appropriated in accordance with the proposal in the statutory administration report and that the members of the Board of Director's and the Managing Director be discharged from liability for the financial year.

Basis for Opinions

We conducted the audit in accordance with generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Responsibilities of the Board of Director's and the Managing Director

The Board of Directors is responsible for the proposal for appropriations of the company's profit or loss. At the proposal of a dividend, this includes an assessment of whether the dividend is justifiable considering the requirements which the company's and the group's type of operations, size and risks place on the size of the parent company's and the group's equity, consolidation requirements, liquidity and position in general.

The Board of Directors is responsible for the company's organization and the administration of the company's affairs. This includes among other things continuous assessment of the company's and the group's financial situation and ensuring that the company's organization is designed so that the ac-

Auditor's responsibility

Our objectives are to obtain reasonable assurance about whether the annual accounts and consolidated accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual accounts and consolidated accounts.

A further description of our responsibility for the audit of the annual accounts and consolidated accounts is available on Revisorsinspektionen's website: www.revisorsinspektionen.se/revisornsansvar. This description is part of the auditor's report.

counting, management of assets and the company's financial affairs otherwise are controlled in a reassuring manner. The Managing Director shall manage the ongoing administration according to the Board of Directors' guidelines and instructions and among other matters take measures that are necessary to fulfill the company's accounting in accordance with law and handle the management of assets in a reassuring manner.

Auditor's responsibility

Our objective concerning the audit of the administration, and thereby our opinion about discharge from liability, is to obtain audit evidence to assess with a reasonable degree of assurance whether any member of the Board of Directors or the Managing Director in any material respect:

- has undertaken any action or been guilty of any omission which can give rise to liability to the company, or
- in any other way has acted in contravention of the Companies Act, the Annual Accounts Act or the Articles of Association.

Our objective concerning the audit of the proposed appropriations of the company's profit or loss, and thereby our opinion about this, is to assess with reasonable degree of assurance whether the proposal is in accordance with the Companies Act.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with generally accepted auditing standards in Sweden will always detect actions or omissions that can give rise to liability to the company, or that the proposed appropriations of the company's profit or loss are not in accordance with the Companies Act.

A further description of our responsibility for the audit of the administration is available on Revisorsinspektionen's website: www.revisorsinspektionen.se/revisornsansvar. This description is part of the auditor's report.

The auditor's examination of the ESEF report

Opinion

In addition to our audit of the annual accounts and consolidated accounts, we have also examined that the Board of Directors (and the Managing Director) have prepared the annual accounts and consolidated accounts in a format that enables uniform electronic reporting (the Esef report) pursuant to Chapter 16, Section 4(a) of the Swedish Securities Market Act (2007:528) for Catena AB (publ) for the financial year 2021.

Our examination and our opinion relate only to the statutory requirements.

In our opinion, the Esef report # f018fd76492b04826c1a5f bf22fbfcbe1b188819fed6b3e93b6ee65c0514c1c2 has been prepared in a format that, in all material respects, enables uniform electronic reporting.

Basis for Opinions

We have performed the examination in accordance with FAR's recommendation RevR 18 Examination of the Esef report. Our responsibility under this recommendation is described in more detail in the Auditors' responsibility section. We are independent of Catena AB (publ) in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled my (our) ethical responsibilities in accordance with these requirements.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Board of Director's (and the Managing Director)

The Board of Directors (and the Managing Director) are responsible for ensuring that the Esef report has been prepared in accordance with the Chapter 16, Section 4(a) of the Swedish Securities Market Act (2007:528), and for such internal control that the Board of Directors (and the Managing Director) determine is necessary to prepare the Esef report without material misstatements, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to form an opinion with reasonable assurance whether the Esef report is in all material respects prepared in a format that meets the requirements of Chapter 16, Section 4(a) of the Swedish Securities Market Act (2007:528), based on the procedures performed.

RevR 18 requires us to plan and execute procedures to achieve reasonable assurance that the Esef report is prepared in a format that meets these requirements.

Reasonable assurance is a high level of assurance, but it is not a guarantee that an engagement carried out according to RevR 18 and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the ESEF report.

The audit firm applies ISQC 1 Quality Control for Firms that Perform Audits and Reviews of Financial Statements, and other Assurance and Related Services Engagements and accordingly maintains a comprehensive system of quality control, including documented policies and procedures regarding compliance with professional ethical requirements, professional standards and legal and regulatory requirements.

The reasonable assurance engagement involves obtaining evidence, through various procedures, that the Esef report has been prepared in a format that enables uniform electronic reporting of the annual accounts. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement in the report, whether due to fraud or error. In carrying out this risk assessment, and in order to design procedures that are appropriate in the circumstances, the auditor considers those elements of internal control that are relevant to the preparation of the Esef report by the Board of Directors (and the Managing Director), but not for the purpose of expressing an opinion on the effectiveness of those internal controls. The reasonable assurance engagement also includes an evaluation of the appropriateness and reasonableness of assumptions made by the Board of Directors and the Managing Director.

The procedures mainly include a technical validation of the Esef report, i.e. if the file containing the Esef report meets the technical specification set out in the Commission's Delegated Regulation (EU) 2019/815 and a reconciliation of the Esef report with the audited annual accounts [and consolidated accounts].

Furthermore, the procedures also include an assessment of whether the Esef report has been marked with iXBRL which enables a fair and complete machine-readable version of the consolidated statement of financial performance, statement of financial position, statement of changes in equity and the statement of cash flow.

The auditor's examination of the corporate governance statement

The Board of Directors is responsible for that the corporate governance statement on pages 136–142 has been prepared in accordance with the Annual Accounts Act.

Our examination of the corporate governance statement is conducted in accordance with FAR's auditing standard RevR 16 The auditor's examination of the corporate governance statement. This means that our examination of the corporate governance statement is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that the examination has provided us with sufficient basis for our opinions.

A corporate governance statement has been prepared. Disclosures in accordance with chapter 6 section 6 the second paragraph points 2-6 of the Annual Accounts Act and chapter 7 section 31 the second paragraph the same law are consistent with the other parts of the annual accounts and consolidated accounts and are in accordance with the Annual Accounts Act.

PricewaterhouseCoopers AB, Anna Lindhs plats 4, SE-203 11 Malmö, Sweden, was appointed auditor of Catena AB (publ) by the general meeting of the shareholders on the 29 April 2021 and has been the company's auditor since the 26 April 2012.

Malmö, 18 March 2022
PricewaterhouseCoopers AB

Mats Åkerlund, Authorised Public Accountant

Remuneration Report 2021

This report details how the guidelines for the remuneration of senior executives in Catena AB (publ), adopted by the 2021 Annual General Meeting, were applied during 2021.

The report contains information on the remuneration of the CEO and Deputy CEO, as well as the remuneration of Board members beyond their Board fees. The report has been prepared in accordance with the Swedish Companies Act and the Swedish Corporate Governance Board's *Rules on Remuneration of the Board and Executive Management and on Incentive Programmes*.

Further information on the remuneration of senior executives can be found in Note 8 Employee and personnel expenses on pages 104–105 of the 2021 Annual Report. Information on the work of the Remuneration Committee can be found in the Corporate Governance Report on page 141 of the 2021 Annual Report.

Board fees are not covered by this report. Such fees are determined annually by the Annual General Meeting and are reported in Note 8 on pages 104–105 in the 2021 Annual Report. To the extent that a Board Member has been employed by the company and received remunerations beyond the fees determined by the Annual General Meeting, this is reported below.

Developments in 2021

The CEO summarises the company's overarching results in his comments on pages 10–12 of the Annual Report.

The Company's remuneration guidelines: scope, objectives and deviations

For the Company's business strategy to be implemented successfully and to safeguard the Company's long-term interests, including its sustainability, the Company must be able to recruit and retain qualified employees. This requires that Catena is able to offer competitive remunerations, which these guidelines permit. Remunerations are to be market-based and competitive, and shall be justifiable in relation to responsibilities and authorisations and consist of the following components: fixed salary, possible variable salary (bonus) according to individual agreement and pension. Information on the remuneration guidelines that apply to senior executives within Catena can be found in Note 8 on pages 104–105 in the Annual Report for 2021. Senior executives are entitled to private healthcare insurance and all other monetary and non-monetary benefits provided to other employees of the Group. During the 2021 financial year, Catena has complied with the applicable remuneration guidelines adopted by the Annual General Meeting – no deviations have been made from these. Nor have any deviations been made from the decision-making process applied in determining remunerations in accordance with the guidelines. The auditor's opinion on Catena's compliance with the guidelines is available on the company's website www.catenafastigheter.se/arsstamma. No demands have been made for compensation to be paid back.

Total remuneration of the CEO and Deputy CEO

	Salary 2021*	Variable remuneration 2021**	Other benefits 2021***	Pensions costs in 2021	Total 2021	Proportion of fixed and variable remunerations	Remu- neration 2020
CEO Jörgen Eriksson (Jan–Dec 2021, Nov–Dec 2020)	2,453	227	102	838	3,620	94/6	860
CEO Benny Thögersen (Jan–Oct 2020)	–	–	–	–	0		3,680
Deputy CEO Sofie Bennsten (Jan–Dec 2021, May–Dec 2020)	1,408	214	58	778	2,458	91/9	1,977
Deputy CEO Jörgen Eriksson (May–Oct 2020)	–	–	–	–	0		1,055
Deputy CEO Peter Andersson (Jan–April 2020)	–	–	–	–	0		840
Total	3,861	441	160	1,616	6,078	93/7	8,412
<i>Percentage change</i>					-28%		22%

* Salary also includes holiday pay of SEK 81,000.

** SEK 441 thousand refers to variable compensation paid.

*** Healthcare benefit of SEK 4,000, car benefit of SEK 156,000.

Change in remunerations over the past five years as a percentage of the Company's earnings

	2021	2020	2019	2018	2017
Remuneration of the CEO*	3,620	4,540	4,087	3,570	3,433
Percentage change	-20%	11%	14%	4%	-41%
Remuneration of the CEO**	2,458	3,872	2,812	2,673	2,644
Percentage change	-37%	38%	5%	1%	7%
Profit from property management	824	719	627	571	440
Percentage change	15%	15%	10%	30%	39%

* Changes of CEO took place in 2017 and 2020.

** For the period May to October 2020, the position of Deputy CEO was shared by two people.

Change in remunerations to other employees (in terms of full-time employees)

	2021	2020	2019	2018	2017
Remunerations disbursed (total remuneration incl. pension)	42,300	36,605	35,485	32,957	32,093
Number of employees	44	40	40	36	36
Average salary	961	927	887	915	891
Percentage change	4%	4%	-3%	3%	-20%

Remunerations beyond Board fees

	Remuneration 2021	Remuneration 2020	Remuneration 2019	Remuneration 2018	Remuneration 2017
Gustaf Hermelin*	-	-	-	600	1,200
Erik Paulsson	-	-	-	-	268
Catharina Elmsäter-Svärd	-	-	-	-	25
Katarina Wallin	163	40	90	-	-
Ingela Bendrot	-	-	25	-	-
Total	163	40	115	600	1,493

* During the 2017–2018 Board year, Gustaf Hermelin received a fee as a working Board Member of SEK 1.8 million, divided between SEK 1.2 million in 2017 and SEK 0.6 million in 2018.



Overview and information

Multi-year overview

Alternative performance measures

In the report, the Company presents certain financial measures beyond those defined in accordance with IFRS. The Company believes that these measures provide valuable

additional information to investors and management as they enable assessment of the Company's performance. Since not all companies calculate financial measurements in the same way, these are not always comparable with measurements that are used by other companies.

Key financial figures for the Group

	2021	2020	2019	2018	2017
KEY PERFORMANCE INDICATORS ACCORDING TO IFRS					
Rental income, SEKm	1,387.4	1,263.9	1,182.9	1,090.7	892.0
Net operating surplus, SEKm	1,095.4	1,003.8	902.8	827.6	671.2
Profit from property management, SEKm	824.1	718.6	626.8	571.3	440.1
Pre-tax profit, SEKm	3,366.5	1,923.5	1,522.5	940.1	758.6
Profit for the year, SEKm	2,691.8	1,527.1	1,223.8	823.4	634.7
Earnings per share, SEK ¹⁾	66.63	40.51	32.46	21.93	16.08
Cash flow before change in working capital, SEKm	805.0	712.7	612.5	550.8	418.7
Fair value of the properties, SEKm	23,400.0	18,612.4	16,270.5	14,721.1	13,131.1
Total assets, SEKm	25,864.1	20,398.6	17,770.1	15,905.9	14,246.6
Number of shares outstanding, millions	41.2	37.7	37.7	37.7	37.4
Average number of shares outstanding, millions	40.4	37.7	37.7	37.5	35.8
ALTERNATIVE PERFORMANCE MEASURES					
Property-related					
Surplus ratio, %	79.0	79.4	76.3	75.9	75.2
Loan-to-value ratio, % ²⁾	43.1	50.1	53.2	55.9	56.9
Financial					
Return on equity, %	28.6	22.0	21.1	16.6	14.9
Return on total capital, %	14.7	11.1	10.2	7.6	7.1
Interest-coverage ratio, multiple	4.5	4.0	4.1	3.4	3.5
Average interest rate, %	1.9	2.3	2.6	2.7	3.2
Average interest maturity, years	3.0	3.1	2.3	3.0	4.1
Interest-bearing liabilities, SEKm	11,067.9	9,735.0	8,784.6	8,516.8	7,568.2
Average debt maturity, years	3.3	2.2	1.3	1.4	1.9
Debt/equity ratio, multiple	1.0	1.3	1.4	1.6	1.6
Equity ratio, %	43.5	37.2	35.6	33.4	32.3
Equity ratio, excluding goodwill, %	45.0	38.8	37.3	34.5	33.4
Share-related					
Dividend yield, %	1.4 ³⁾	1.9	1.6	2.6	2.9
Total return on the share, %	48.4	-5.3	90.1	44.7	23.7
Equity per share, SEK	273.00	201.34	167.59	140.82	122.86
Profit from property management per share, SEK ¹⁾	20.40	19.06	16.63	15.21	12.30
P/E ratio	8	10	13	10	10
Cash flow before change in working capital per share, SEK ¹⁾	19.93	18.91	16.25	14.67	11.70
Long-term net asset value per share, EPRA NRV, SEK	323.74	245.08	202.87	169.53	149.85
Long-term net asset value EPRA NTA, per share, SEK	310.78	234.49	193.99	161.86	141.91
Disposal value EPRA NDV, per share, SEK	260.80	188.00	154.25	127.48	109.41
OTHER KEY PERFORMANCE INDICATORS					
Property-related					
No. of properties	126	113	109	107	109
Lettable area, thousand m ²	2,125.9	1,947.5	1,842.7	1,792.5	1,661.6
Rental value, SEKm	1,520.6	1,388.5	1,264.8	1,216.1	1,109.9
Economic letting ratio, %	94.7	96.2	95.0	95.9	94.7
Share-related					
Share price, SEK	564.00	385.00	413.50	220.50	155.50
Market capitalisation, SEKm	23,252	14,514	15,588	8,313	5,818
Highest price paid during the year, SEK	593.00	446.00	421.50	224.50	158.50
Lowest price paid during the year, SEK	363.00	213.50	213.00	148.00	128.50
Dividend per share, SEK	8.00 ³⁾	7.50	6.50	5.75	4.50
Employees					
No. of employees	47	46	42	38	38

Calculations of alternative performance measures can be found in Note 27 Alternative performance measures.

1) Prior to and after dilution. 2) Historical figures are adjusted based on the current definition. 3) Board proposal.

EPRA key figures

EPRA key figures

EPRA, European Public Real Estate Association, is a special interest organisation for listed property companies and investors in Europe, which, among other things, sets standards for financial reporting beyond those imposed under IFRS. EPRA's recommendations for accounting and reporting are described

in the EPRA Best Practices Recommendation Guidelines (EPRA BPR). The recommendation aims to increase transparency and comparability between Europe's listed property companies. Catena reports the key figures below in accordance with this recommendation.

	2021, Jan–Dec		2020, Jan–Dec	
	SEKm	SEK/share	SEKm	SEK/share
EPRA Earnings (Profit from property management after current tax)	797.8	19.75	696.2	18.47
	Profit from property management after the theoretical tax attributable to the profit from property management that Catena would pay without taking loss carryforwards into account. EPRA Earnings per share (EPS) are calculated based on the weighted average number of shares outstanding.			
EPRA NRV Long-term net asset value	13,346.6	323.74	9,239.4	245.08
	Long-term net asset value is intended to show the long-term value of net assets without trading of the current property portfolio. This means that assets and liabilities, which do not involve any disbursement in the near future, are excluded. For Catena, this means that EPRA NRV is calculated on the basis of equity with a reversal of the fair value of derivatives, deferred tax and goodwill associated with deferred tax.			
EPRA NTA Current net asset value	12,812.5	310.78	8,840.0	234.49
	The assumption behind the current net asset value of EPRA NTA is that there is turnover in the property portfolio, which entails the realisation of a certain share of the deferred tax liabilities. Based on transaction history, Catena has assumed that the value of the properties is realised over a 50-year period, with 10 percent of being realised as property transactions and 90 percent being sold indirectly through companies where the buyer's tax deduction is 5.15 percent. EPRA NTA is calculated as EPRA NRV with the difference that an adjustment is made for calculated actual deferred tax.			
EPRA NDV Disposal value	10,752.0	260.80	7,087.4	188.00
	EPRA NDV is intended to represent a disposal value where all assets are sold (as property transactions) and no liabilities are held to maturity. The value on disposal is calculated as shareholders' equity with goodwill reversed and adjusted by the fair value of interest-bearing liabilities.			
	2021, Jan–Dec		2020, Jan–Dec	
	%		%	
EPRA NIY Net initial yield	4.9		5.5	
	NIY is based on contractual annual rent for properties in our own portfolio as well as Catena's share of annual rent in properties owned through joint ventures, after deducting initial discounts. From these annual rents, deductions are made for expected operating and maintenance expenses, property tax and property administration. This surplus is set in relation to investment properties in accordance with the consolidated balance sheet, plus the proportion of investment properties owned through joint ventures and after deducting development land and projects yet to be completed.			
EPRA "topped-up" NIY Net initial yield	5.1		5.7	
	In calculating EPRA "topped-up" NIY, contracted annual rent is used without deduction of initial discounts.			
EPRA Vacancy rate	5.3		3.8	
	EPRA Vacancy rate shows how much of the rental value is not received due to vacancies. EPRA Vacancy rate is calculated as the rental value for un-leased space at the end of the year as a percentage of the rental value for the entire property portfolio.			

Definitions

MULTI-YEAR OVERVIEW, DEFINITIONS

Dividend yield

Proposed dividend in relation to the share price at year-end.

Total return on the share

The share price trend over the year with the addition of dividends paid in relation to the share price at the beginning of the year.

Long-term net asset value EPRA NTA, per share

Shareholders' equity with reversal of the fair value of derivatives and goodwill, adjusted for estimated deferred tax, calculated per share.

Number of shares outstanding

Registered number of shares on the balance sheet date.

Average number of shares outstanding

Weighted average number of shares.

Return on equity

Net profit for the year as a percentage of average equity.

Return on assets

Pre-tax profit plus financial expenses as a percentage of average total assets.

Disposal value EPRA NDV, per share

Shareholders' equity with goodwill reversed and adjusted by the difference from fair value of interest-bearing liabilities.

Loan-to-value ratio

Interest-bearing liabilities attributable to the properties, less cash and cash equivalents, as a percentage of the carrying amounts of the properties at the end of the year.

Market capitalisation

The number of shares outstanding multiplied by the latest price paid on the specified day.

Net operating surplus

Income from property less operating and maintenance costs, property tax, ground rents and property administration costs.

Equity per share

Equity attributable to Parent Company shareholders in relation to the number of shares outstanding at the end of the year.

Economic letting ratio

Contractual rents under valid leases at year-end as a percentage of rental value.

Profit from property management

Pre-tax profit with reversal of changes in value.

Profit from property management per share

Profit from property management in relation to the average number of shares outstanding at year-end.

Average interest rate

Average interest on the loan portfolio with derivatives being taken into account.

Rental income

Rents charged and supplements, including compensation for heating and property tax.

Rental value

Contractual rents on an annual basis plus a supplement for assessed market rents for vacant space.

Debt maturity

The average remaining period of fixed interest in the loan portfolio.

Cash flow before change in working capital

Cash flow for the year before change in working capital according to the cash-flow statement

Long-term net asset value per share, EPRA NRV

Shareholders' equity per share with reversal of the fair value of derivatives, deferred taxes and goodwill associated with the deferred tax, calculated per share.

P/E ratio

Share price at year-end in relation to earnings per share for the year.

Profit before tax

Profit before tax in accordance with Statement of Comprehensive income.

Earnings per share

Profit for the year attributable to the Parent Company's shareholders in relation to the weighted average number of shares outstanding.

Interest maturity, years

Average remaining period of fixed interest on the loan portfolio with derivatives being taken into account.

Interest-coverage ratio, multiple

Pre-tax profit before reversal of financial expenses and unrealised changes in value in relation to financial expenses.

Debt/equity ratio, multiple

Interest-bearing liabilities divided by equity at year-end.

Equity ratio

Equity including non-controlling interests as a percentage of total assets.

Equity/assets ratio, excluding goodwill

Equity including non-controlling interests as a percentage of total assets less goodwill.

Lettable area

Total area available for letting.

Profit for the year

Profit for the year in accordance with Statement of Comprehensive Income

Surplus ratio

Net operating surplus as a percentage of income from property.

SUSTAINABILITY, DEFINITIONS**Biodiversity**

A collective term describing variation of species and ecosystems.

Energy intensity, kWh/m²

Total energy use from property electricity, business electricity and heating divided by the average calculated lettable area (LOA).

Normal year adjusted heat

Actual heat consumption is recalculated to take into account temperature and outdoor climate. This enables a fairer comparison of values between years, without deviating weather conditions affecting the calculations.

Net-zero greenhouse gas emissions

Greenhouse gas emissions that are as low as possible, where what is still emitted is offset by negative emissions elsewhere, such that the total emissions amount to "zero".

Net emissions

The difference between the greenhouse gas emissions you actually cause and what you do to reduce emissions, i.e. either by reducing actual emissions or by capturing emissions through other measures (climate compensation).

Impact mitigation hierarchy

A widely applied principle in environmental protection work to preserve biodiversity and ecosystem services. The impact mitigation hierarchy comprises four consecutive steps, where the opportunities to mitigate impacts applying a particular category of measures in the hierarchy must be exhausted before applying the next category. The first three steps are, in turn, avoiding, minimising and restoring, the last step is compensating.

Catena through the year

Catena seeks to facilitate the market's valuation of the Company by providing clear information. Catena works for fast and transparent reporting to shareholders, financial markets and other stakeholders. Information is published in accordance with current legislation, Nasdaq's regulations, the Swedish Code of Corporate Governance and the Company's insider policy.

Important dates

28 April 2022	Interim report January–March 2022
28 April 2022	Annual General Meeting 2022
5 May 2022	LogistikTrender
7 July 2022	Interim report January–June 2022
28 October 2022	Interim report January–September 2022
22 February 2022	Year-end report 2022
27 April 2023	Annual General Meeting 2023

Capital market information

Catena continuously issues information regarding its operations, current events and changes that occur by regularly meeting analysts, investors, shareholders and financiers. Catena plans its own, individual meetings with investors and banks, for example, and participates in contexts such as stock partner meetings, capital market days and meetings arranged by banks.

In connection with the publication of the interim reports, a presentation of the interim financial statements is broadcast via the Internet.

Annual General Meeting 2022

Catena's Annual General Meeting will be held on 28 April 2022 at 4.00 p.m. CET at the World Trade Center, Stockholm. Shareholders wishing to participate in the Meeting must be entered in the share register prepared by Euroclear Sweden AB and register themselves and any proxy to the meeting no later than 22 April. Shareholders unable/unwilling to attend the Meeting in person may vote by proxy, postal ballot, by letter or digitally using BankID. Detailed information about the Annual General Meeting is available on Catena's website: www.catenafastigheter.se.

At the forefront

Catena leads development in both the field of logistics area and in the property sector by partnering in innovation and development in various ways and in different forums. The Company arranges the annual LogistikTrender seminar – a much-appreciated meeting place for new knowledge and inspiration. In 2022, LogistikTrender will take place on 5 May.

Follow Catena

The Company's website, www.catenafastigheter.se, presents up-to-date information on the operations, the property portfolio, project development, financial Statements, key performance indicators, share data and much more. The information on the website is also available in English. To receive information on an ongoing basis, a subscription service on the company's website can be used. The financial information can also be ordered directly from Catena by telephone or by e-mail.

By following Catena on LinkedIn, Facebook, Twitter or Instagram, additional information about what is happening within the Company can be obtained.



Press releases

Selection of press releases from 2021

21 Dec 2021	Catena signs agreement to acquire land in Jönköping
20 Dec 2021	Development of Logistics position Landvetter can begin
11 Nov 2021	Food centre in Bjuv grows – new logistics facility for HelloFresh
10 Nov 2021	Catena constructs new logistics facility in Malmö
29 Oct 2021	Catena acquires logistics land in the Municipality of Bjuv
20 Oct 2021	Catena wins land allocation competition in Helsingborg together with Nowaste Logistics
4 Oct 2021	Catena certified by Great Place to Work
28 Sep 2021	Catena updates its sustainability targets
30 Aug 2021	Management change at Catena – David Silvesjö is appointed Head of Treasury and Malin Nissen is appointed Head of Business Support
25 Aug 2021	Catena constructs additional logistics facility for PostNord TPL AB in Helsingborg
9 Jul 2021	Catena has successfully conducted its first green bonds issue
31 May 2021	Catena publishes prospectus for MTN programme of SEK 5 billion and launches green framework
3 May 2021	Catena secures BBB– credit rating from Nordic Credit Rating
12 Apr 2021	Catena acquires property in Härryda, Gothenburg
9 Apr 2021	Catena updates its financial targets
31 Mar 2021	Catena implements a private placement
22 Feb 2021	Catena expands further in Denmark and issues new shares
14 Jan 2021	Catena acquires additional land in Morgongåva – investing in new construction for Babyland

This English version is available at www.catenafastigheter.se from 29 March 2022.

Catena AB is a Swedish public limited-liability company. The company is incorporated and registered under Swedish law with the company name Catena AB (publ) and the corporate registration number 556294-1715. The Company has its registered office in Helsingborg, Sweden. Catena's Annual Report is available in Swedish and English with the Swedish version as the official version. The Annual Report is published on the Company's website www.catenafastigheter.se from 29 March 2022. Printed copies are distributed to shareholders and other stakeholders on demand. The Administration Report comprises pages 18–54 and 92–146. The financial reports comprise the pages 92–130 and were prepared in accordance with IFRS. All amounts are stated in SEK million unless otherwise specified. The figures in parenthesis pertain to 2020 unless otherwise stated.

Market information is based on Catena's assessment unless another source is specified. Assessments are based on the highest quality of data available at the time of preparing the Annual Report. This report also contains forward-looking statements. Even if Catena's management assess these statements as reasonable, no guarantees can be provided that these expectations will prove correct. Consequently, actual future outcomes may vary compared with what appears in the future-oriented information depending on, among other things, changed conditions regarding the economy, market and competition, changes in legal requirements and other policy measures, variations in exchange rates and other factors. For financial and operational definitions, please refer to pages 156–157.

This Annual Report was produced in collaboration with RHR Corporate Communication in Malmö. It was printed by DanagårdLitho on environmentally certified paper, with vegetable-based pigments based on renewable raw materials and using 100-percent renewable energy.



CATENA

Catena is a listed property company that, through collaboration sustainably develops and durably manages efficient logistics facilities. Its strategically located properties supply the Scandinavian metropolitan areas and are adapted for both current and future goods flows. The overarching objective is to generate strong cash flow from operating activities to enable sustainable growth and stable returns. Catena's shares are traded on NASDAQ Stockholm, Large Cap.

Great
Place
To
Work.

HEAD OFFICE

Catena AB (publ)
Box 5003
SE-250 05 Helsingborg,
Sweden
+46 (0)42 449 22 00

**Deliveries/
visiting address**
Landskronavägen 23
SE-252 32 Helsingborg,
Sweden

REGIONAL OFFICES

Stockholm
Gasverksvägen 1
SE-611 35 Nyköping,
Sweden
+46 (0)42 449 22 00

Gothenburg/Jönköping
Fibervägen 2
SE-435 33 Mölnlycke,
Sweden
+46 (0)42 449 22 00

Helsingborg
Landskronavägen 23
SE-252 32 Helsingborg,
Sweden
+46 (0)42 449 22 00

Malmö
Lagervägen 4
SE-232 37 Arlööv,
Sweden
+46 (0)42 449 22 00

catenafastigheter.se

