

Investor Report 2025



CATENA

Introduction

Background

Catena's first green framework was established in 2021 and covers all types of lending instruments where the cash equivalent is reserved for green instruments.

In 2024, Catena updated its green framework to enhance its alignment with the EU Taxonomy Regulation and the listed green asset criteria. The purpose of this update was to streamline the reporting and monitoring of green assets for both internal and external stakeholders. Consequently, this report addresses the revised requirements specified in Catena's green framework.

The framework was prepared in accordance with the Green Bond and Green Loan Principles produced by the International Capital Market Association (ICMA). It was in turn independently reviewed by S&P Global Shades of Green, which submitted a Second Opinion, awarding the framework the rating of 'Medium Green Shade'. This report and its contents were reviewed by our auditors, who have provided an opinion on the final page.

A company that demonstrates corporate responsibility and consistently develops its operations is considered competitive and attractive. Our tenants' activities, combined with our own new-build projects, collectively contribute to significant emissions. Therefore, it is essential for us to assume responsibility in areas with the greatest adverse impact, and to amplify the positive influence we have on individuals and society.

We work together to mitigate negative impacts throughout the value chain. By developing more sustainable logistics solutions, Catena can positively influence both business partners and the environment. We also see great potential in integrating greater resource efficiency into new-build, conversion and extension projects. According to the Swedish National Board of Housing, Building and Planning (Boverket), the construction and property sectors are responsible for approximately one-fifth of Sweden's domestic greenhouse gas emissions. Furthermore, according to the Swedish National Board of Housing, Building and Planning's environmental indicators, just over half of a building's climate impact occurs during the construction or demolition phases. The sector also contributes to emissions through the import of construction materials and products.

Sustainability activities

Since 2013, Catena has operated an internal environmental management system certified under ISO 14001, demonstrating our commitment to continuously develop and improve our environmental performance. Catena's Sustainability Report is prepared in accordance with the Global Reporting Initiative (GRI). Catena has also signed the UN Global Compact to demonstrate its commitment to addressing issues related to human rights, labour rights, the environment and anti-corruption. Catena's sustainability activities support the Sustainable Development Goals of Agenda 2030.



→ For more information about our sustainability initiatives, please visit our website.

Important developments in 2025

Catena was awarded EPRA sBPR Gold for its reporting in 2023 and 2024. During 2025, the focus has been on analysing the impact of the European Commission's Omnibus proposal on the company's reporting practices, in order to ensure transparency and consistency in reporting. Catena voluntarily reports in accordance with the Global Reporting Initiative (GRI) framework through its statutory Sustainability Report, as the company is not currently subject to the requirements of the Corporate Sustainability Reporting Directive (CSRD).

EU taxonomy

Catena uses a proactive approach by voluntarily reporting in line with the EU Taxonomy Regulation (EU) 2026/73. We have found that 100 percent of Catena's activities fall within the construction and property sectors. For detailed reporting on the EU Green Taxonomy, please refer to our Annual Report, pages 62-66. The properties we classify in Category 1 are in alignment with the EU Taxonomy Regulation and criteria for activity 7.7.

Climate risks

Catena's climate risk analyses are incorporated into the company's reporting under the Task Force on Climate-related Financial

Disclosures (TCFD). This reporting aligns with the climate risks identified in the EU taxonomy, as outlined in Appendix A.

In preparation for 2026, Catena has adopted a new business plan. This plan includes updated and new objectives that come into effect as of 1 January 2026. Following this adjustment, Catena's overarching sustainability targets are as follows:

- Achieve net zero greenhouse gas emissions across all Scopes by 2040, with an interim target of at least 50 percent reduction by 2030.
- Ensure a net positive impact on biodiversity within the portfolio by 2030.
- Maintain certification as a Great Place to Work, with a TrustIndex score of at least 85 by 2026 and at least 90 by 2030.

Energy consumption at our properties

From an operational perspective, energy consumption at our properties represents the factor of greatest climate impact. Consequently, it is a prioritised environmental issue for Catena. Catena must reduce the energy consumption of normalised heat by 15 percent (kWh/m²), and electricity by 10 percent (kWh/m²) by 2025, compared with the base year of 2017. The target includes energy consumption by both the property and business operations. From 2018 to 2025, energy intensity (normalised), in terms of kWh/m², decreased by 55 percent.

Greenhouse gas emissions

The formulated target of net zero greenhouse gas (GHG) emissions encompasses emissions across all Scopes. The majority of Catena's GHG emissions arise from indirect emissions under Scope 3. The largest sources of emissions originate from our tenants' energy consumption and emissions generated by our construction projects, through materials, transport and waste.

Reducing Catena's emissions is imperative for numerous reasons, and it is essential that we adopt a strategic approach to achieve this. We continuously strive to lower energy demand and climate impact in both our project activities and property operations. Reducing our emissions must permeate all parts of the Catena organisation.

Energy consumption is directly correlated with Catena's greenhouse gas emissions, and implementing energy efficiency measures and smart energy solutions are vital strategies for reducing our climate footprint.

In 2025, the emission factors for the Nordic electricity mix, used to calculate the company's climate impact in Scope 2 and Scope 3, were updated. This update involved adjusting the average climate impact for the Nordic electricity mix from 90g CO₂e/kWh to 59g CO₂e/kWh. For further information about the adjustment, see page 9.

ACQUISITIONS: BARNARPS KRÅKEBO 1:49

Catena has acquired a logistics facility in Jönköping, with Elgiganten as the tenant

📍 Jönköping 🏠 112,000 m² 🌿 BREEAM In-Use Very Good

In 2025, Catena acquired the Barnarps Kråkebo 1:49 property in Jönköping for the sum of about SEK 1,275 million. The property comprises approximately 112,000 m² of lettable area, is fully leased to Elgiganten until 2033 and is expected to generate annual net operating income of roughly SEK 80 million. The acquisition complements the newly built logistics facility that Catena completed for the same tenant in 2024. In total, the transaction means that Catena now owns and manages over 200,000 m² of logistics space with Elgiganten as the tenant.



Our green financing

Green financing

In 2021, Catena established its own MTN programme and at the same time, introduced its own Green Finance Framework. At the closing date, outstanding green unsecured bond loans amounted to SEK 4,150 million, all of which were listed on the Nasdaq Stockholm Green Bond list. In addition to the unsecured bonds, at year-end, Catena had borrowings from other financing sources totalling SEK 5,584 million, as indicated in the table. In total, these loans amount to SEK 9,734 million and directly or indirectly finance green qualifying assets valued at SEK 21,750 million.

The remaining green financing capacity within Catena's green framework is SEK 12,016 million. At year-end 2025, Catena's total volume of green loans was SEK 13,671 million, corresponding to 77 percent of the total outstanding loan amount. This figure also includes sustainable loans linked to other commitments and/or collateral that are not included in the green qualifying assets defined in the framework.

All green financing raised within the context of our own framework is managed at portfolio level. This means that a green loan within the framework is not necessarily directly linked to a specific green asset within our own framework. The allocation of the equivalent of the liquidity from outstanding green financing within our own framework is distributed to the green pool of qualified investments.

Catena maintains a register of all assets and investments that meet the criteria outlined in the framework and ensures on an ongoing basis that there are sufficient green assets at any given time to cover the outstanding green loans.

Distribution, green investments and loans as at 31 December 2025		SEK M
Green and energy-efficient properties		
New properties and major renovations	9,157	
Existing properties	12,593	
Energy efficiency		
Energy-efficient projects	0	
Green qualified assets	21,750	
Green financing under the framework		
Unsecured bonds (MTN)	4,150	
Danish mortgage bonds in SEK	539	
Bank loans	3,434	
Secured bonds (SFF)	1,418	
Green financing under the framework	9,541	
Remaining capacity for green financing	12,209	
Share of liquidity, new financing/refinancing		
New financing	0%	
Refinancing	100%	
Green financing under other frameworks/qualifications		
	3,936	

→ Read more about our selection and evaluation process in our Green Finance Framework.

Outstanding bonds (MTN)			
ISIN	Issued (year)	Maturity (year)	Nominal amount
SE0013105772	2024	2026	SEK 300 million
SE0013106119	2024	2028	SEK 700 million
SE0013105772-2	2024	2026	SEK 350 million
SE0020356566	2024	2026	SEK 300 million
SE0022420071	2024	2027	SEK 500 million
SE0022420089	2024	2029	SEK 500 million
SE0013885563	2025	2028	SEK 500 million
SE0013106838	2025	2028	SEK 300 million
SE0013106846	2025	2028	SEK 300 million
SE0013106853	2025	2030	SEK 400 million

S&P Global Ratings' opinion

Medium
green

Our framework has been awarded the Medium Green rating by Shades of Green - S&P Global Ratings, with the following opinion:

” *Catena takes relevant steps to reduce its greenhouse gas footprint.*

It aims to achieve net-zero emissions by 2030 from the 2018 level. The company commits to obtaining validation from the Science-Based Targets initiative (SBTi) for its revised emission reduction targets. Eligible projects support the issuer's climate goals by leading to energy savings, promoting the use of low-carbon

construction materials and self-generated renewable energy sources, among others. Furthermore, Catena commits to performing a physical risk analysis. This draws on the requirements of the EU taxonomy for all financed buildings. Catena aims to implement adaptation measures when relevant.

” *Addressing the most material emission source, embodied emissions, is part of the framework's criteria.*

We consider this best practice, since minimizing embodied emissions stemming from construction and renovation is key to decarbonizing the real estate sector.

Existing buildings in Denmark that may be financed under this framework could have access to natural gas heating. Natural gas is a common heating source for logistics properties in Denmark, but this contributes to high emissions. However, Catena expects the majority of proceeds under the framework to be allocated to assets in Sweden, where no fossil fuel heating is envisaged for new or existing buildings. In addition, Catena has a target of achieving 100% fossil-free energy by 2028 and intends to connect existing properties in Denmark heated by natural gas to heating systems with a lower climate impact. Nonetheless, the scope and timeline of such commitments are yet to be defined.

New construction that can be financed under this framework is traditionally associated

with high emissions. At the same time, Catena has included a cap on embodied emissions as a part of the eligibility criteria, which we view as positive. Catena may issue various types of debt, including convertible bonds, commercial paper (CP), and revolving credit facilities (RCFs) under this framework. Convertible bonds could lead to investors becoming shareholders in the event of a conversion. In addition, reporting on the CP and RCFs may be challenging due to the short tenure of these instruments. We view as a mitigating factor that, every quarter, Catena's finance department will ensure there is a sufficient volume of eligible green assets in the portfolio and the issuer commits to externally verifying, annually, the allocation of proceeds until full allocation.

→ [Read the full statement here.](#)



PROPERTY: NORRA VARALÖV 31:11

Catena is expanding and extending lease with Boozt

📍 Ängelholm

📏 5,850 m²

🌿 BREEAM-SE

Boozt Fulfilment & Logistics is already a tenant in an 82,000 m² facility on Catena's Norra Varalöv 31:11 property in E-city, Engelholm. A 5,850 m² extension is now planned, which will be certified in accordance with BREEAM-SE Very Good. The extension will support the continued growth of Boozt, which has gradually expanded its space at the site over the years. Boozt has also decided to extend its existing lease by five years, to 2037, in connection with the project. The extension is expected to be completed in the second quarter of 2026.

Properties qualified according to the green framework

CATEGORY 1 – Green and energy-efficient properties

Property	Environmental certification	Photovoltaic capacity, kWp	EPC	Regulatory requirements, kWh/m ²	Energy performance, kWh/m ²	Improvement in relation to regulatory requirements, %	Estimated annual climate impact, tonnes CO ₂ e	Estimated annual climate impact (including operational electricity) tonnes CO ₂ e	Estimated avoidable annual emissions**** tonnes CO ₂ e
Sunnanå 12:51	MB Silver		A	70	25	64	0.83	78.30	13.28
Sunnanå 12:52, bldg. 1	ongoing		B	70	41	41	1.30	81.13	0.13
Sunnanå 12:52, bldg. 2	MB Silver	500	C	80	71	11	2.18	50.15	3.57
Sunnanå 12:52, bldg. 3	MB Silver	653	A	70	26	63	15.20	40.57	3.49
Sunnanå 12:52, bldg. 4	MB Silver	291	A	70	18	74	8.85	35.39	1.37
Sunnanå 12:52, bldg. 5	MB Silver		B	70	36	49	1.42	42.96	7.39
Plantehuset 3, Möbellagret	MB Silver	255	A	70	21	70	31.47	37.51	9.99
Plantehuset 3, Terminalen	MB Silver	255	B	70	48	31	2.39	102.49	27.91
Plantehuset 3, Höglagret	MB Silver		A	83	7	92	0.34	37.89	23.49
Plantehuset 3, bldg. 4	MB Silver	499	A	70	33	53	57.86	63.27	55.91
Vindtunneln 1	BiU Excellent		B	70	47	33	2.16	60.94	22.93
Barnarps-Kråkebo 1:44	BiU Very Good		B	76	41	46	1.36	87.50	13.71
Dansered 1:69	BREEAM-SE Excellent		A**	70	19	73	0.55	269.31	42.91
Dansered 1:70	BREEAM-SE Excellent		B**	70	39	44	1.18	30.06	7.71
Plantehuset 2	BiU Very Good		A	78	20	74	1.77	7.00	4.37
Lagret 1	BiU Very Good		A	70	25	64	15.03	46.18	8.69
Förmannen 4	BiU Very Good	346	A	70	28	60	0.96	37.24	7.99
Lagret 4	MB Silver		B	70	37	47	1.97	35.74	11.25
Norra Varalöv 31:11, Bldg. A	MB Silver		A	70	15	79	0.53	39.64	11.24
Norra Varalöv 31:11, Bldg. B	MB Silver		A	70	28	60	0.83	98.63	3.19
Norra Varalöv 31:11, Bldg. C	MB Silver	255	A	70	14	80	0.47	40.53	28.87
Norra Varalöv 31:11, Bldg. D	BREEAM-SE Very Good	498	B	82	51	38	1.53	7.13	5.61
Tahe 1:64	BiU Very Good	255	B	70	42	40	2.81	176.60	115.19
Barnarps-Kråkebo 1:56	BiU Very Good		B	70	40	43	3.38	10.93	10.67
Vindtunneln 2	BiU Excellent	599	B	70	40	43	1.82	48.98	15.15
Sockret 4, bldg. 1	MB Silver	815	A	70	17	76	0.47	1,179.71	5.25
Sockret 4, bldg. 2	ongoing	1,020	A**	70	27	61	1.26	19.84	4.10
Drivremmen 1	BiU Very Good		B	80	53	34	1.71	135.44	17.76
Vasslan 1	BiU Very Good		A	81	38	53	2.36	19.57	6.97
Björrod 1:205	MB Silver		B	96	63	34	1.95	27.57	2.33
Rosersberg 11:81	BiU Very Good		A	70	29	59	0.52	31.67	8.59
Sockret 31, bldg. 1	BiU Very Good	499	C	70	data unavailable***				

Property	Environmental certification	Photovoltaic capacity, kWp	EPC	Regulatory requirements, kWh/m ²	Energy performance, kWh/m ²	Improvement in relation to regulatory requirements, %	Estimated annual climate impact, tonnes CO ₂ e	Estimated annual climate impact (including operational electricity) tonnes CO ₂ e	Estimated avoidable annual emissions**** tonnes CO ₂ e
Sockret 31, bldg. 2	MB Silver		B**	70	52.7	25	66.66	69.48	66.66
Snesholm 1:16	MB Silver	2,295	A	70	10	86	0.35	13.41	14.12
Muttern 6	BiU Very Good		B	70	36	49	8.97	8.69	3.07
Broby 57:5	MB Silver	499	B	70	37	47	12.47	265.52	7.54
Storheden 2:1	BiU Very Good	140	B	83	61	27	2.60	55.37	1.73
Åre 92	MB Silver		A	70	24	66	1.52	87.62	45.44
Morgongåva 15:33	MB Silver	2,000	A	70	27	61	0.94	68.24	27.50
Björöd 1:208	MB Silver		B	70	57	19	1.12	14.60	3.56
Hyltena 1:102	BREEAM-SE Excellent	499	A	70	15	79	0.06	121.26	18.19
Vipparmen 1, bldg. A	BREEAM-SE Excellent	499	A**	70	34	51	65.53	65.53	55.06
Vipparmen 1, bldg. B	ongoing		A**	70	37.7	46	27.84	94.05	93.58
Vevaxeln 1, bldg. C	ongoing		A**	70	25.8	63	3.96	169.32	147.42
Vrangersro 5:4	BiU Very Good	499	A	103	23	78	1.00	387.16	3.25
Logistiken 3	BREEAM-SE Very Good	200	A	95	40	58	1.53	218.00	9.49
Klökan 1:25	BREEAM-SE Very Good	499	B**	96	48.2	50	2.11	10.21	0.81
Arendal 13:3	BREEAM-SE Outstanding		B	75	39	48	1.24	65.58	5.72
Viby 19:106	MB Silver		A	84	38	55	6.70	80.81	4.62
Stigamo 1:49	BREEAM-SE Outstanding		A	70	31	56	1.18	71.44	23.44
Åskatorp 4:26	BiU Very Good		C	70	61	13	1.83	26.54	10.76
Torbornahögen 7	ongoing	500*	A**	70	28	60	1.41	35.24	27.21
Örja 1:22, warehouse 1	ongoing	14,000*	A**	70	32	54	2.11	319.11	102.18
Örja 1:22, warehouse 2	ongoing		A**	70	32	54	1.46	70.68	39.63
Barnarps Kråkebo 1:49	BiU Very Good		A	70	data unavailable***				
Backa 23:5, bldg. 1	BiU Very Good	499	A	70	63	10	4.92	62.23	27.26
Backa 23:5, bldg. 2	BiU Very Good	251*	A	70	35	50	0.94	177.27	0.83
Sköns Prästbord 2:4	BiU Very Good	498	B	70	42	40	30.03	137.34	19.26
Frukthallen 3	BiU Very Good	255	D	70	75	-7	1.58	108.71	22.23
Mappen 3	BiU Very Good	254	B	73	43	41	2.48	185.76	42.76
Hammaren 2	BiU Very Good		A	70	29	59	0.94	9.03	9.31
Total							419.96	5,978.07	964.71

* Solar PV system owned by the tenant.

** Forecast based on energy calculations. This is a newly constructed building, and EPC is not yet available.

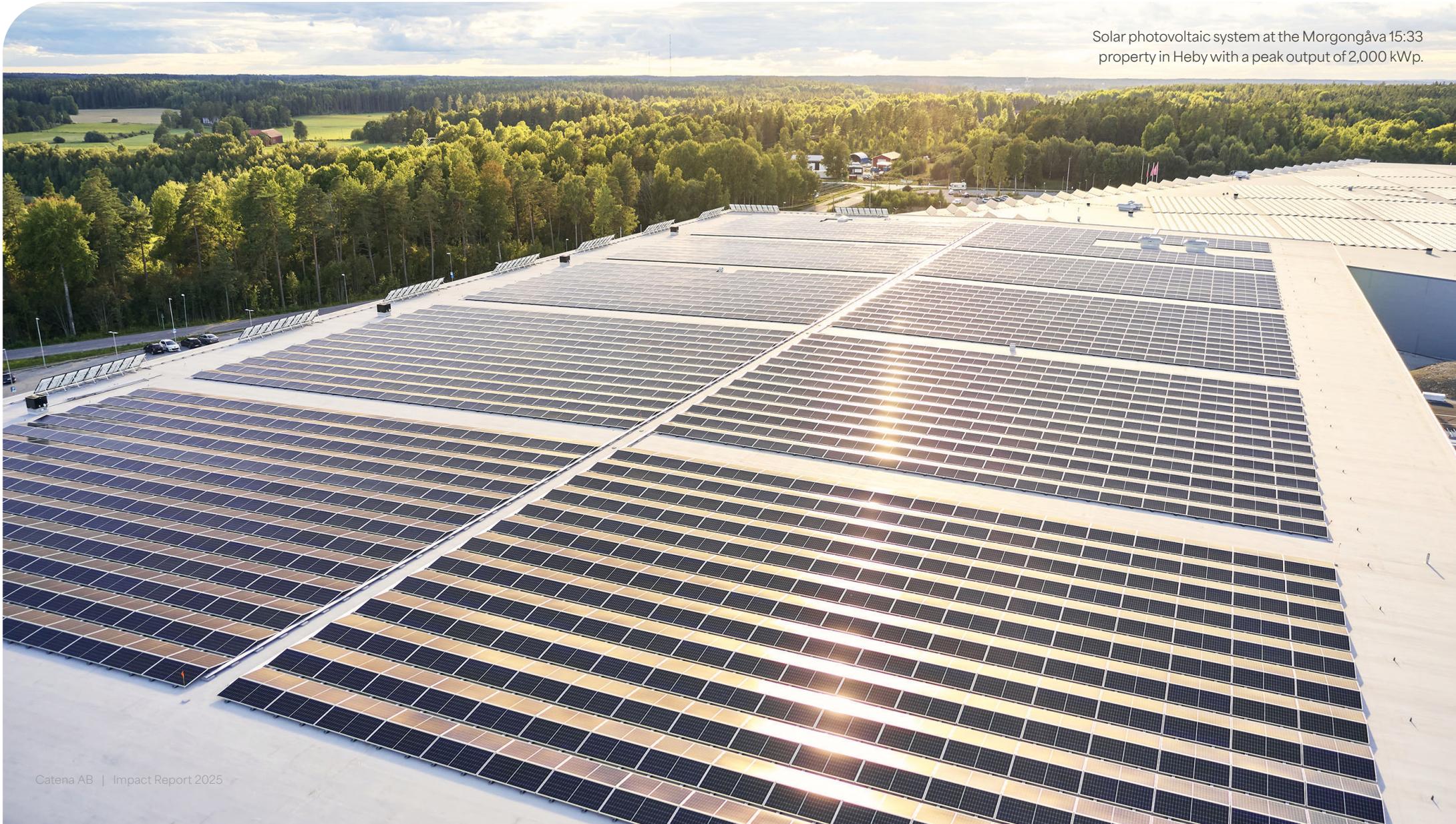
*** EPC was carried out in accordance with older regulations (BBR 2012/2015), before Primary Energy Use (PE) were introduced. Consequently, some data is missing.

**** Assessed avoidable emissions only encompass the building's energy use (excluding operational electricity) and compare emissions from actual energy consumption against regulatory requirements.

CATEGORY 2 - Energy efficiency

In 2025, there were no reported alignments with Category 2 - Energy Efficiency, and no projects have qualified.

Solar photovoltaic system at the Morgongåva 15:33 property in Heby with a peak output of 2,000 kWp.



Method

In 2024, Catena's green framework was revised to align more closely with the EU Taxonomy Regulation, thereby simplifying and clarifying our reporting related to climate impact. The methodology in the green framework now adheres to the Taxonomy Regulation's categorisation of activities within the construction and property sectors.

Efforts have been ongoing throughout the year to ensure alignment with the criteria of the Taxonomy Regulation.

The table on pages 6-7 is based on information generated from Energy Performance Certificates (EPC), energy calculations, climate risk analyses, life-cycle assessments and environmental certifications. EPC:s indicate the energy classification and the regulatory requirements applicable to newly constructed buildings. They also show the buildings' energy performance based on a Primary Energy Use (PE). The table also presents the emissions that arise in relation to energy consumption.

Firstly, emissions from energy consumption within Scopes 1 and 2 are presented, that is, emissions from building (landlord) energy (praxis). Where we have the data, we also present emissions from our tenants' energy consumption, that is, the use of operational energy, as a part of our Scope 3. Calculations of climate impact are based on the Greenhouse Gas Protocol.

Emissions from electricity consumption are location-based and employ the Swedish Environmental Research Institute and the Swedish National Board of Housing, Building and Planning's conversion factor for the Nordic electricity mix.

In 2025, the emission factors for the Nordic electricity mix were updated, resulting in an adjustment of the average climate impact from 90g CO₂e/kWh to 59g CO₂e/kWh. For

Scope 2, this update means the emission factor has been adjusted to 46g CO₂e/kWh, and for Scope 3, it has been adjusted to 13g CO₂e/kWh.

For district heating, the emission factor corresponding to the respective supplier is applied, with environmental data sourced from the Mestro energy monitoring system. Assessed avoidable emissions are calculated based on energy consumption that is avoided due to enhanced energy performance in

comparison with regulatory requirements. In order to distinguish between the emissions from actual energy consumption and regulatory requirements, the regulatory requirements (which are presented as Primary Energy Use, PE) have been converted to energy consumption with certain assumptions. We assume that the percentage distribution between heating and electricity has the same distribution for the regulatory requirements as the building's actual consumption. Based on this distribu-

tion, heating and electricity consumption are converted into greenhouse gas emissions with the respective emissions factors. Please refer to the formula below that we have used to calculate the building's primary energy values (obtained from BBR 29).

$$EP_{pet} = \frac{\sum_{i=1}^6 (E_{appv,i} + E_{kyl,i} + E_{ivv,i} + E_{f,i}) \times VF_i}{A_{temp}}$$

PROJECT: LOGISTICS POSITION RAMLÖSA

Catena begins the final phase at Logistics Position Ramlösa

📍 Helsingborg 🏠 77,000 m² 🌿 BREEAM-SE

Logistics Position Ramlösa in Helsingborg includes three logistics facilities with a total area of 77,000 m². Catena has signed two lease agreements with ICA Fastigheter AB, which will be a tenant in both an existing facility in the area and in the most recently constructed building there. The new building covers 18,000 m² and is certified in accordance with BREEAM-SE Excellent and NollCO₂. Construction is planned for completion in late 2026 or early 2027, upon which ICA will move in.



Auditor's limited assurance report on Catena AB's investor report

To Catena AB (publ), corporate identity number 556294-1715

Conclusion

We have been engaged by the management of Catena AB ("Catena") to perform a limited assurance review of Catena AB's investor report 2025, which is published as a standalone report. The criteria for our review are Catenas's Green Financing Framework ("Catena's Green Financing Framework").

Based on our review, as described in the section Auditor's Responsibility, nothing has come to our attention that cause us to believe that the report is not, in all material respects, prepared in accordance with the criteria specified above by the management.

Basis for conclusion

We have conducted the limited assurance engagement in accordance with ISAE 3000 (Revised), *Assurance Engagements Other than Audits or Reviews of Historical Financial Information*. Our responsibility under this standard is further described in the section Auditor's responsibility.

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

Responsibilities of the management

Management is responsible for the preparation of the Investor report in accordance with the applicable criteria, which are set out in

Catena's Green Financing Framework ("Green Financing Framework"). This responsibility also includes maintaining such internal control as management determines is necessary to enable the preparation of an investor report that is free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on the sustainability report based on our review. The limited assurance engagement has been conducted in accordance with ISAE 3000 (Revised) *Assurance Engagements Other than Audits or Reviews of Historical Financial Information*. This standard requires that we plan and perform our procedures to obtain limited assurance that the investor report is prepared in accordance with the criteria described in the section Responsibilities of the management.

The procedures in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. This means that it is not possible for us to obtain such assurance that we become aware of all significant matters that could have been identified if a reasonable assurance engagement had been performed.

Our firm applies ISQM 1 (International Standard on Quality Management), which requires the firm to design, implement and operate a system of quality management, including policies and procedures regarding compliance with ethical requirements, professional standards, and applicable legal and regulatory requirements.

We are independent of Catena AB in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

The limited assurance engagement involves performing procedures to obtain evidence to support the investor report. The auditor selects the procedures to be performed, including assessing the risks of material misstatements in the investor report, whether due to fraud or error. In this risk assessment, the auditor considers the parts of the internal control that are relevant to how the management prepares the investor report, in order to design procedures that are appropriate under the circumstances, but not for the purpose of providing a conclusion on the effectiveness of the company's internal control. The review consists of making inquiries, primarily of persons responsible for the preparation of the investor report performing analytical review and conducting other review procedures.

The review procedures primarily include:

- Through inquiries, obtain an understanding of internal controls, reporting processes, and

information systems relevant to the preparation of the information in the investor report.

- Evaluate whether the structure and information in the investor report are presented in a clear and transparent manner.
- Perform substantive testing on selected disclosures in the investor report.
- Conduct analytical review through analysis of Catena AB's results.

KPMG AB

Malmö, 20 March 2026

Camilla Alm-Andersson
Authorised Public Accountant

Torbjörn Westman
Specialist member of FAR

CATENA

Catena is a listed property company that sustainably develops and durably manages efficient logistics facilities through collaboration. Its strategically located properties supply the Scandinavian metropolitan areas and are adapted for both current and future cargo flows. The overarching objective is to generate strong cash flow from operating activities to enable sustainable growth and stable returns.

Catena shares are traded on NASDAQ Stockholm, Large Cap.

Head office

Switchboard:
+46 (0)42 449 22 00

Catena AB (publ)
Box 5003
250 05 Helsingborg
Sweden

Deliveries/visiting address
Landskronavägen 23
252 32 Helsingborg
Sweden

Regional offices

Switchboard:
+46 (0)42 449 22 00

Region South
Landskronavägen 23
252 32 Helsingborg
Sweden

Lagervägen 4
232 37 Arlöv
Sweden

Region West
Fibervägen 2
435 33 Mölnlycke
Sweden

Region East
Gasverksvägen 1
611 35 Nyköping
Sweden

Depåvägen 1
901 37 Umeå
Sweden

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