

Sustainability report





INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents

Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Table of contents, Sustainability Report

Catena's year in sustainability	43
Sustainability governance	44-45
Sustainable Development Goals	46
Our sustainability topics	47-48
Green financing	49
Sustainable properties	50-61
Greenhouse gas emissions	50-53
Energy	54-55
Emissions to air, water and land	56
Water	57
Biodiversity	58-59
Land use	60
Choice of materials	61
TCFD reporting	62-64
EU Taxonomy Regulation	65-71
Responsible business	72-77
Working environment	72-73
Occupational health and safety	74-75
Human rights	76
Anti-corruption, compliance and ethics	77
Sustainability notes	78-84
Accounting policies in sustainability	78-79
EPRA notes	80-84
EPRA sBPR: Performance measures	85
GRI index	86-93
Auditor's report	94



Bird house on the Håsthagen 4 property, Helsingborg



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Catena's year in sustainability

46 %

Environmentally certified area

87 kWh/m²

Energy intensity

81

GPTW Trust Index

36 %

Land area surveyed by ecologist

Catena's sustainability targets

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



Hyltena 1:102 voted Logistics Establishment of the Year

We are proud to have our efforts for sustainable, innovative logistics properties recognised. In the winning project, we worked actively on the choice of materials, and the property is one of the largest buildings in the Nordics with a timber frame. It is currently in the process of being certified to the BREEAM Excellent rating for environmental performance, and WELL Platinum to denote a healthy workplace.



Catena retains its Great Place to Work certification

For the fourth consecutive year, Catena has been certified as a Great Place to Work with a Trust Index of 81. This shows that Catena is a workplace where commitment, well-being and development are in focus. Our employees are the heart of our organisation, and we pride ourselves on being a great workplace that all employees feel proud to belong to.



68,533 kWp

In connection with the property acquisitions of Mossvej 27-29 in Horsens and Örja 1:22 in Landskrona, solar panels with an annual capacity of 49 MWp are being installed. The ambition is to supply the facilities with renewable energy and enable electric vehicle charging to further consolidate our commitment to sustainable energy.



Our biggest biodiversity project to date

During the autumn, the Åre 92 property in Borås was the site of our biggest biodiversity project to date, both in terms of area and scope. 40,000 m² of sandy soil is being transformed into flourishing meadow to promote biodiversity. By establishing meadowland, we create a vital habitat for pollinators and other species that need flower-rich landscapes, while also improving the well-being of people who spend time in the area.

Contact

Amanda Thynell Head of Sustainability
amanda.thynell@catena.se



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Sustainability governance

Sustainability is a natural part of Catena's operations. Governance takes place through our internal environmental management system, which is based on shared procedures and guidelines, measurable targets and direct action plans. Sustainability governance ensures that our sustainability efforts are carried out efficiently, and contribute to meeting Catena's sustainability targets.

Catena's sustainability governance aims to ensure that our efforts in this area are effective, and that the company delivers on its strategy so that the sustainability targets can be met. Our governance approach is founded on prevailing legislation, regulations, and voluntary frameworks for contributing to sustainable development. Sustainability work is based on the UN's Sustainable Development Goals and is in line with the Paris Agreement. Other key foundations of governance include Catena's internal Sustainability Policy and sustainability strategy, as well as a general endeavour to meet the company's own long-term sustainability targets.

Board of Directors

Catena's Board of Directors has ultimate responsibility for the company's sustainability strategy and related targets. The Board decides on the Sustainability Policy and Code of Conduct and approves the Sustainability Report. Reporting takes place annually to the Board, or more regularly as required. Sustainability work is overseen by the Board through the joint Sustainability and Audit Committee. The Board is continually updated on material sustainability topics to ensure that is has relevant, appropriate information. In 2024, all Board members received training in the

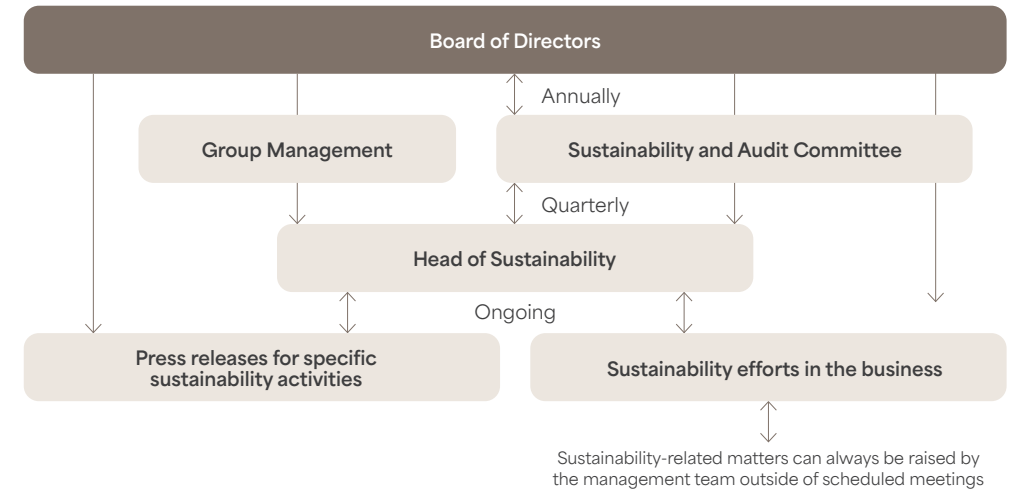
Corporate Sustainability Reporting Directive ahead of upcoming legal requirements.

Management

Responsibility for implementing the sustainability strategy and targets lies with the CEO and Group Management, with the Head of Sustainability, also a member of the management team, driving and coordinating sustainability efforts. Matters are reported to Group Management on an ongoing basis. Management approves the Sustainability Report and materiality assessment annually when updated. There is currently no need for a climate committee at management level. The Sustainability Team, comprising the Head of Sustainability and two sustainability specialists, is responsible for monitoring sustainability-related opportunities and risks, ensuring compliance with Catena's Sustainability Policy, and making sure the sustainability targets are met.

Sustainability efforts

Operational activities are governed through Catena's internal environmental management system, which is based on shared procedures, guidelines and policies, measurable targets and direct action plans which ensure legal compliance. To ensure efficient, systematic environmental work and help the organisation



achieve its strategic objectives, Catena's environmental management is certified according to ISO 14001. ISO 14001 forms the basis of Catena's sustainability efforts, ensuring that we meet the social and environmental requirements that are placed on us. Environmental efforts are assessed annually through internal and external audits, and through a more comprehensive external audit every three years in order to retain certification. The audits enable us to identify any shortcomings in knowledge or procedures, leading to new lessons and processes to remedy deviations and reduce risks. Our starting point is always to take action, follow up, assess and improve.

Fundamentally, Catena's sustainability efforts are about ensuring that all employees are knowledgeable, engaged and understand how they can promote sustainability based on their role in the company. All employees have undergone mandatory basic training in sus-

tainability, and it is also part of the onboarding process for new recruits. Targeted training for specific functions within the company is ongoing, with the aim of continually developing the workforce's expertise in sustainability. Common themes are environmental certification systems, energy monitoring, biodiversity and the CSRD. In addition, employees are involved in topical matters through staff meetings. All employees also have opportunities for further sustainability training tailored to their roles.

Sustainability efforts permeate Catena's entire operation. Administration, development of the property portfolio, suppliers, tenants, employees and providers of finance - all are characterised by a sustainability mindset. Sustainability governance at Catena ensures that our sustainability efforts are carried out efficiently, and contribute to meeting Catena's sustainability targets.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

76

In 2023, a customer survey was conducted for the first time using the Fastighetsbarometern ('Property Barometer'). The model analyses ten areas that strongly influence satisfaction and customer behaviour. In 2024, we retained the same customer satisfaction index (CSI) as the previous year: 76, which is just above the industry index for warehouse/industrial.



Sponsorship and community engagement

Catena took part in various forums for societal development during the year. One example was during Almedalen Week, where we invited other industry players to a round-table discussion under the heading "Properties that produce renewable energy: How can we maximise an unleveraged potential for society?". Another example is our own event, Logistiktrender, an annual forum for business partners and industry colleagues to network, learn and be inspired. The theme of Logistiktrender for 2024 was *Organised Chaos*.

Our 10 largest sponsorships in 2024

- Rögle BK
- Sportfiskarna - the Swedish Anglers' Association
- Maskrosbarn - child rights organisation
- Grunden BOIS - floorball club
- Helsingborgs Citysamverkan - city partnership initiative
- Järna Sportklubb
- Föreningen Ung Kraft - youth initiative
- Swedish Childhood Cancer Fund
- Black Knights, American football
- Olympic Viking HK - handball club

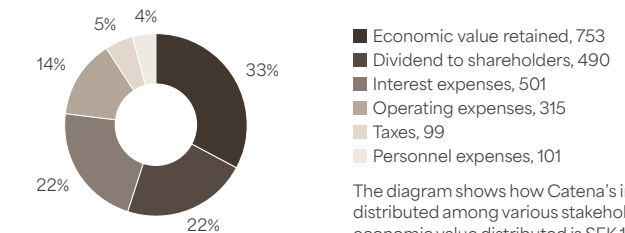
We are also involved in LFM30, CC-build, REbygg, Business & Biodiversity, and the Helsingborg Climate City Contract. Ambitious goals help us to transition quickly. We play a key role in society as we strive to achieve resource-efficient construction and more climate-neutral solutions.

Catena also sponsors a wide range of non-profit organisations, initiatives and associations. Through sponsorship, we seek to achieve value or benefits for all parties involved and contribute to sustainable societal development. In 2024, the water restoration project "Four measures for more Baltic Sea fish" came to an end. Catena began the initiative in 2022 alongside the Swedish Anglers' Association. Through the restoration and opening up of waterways, pike, perch, trout and other species can now access new spawning areas. The project, co-funded by Catena, has also resulted in the learning of new lessons about aquatic environments that are valuable to a large property owner.

One of Catena's more extensive sponsorship arrangements is with Rögle BK. As well as providing entertaining SHL hockey, Rögle conducts a broad range of activities focusing on ice hockey and figure skating, activities that mean a lot to children and young people.

We quantify the company's direct impact on our stakeholders by starting with how our

Created and distributed economic value, MSEK



- Economic value retained, 753
- Dividend to shareholders, 490
- Interest expenses, 501
- Operating expenses, 315
- Taxes, 99
- Personnel expenses, 101

The diagram shows how Catena's income in 2024 was distributed among various stakeholder groups. The total economic value distributed is SEK 1,506 million.

income has been distributed to different stakeholder groups through tax payments. Aggressive tax planning can harm Catena's brand and relationships with stakeholders, and is not a basis for our actions.

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 management. The tax policy is established by the company's Board of Directors, and the CEO is ultimately responsible for ensuring compliance with this policy. The tax policy is available in its entirety on Catena's website. Put briefly, it states that:

- Catena must endeavour to ensure that the correct tax is paid in the countries where it operates.
- Catena stays abreast of and monitors amendments, new legislation and case law in order to manage its taxes in accordance with applicable laws.
- Catena does not acquire businesses to obtain tax benefits. Acquisitions comply with legal and regulatory requirements.
- 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, MSEK

	2024	2023
Income tax	53	54
Property tax	46	42
VAT	-121	-56
Stamp duty	8	6
Energy tax	15	11
Social security contributions and payroll tax	22	18
Total tax paid	7	75

Tax - breakdown by country

2024, MSEK	Sweden	Denmark
Number of employees	71	1
Assets excl. cash and cash equivalents	35,534	8,062
Income	1,945	248
Of which revenue from sales to third parties	1,945	248
Of which income from intra-Group transactions with other jurisdictions	-	-
Profit before tax	1,151	193
Tax paid	-45	-8
Deferred tax	-207	-4
Net profit for the year	899	181



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable Development Goals
Our sustainability topics
Green financing
Sustainable properties
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Sustainable Development Goals

Catena has been working with the UN's Sustainable Development Goals (SDGs) since 2019. By aligning our sustainability targets with the SDGs most relevant to Catena's operations, we ensure that our daily activities contribute to the global goals.

The cornerstones of Catena's sustainability activities include the 17 SDGs, the Paris Agreement and the ten principles of the UN Global Compact, of which Catena is a signatory. Catena works according to international frameworks and certification programmes, and is a member of various organisations to ensure the quality of its operations. Sustainability legislation and regulations are considered minimum requirements, and Catena constantly strives to improve its sustainability efforts in order to achieve set sustainability targets.

The SDGs highlight a clear link between environment, society and economy, and the

importance of integrating all elements into the business. In Catena's case, we depend on natural resources to run our business. Taking action to fight climate change and protect biodiversity is paramount, while the societal perspective reflects where Catena is and how we can make an impact, for example through the materials we choose and by promoting the production of renewable energy. Finally, the economic perspective reflects the performance of our business and partnerships. A transition is required in all parts, in order to lay the foundation for achieving a sustainable society.

Policies and control documents

Internal regulations

- Sustainability Policy
- Work environment handbook
- Code of Conduct
- Sustainability programme
- ISO 14001
- Internal control
- Tax policy

Membership

- The 2030 Agenda
- Global Compact
- Science Based Targets
- TCFD
- GRESB

External regulations

- GRI 2021 Standards
- EPRA sBPR
- Environmental certification: BREEAM, NollCO₂, WELL

Laws and guidelines

- Swedish Companies Act
- Annual Accounts Act
- Work Environment Act
- EU Taxonomy
- BBR Building Regulations
- UN's Universal Declaration of Human Rights
- Other applicable legislation and regulations

Catena's priority SDGs



5 Gender Equality

5.5 - Ensure full participation for women in leadership and decision making.

Catena is ranked as one of the stock exchange's most gender-equal companies according to the Allbright Report 2024.



7 Affordable and Clean Energy

7.2 - Increase substantially the share of renewable energy in the global energy mix.
7.3 - Double the global rate of improvement in energy efficiency.

In 2024, work began on the establishment of two high-power charging stations for heavy traffic at Catena's properties.



8 Decent Work and Economic Growth

8.8 - Protect labour rights and promote safe and secure working environments for all workers.

90 percent of Catena's employees are covered by a collective agreement. The other 10 percent have agreements equivalent to collective agreements.



9 Industry, Innovation and Infrastructure

9.4 - Upgrade infrastructure and retrofit industries to make them sustainable.

During the year, just over 470,000 m² were environmentally certified. 46 percent of the portfolio now has certification.



11 Sustainable Cities and Communities

11.6 - Reduce the adverse environmental impact of cities.

71 percent of Catena's turnover is aligned with the EU Taxonomy.



13 Climate Action

13.1 - Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters.

100 percent of the property portfolio has been analysed based on a climate risk assessment in accordance with the EU Taxonomy.



15 Life on Land

15.5 - Halt the loss of biodiversity and natural habitats.

Ecological reports according to Swedish standards have been conducted over a total area of over 180,000 m² in 2024.



16 Peace, Justice and Strong Institutions

16.5 - Substantially reduce corruption and bribery.

Information in our Code of Conduct for all employees.



17 Partnerships for the Goals

17.17 - Encourage and promote effective partnerships.

Membership in networks and research projects like LFM30, CC Build, Business and Biodiversity.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable Development Goals
Our sustainability topics
Green financing
Sustainable properties
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Our sustainability topics

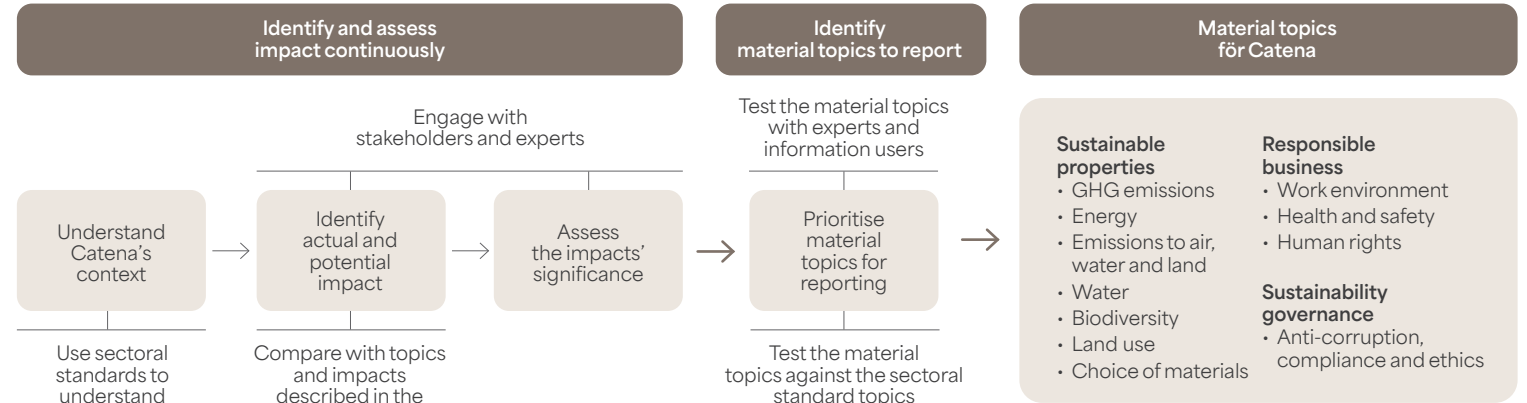
Materiality assessment

Sustainability is a complex issue. Social, environmental and economic aspects are interrelated and must correlate in a positive way in order for us to achieve our goals.

The materiality assessment has aimed to determine Catena's material issues, based on its most significant impacts on the economy, the environment and people (including human rights). During this process, Catena's actual and potential negative and positive impacts were mapped. The perspectives of multiple stakeholder groups were considered. The process of identifying material topics included the following steps:

Step 1: Understanding Catena's sustainability context

To understand the impact that Catena has or may have on the external environment, Catena's value chain, activities and corporate relationships were identified. In this step, an



understanding was obtained of the industry in which Catena operates, the industries we interact with in our value chain, and the challenges faced both by these industries and the wider society.

Step 2: Identifying actual and potential impacts

To produce a preliminary list of Catena's actual and potential impacts, a desktop analysis was conducted based on industry and value chain. The analysis was based on a review of internal documentation and external sources. During this step, a stakeholder dialogue was conducted with the aim of identifying all the impacts that Catena has on its external environment, how great that impact is and what our stakeholders consider significant. The dialogue was conducted through a workshop with representatives from different business areas at Catena and ten qualitative interviews with twelve stakeholders.

The results from the stakeholder dialogue were used to directly map Catena's impacts and their significance.

Step 3: Assessing impact significance

The survey and stakeholder dialogue resulted in an initial list of positive and negative impacts that Catena has or may have on the environment, the economy and people, including their human rights. The significance of each impact was then quantitatively assessed using the results of the stakeholder dialogue and external sustainability experts. Catena's different types of impact were compared with each other, and negative impact and positive impact were analysed separately. The significance of negative impacts was assessed based on severity, a combination of scale, scope and remedial action. The significance of positive impacts was assessed based on scale and scope. For potential impacts, probability was also taken into account.

Step 4: Prioritising the most significant impacts

Based on the analysis in step 3, the impact was prioritised from highest to lowest significance. A threshold was set based on discussions internally and with external sustainability experts.

The table above shows the results, which have been validated by Catena's management team. Eleven areas of influence were identified as the most significant and thus correspond to our material topics. These determine the content of Catena's Sustainability Report.

Double materiality assessment

The starting point for the 2024 Sustainability Report follows the materiality assessment conducted as described above, which is updated annually. Efforts to prepare a double materiality assessment in line with ESRS began back in autumn 2023. During the year, we worked to improve internal processes and enhance reporting ahead of upcoming legal requirements. We are closely monitoring the Omnibus Proposal and assessing its potential impact on our operations and reporting.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable Development Goals
Our sustainability topics
Green financing
Sustainable properties
Responsible business
Sustainability notes
Auditor's report

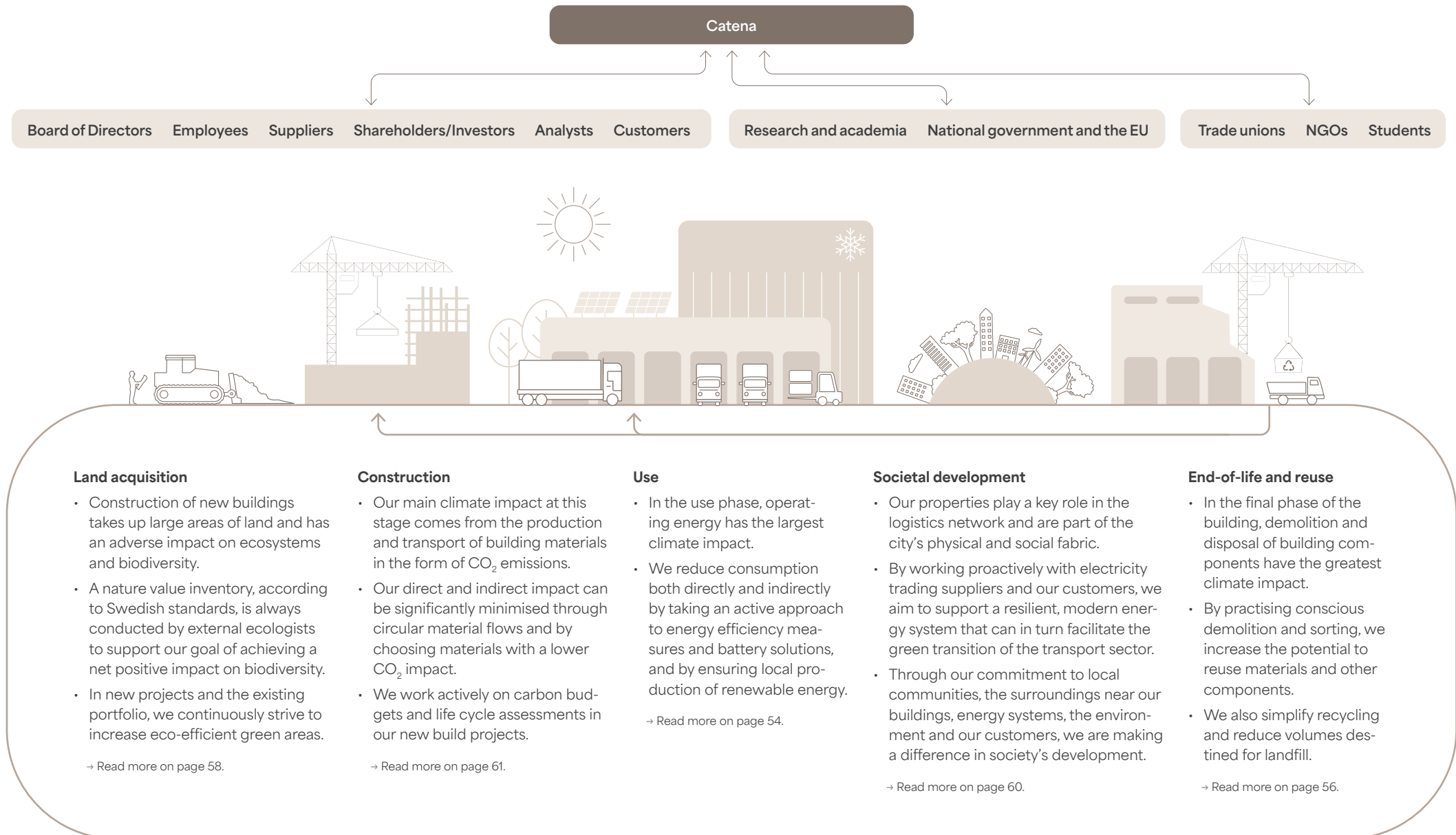
FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Value chain





INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable Development Goals
Our sustainability topics
Green financing
Sustainable properties
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Green financing

Ambitious, structured efforts in sustainability have laid the foundation for Catena's green financing framework. The framework was updated in 2024 to ensure clearer alignment with the EU Taxonomy Regulation and the criteria covering activities 7.1 Construction of new buildings, and 7.7 Acquisition and ownership of buildings.

Our responsibilities

Catena's financing currently comprises green and standard bank loans, and green bonds. We are in ongoing dialogue with and report to our finance providers, and are involved in discussions linked to the development of green loan products. Alongside our green financing framework, our work is based on our Sustainability Policy, Finance Policy and Tax Policy.

Catena's green framework

Our green framework for sustainable finance is evolving continuously, as are the targets we set. In spring 2024, we updated our criteria to more clearly align with and ultimately simplify reporting of our operations according to Taxonomy Regulation requirements on construction of new buildings (7.1), and acquisition and ownership of buildings (7.7). The Investor Report and the key performance indicators in the taxonomy reporting cannot be compared, since category 1 in the Investor Report is based on asset value.

For more in-depth information about our green framework, please read the investor report published alongside our year-end report.

→ [Download the report](#)

The framework update is based on the Green Bond Principles (ICMA) with refinement to the EU Taxonomy, and our goal of environmental certification for all our properties is also part of the framework.

Under the framework, we issue green certificates intended to finance assets that are approved within its scope.

We have also linked a green Medium Term Note (MTN) programme through Svensk FastighetsFinansiering (SFF), established in 2016 and updated in 2024, which includes specific environmental and sustainability conditions. The framework has been reviewed by independent analysis institute S&P to ensure it meets strict sustainability requirements. It has been awarded a Medium Green rating for its green criteria.

Reporting according to the EU Taxonomy Regulation

According to our analysis, the economic activities that are taxonomy-eligible are our new build projects and properties under our management. Since our operations encompass both new construction and property management, our entire business is taxonomy-eligible. Catena owns 45 percent of the company Foodhills Fastighets AB, which does not fall within the EU Taxonomy's sectoral standards for construction and buildings.

Our work on green financing

Green financing provides better terms and lower costs, both with banks and in capital markets, while also offering access to more financing options. In 2024, green financing amounted to 71 percent, meaning we have already surpassed our target of at least 50 percent green financing by 2025. By 2030, 100 percent of Catena's financing is to be green.

Catena's work linked to the EU Taxonomy

Climate risk assessments have been a key focus throughout 2024, building on work that began in 2021 with our first climate risk screening. This process enables us to assess future physical climate risks and identify necessary adaptations to reduce

long-term exposure. One important aspect of the taxonomy is energy-efficient buildings, an area where we are already well advanced and are generally seeing good results. Notably, 71 percent of the total lettable area in Catena's property portfolio falls within the national thresholds set by the Swedish Property Federation's top 15. According to the federation's definition, the top 15 percent of warehouse buildings for other business uses correspond to buildings with a primary energy value below 67 kWh/m² Atemp, while warehouse buildings for food correspond to 75 kWh/m² Atemp.

For more information, please see our full taxonomy disclosures on pages 65-71.

Alignment with EU Taxonomy requirements

	Total, MSEK	Taxonomy-eligible, %	2024 Taxonomy-aligned, %	2023 Taxonomy-aligned, %
Revenues/turnover	2,197	100	71	56
CapEx	11,079	100	93	74
OpEx	105	100	61	42



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Greenhouse gas emissions

Why is it important?

Through its property holdings and project portfolio, Catena has a major impact on the climate via greenhouse gas (GHG) emissions. These emissions are partly linked to energy use during the operational phase and partly to the large volumes of materials and resources used, primarily in new production but also in refurbishments and renovations. The construction and real estate sector accounts for around one-fifth of Sweden's total emissions of greenhouse gases, making the reduction of Catena's emissions a crucial goal that

permeates all aspects of our operations. Climate-related risks could have a serious impact on Catena's assets. Firstly, transition risks can arise from increased demand for buildings and solutions with lower carbon emissions, stricter legal requirements on the construction and real estate sector, and higher costs for materials and raw materials. Secondly, there are physical risks linked to climate-related acute or chronic changes in precipitation patterns, flooding and temperature changes.

Our approach

Reducing Catena's emissions is a key priority for many reasons. Catena is committed to reducing both its energy requirement and climate impact, not only in project activities but also in the operation of its properties. Catena has set ambitious goals for achieving climate neutrality by 2030.

Catena tracks its GHG emissions along the entire value chain based on the GHG Protocol, providing valuable insights into the activities with the greatest climate impact. Since 2022, we have adhered to the Swedish Property Federation's guidance on Scope 3 emissions. Catena's primary GHG emissions originate partly from indirect emissions through our

tenants' energy use (Scope 3) and partly from indirect emissions related to construction projects, including materials, transport and waste (Scope 3). For a summary of where our emissions occur along the value chain, see page 51.

Process and governance

Catena's climate strategy and transition plan are integral parts of the company's overarching business strategy. In 2020, emission targets were set according to the Science Based Target initiative (SBTi) with the goal of reducing Scopes 1 and 2 GHG emissions by 50 percent up to 2030.

Catena applies variable remuneration for management and other employees. The variable remuneration is directly linked to promoting effective, long-term sustainability performance, and criteria are linked to the company's overarching sustainability targets in order to reduce negative environmental impact.

Just over 90 percent of Catena's emissions come from indirect emissions in Scope 3. Depending on our pace of new construction, 55-75 percent stem from new build projects. To minimise our impact in projects, we strategically use life cycle assessments and carbon budgets to evaluate and reduce emissions associated with construction. Read more about our Scopes 1, 2 and 3 climate impact on page 52.

Work began in 2024 to set SBTi targets also for Scope 3 in line with the new sectoral standard for buildings, and the process will continue in 2025. Catena adheres to the UN's Sustainable Development Goals and our emission targets align with the Paris Agreement.

As part of the supporting documentation for our updated SBTi application, a spend analysis has also been conducted to develop benchmarks for other purchases - an aspect of mapping the operational phase.

Targets and ambitions

Net zero

CO₂ emissions Scopes 1 and 2, 2025

Net zero

CO₂ emissions Scope 3, 2030

50% / 100%

Lettable area to be environmentally certified by 2025/2030.

100%

Zero-emissions energy use by 2028

Outcome

3,616¹

Tonnes CO₂e Scopes 1 and 2 (location-based)

62,679

Tonnes CO₂e Scope 3 (location-based)

46%

Environmentally certified area

99%

Zero-emissions energy use in Scopes 1 and 2²

¹ In Q4, 3,723 tonnes of CO₂e were reported due to incorrect information from a supplier regarding refrigerants. Correction to 3,616 tonnes CO₂e.

² In 2024, we recalculated the distribution of emissions in Scopes 1 and 3, where a larger portion of natural gas usage falls under Scope 3. This also has an impact on zero-emissions energy use in Scopes 1 and 2.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance

Sustainable properties

Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Progress in 2024

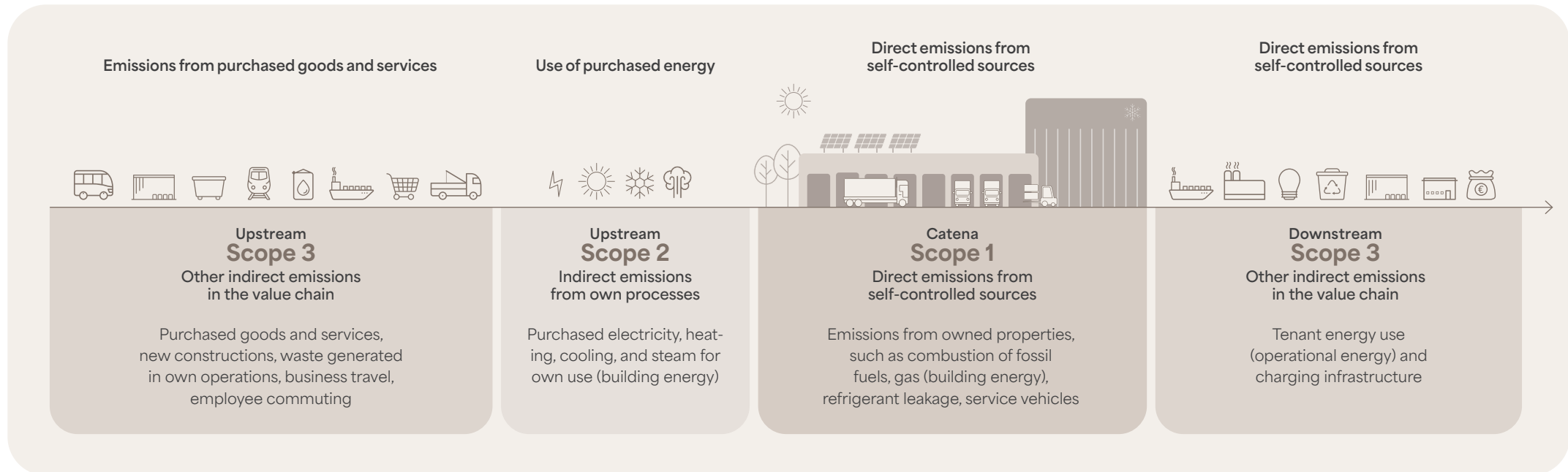
An important aspect of reducing Catena's GHG emissions is our commitment to obtaining environmental certifications for our buildings. We view environmental certification as a comprehensive method for evaluating our properties. For existing buildings, we use the British environmental certification system BREEAM In-Use - the most widely used certification system in Europe. For new construction projects we always use BREEAM-SE and Noll-CO₂ certification, and Catena has an internal requirement always to achieve at least Very Good level.

For us, environmental certification represents third-party quality assurance, ensuring superior sustainability performance that is transparent and well-established. Furthermore, the new BREEAM-SE manual now allows us to select taxonomy-aligned indicators for activity 7.1, which not only simplifies our internal follow-up but also streamlines the process in our project operations.

All in all, certification helps us to take a holistic approach to reducing our emissions across both the construction and operational phases. Decisions on certification are always made at an early stage, in consultation with a sustain-

ability specialist or coordinator, the regional manager and Catena's project manager. In 2024, we increased the pace and made great progress towards certifying our entire portfolio, adding more than 470,000 m² during the year.

As part of our strategic efforts towards sustainable property management, we began using the Planima property maintenance system in 2024 to gain a clearer overview of our existing property portfolio. The system enhances efficiency by focusing on planning and control, which are key to effective property management.





INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance

Sustainable properties

Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Emission sources in accordance with GHG Protocol reporting categories	Data source/systems support	Source	Emission factor	Tonnes CO ₂ e 2024	Tonnes CO ₂ e 2023 ²	Tonnes CO ₂ e Base year 2018	Share, %	Covered by our net-zero target
Scope 1								
Natural gas	Mestro	Swedish EPA, Danish Energy Agency	0.205 kg CO ₂ e/kWh	85	34	1,195	0	Yes
Sprinkler systems	Rillion	Ecopar A	0.275 kg CO ₂ e/kWh	29	24	-	0	Yes
Refrigerant leakage	Refrigerant reports with a one-year lag	Refrigerant reports		176	103	257	0	Yes
Service vehicles	AutoPlan	Swedish Transport Agency	0.137 kg CO ₂ e/km (petrol car) 0.162 kg CO ₂ e/km (diesel car) 0.0 kg CO ₂ e/km (electric car)	44	47	165	0	Yes
Total				334	208	1,617		
Scope 2								
District heating (actual consumption)	Mestro	Emission figures from each district heating supplier (one-year lag)		199	198	1,163	0	Yes
Electricity (location-based)	Mestro	IVL, Nordic energy mix	0.09 kg CO ₂ e/kWh	3,083	2,855	895	5	Yes
Electricity (market-based)	Mestro	Vattenfall's emission factors for green electricity contracts	0.00002 kg CO ₂ e/kWh	0	0	0	0	Yes
Total	(location-based)			3,282	3,053	2,058		
Scope 3								
1 Purchased goods and services	Data not available							Yes
2 Capital goods	Internal project follow-up system	Catena standards for new construction	311 kg CO ₂ e/m ²	47,050 ¹	9,738	13,661	71	Yes
3 Fuel- and energy-related activities	Rillion	Drivkraft Sverige Stratsys emission factor catalogue	0.273 kg CO ₂ e/kWh (diesel) 0.233 kg CO ₂ e/kWh (propane)	57	-	-		Yes
4 Upstream transport and distribution	Transport operations in connection with construction projects is included in 2, capital goods		included in capital goods					Yes
5 Waste generated in operations	Waste in connection with construction projects is included in 2, capital goods Collecct, for waste in managed properties	UK Government GHG Conversion Factors for Company Reporting	included in capital goods	2	-	-		Yes
6 Business trips	Invoices, chart of accounts, etc. Egencia for business travel	Swedish Transport Agency -petrol car Department for Environment, Food and Rural Affairs (DEFRA) SJ	0.137 kg CO ₂ e/km Benchmark from Egencia 0.00027 kg CO ₂ e/km	22	20	46	0	Yes
7 Employee commuting	Employee survey	Swedish Transport Agency	0.137 kg CO ₂ e/km (petrol car) 0.162 kg CO ₂ e/km (diesel car) 0.0 kg CO ₂ e/km (electric car)	40	24	42	0	Yes
		NTM -moped/MC -bus -train	0.092 kg CO ₂ e/km 0.085 kg CO ₂ e/km 0.004 kg CO ₂ e/km					
8 Not relevant to Catena's operations								n/a
9 Data not available								n/a
10-12 Not relevant to Catena's operations								n/a
13 Downstream leased assets				15,508	14,015	6,601	24	Yes
14-15 Not relevant to Catena's operations								n/a
Total	(location-based)			62,679	23,797	20,350		
TOTAL	(location-based)			66,295	27,058	24,025	100	

¹ An area of just over 150,000 m² was completed during the year, which explains the higher climate impact in category 3.3.

² In 2024, we recalculated the distribution of emissions in Scopes 1 and 3, and much of the use of natural gas is now in Scope 3.

The same calculation has been applied to 2023, which has an impact on the outcome for natural gas in Scope 1 and category 13, Scope 3.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance

Sustainable properties

Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

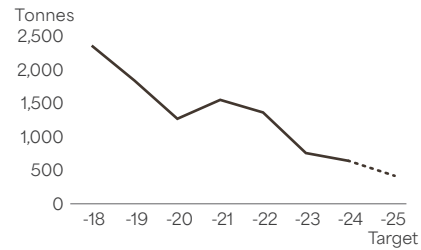
OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Zero-emissions energy

Proportion of zero-emissions, energy Scopes 1-2, %	99
Zero-emissions vehicles, %	46
No. of EV charging points	409
Self-produced solar energy, MWh	9,810

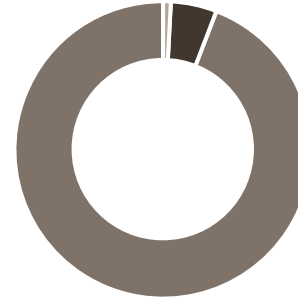
Catena's greenhouse gas emissions (Scopes 1+2, market-based), tonnes CO₂e



Catena is working actively to expand and adapt the charging infrastructure at its properties in order to meet future standards and accommodate our tenants' needs. We install charging stations for cars and heavy vehicles at strategic locations, facilitating the transition to electric transportation. By placing charging points at our properties along major transport routes, we help to increase access to EV charging and thereby support more sustainable transport solutions.

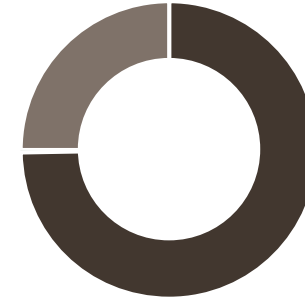
By providing charging points, we make it easier for businesses and individuals to choose electric vehicles, which is also a pivotal aspect of our overarching sustainability strategy.

Catena AB



Proportion of emissions in Scopes 1, 2 and 3

Scope 1	1%
Scope 2	5%
Scope 3	94%



Proportion of emissions per category, Scope 3

Capital goods	75%
Downstream leased assets	25%
Fuel- and energy-related activities	0.09%
Employee commuting	0.06%
Business travel	0.04%



Charging posts at the Morgongåva 15:33 property in Heby



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Energy

Why is it important?

The primary climate impact of an existing building comes from its energy use. The real estate sector accounts for almost 40 percent of Sweden's energy use, making energy efficiency and zero-emissions energy crucial priorities for property owners. Because Catena's buildings already have low energy consumption, they are largely aligned with the taxonomy. To be classified as a green building

under the EU Taxonomy Regulation, an existing building has to meet national energy requirements. A newly constructed building must perform at least 10 percent better than the Swedish National Board of Housing, Building and Planning's code requirements for new builds. Environmental certification requires a building to have low energy consumption and is also a key factor in Catena's green financing.

Our approach

Energy use is directly related to Catena's climate impact. We continuously monitor and assess our buildings' energy use in order to identify deviations and troubleshoot as required. Energy use and the amount of zero-emissions electricity produced are reported on both a quarterly and an annual basis. All properties are connected to Catena's energy monitoring system, which encompasses both building energy and operational energy, including heating and electricity consumption. This is necessary not only for verifying data coverage but also for identifying errors, tracking progress and

monitoring trends over time.

Renewable energy production is a key issue for property owners, and Catena sees significant potential in accelerating its expansion both in and around its properties. Catena uses both roof-mounted solar panels and ground-based batteries. Another option is to make it easier for customers to install their own solar power systems.

Process and governance

In new construction, efforts to reduce energy use are guided by our in-house sustainability programme, and indirectly by our broader

commitment to meeting sustainability targets. For projects with investments exceeding SEK 10 million, Catena requires that buildings achieve EPC A. This is at least 50 percent better than the latest building code requirements from the Swedish National Board of Housing, Building and Planning. A high rating in environmental certification requires a building to be energy-efficient, with energy indicators playing a key role in the assessment.

Energy use in existing buildings is continuously monitored through technical management, with monthly follow-ups to ensure data coverage, identify buildings suitable for energy-efficiency projects, and more. Consumption figures are also reviewed quarterly and annually.

Progress in 2024

An energy audit was initiated in 2024 for buildings with high energy consumption to identify appropriate energy-saving measures and improve their EPC certificates. The initial selection included ten buildings. Energy-efficiency upgrades are scheduled for 2025. During the year, we began an ongoing

process to compile information about our tenants' energy contracts, so that we can further map figures linked to GHG emissions. All of Catena's tenants have been contacted, and 96 percent have provided feedback on their electricity contracts. Of these, 84 percent have green electricity, which in turn affects our market-based GHG Protocol calculations.

Also during the year, we have made great progress towards electrifying the transport sector, with two high-power charging stations at Catena's properties, in collaboration with freight technology company Einride. Both are placed in strategic locations along major transport routes to support charging for heavy vehicles and further drive the transition. The charging station in Norrköping was commissioned in October 2024, and the one in

Production of renewable energy			
	2024	2023	2022
Total self-generated solar energy, MWh ¹	9,810	7,934	6,724
- of which Catena	9,425	7,501	2,898
- of which tenants	385	433	3,826
Total number of solar cell installations ²	42	34	29
- of which Catena	36	31	26
- of which tenants	6	3	3
Total installed output, kWp ³	68,533	12,863	10,663
- of which Catena	18,273	12,103	9,903
- of which tenants	50,260	760	760

¹ Distribution between Catena and the tenant is determined by subscription.

² Distribution between Catena and the tenant is determined by investment.

³ Acquisition of Örja 1:22 and Mossvej 27-29 added new facilities equating to 49 MWp. Production from these begins Q1 2025.

Targets and ambitions

100%
Zero-emissions energy use by 2028

10
Properties upgraded to a higher EPC through energy-efficiency actions

100%
Data coverage in the total lettable area

Outcome

99%
Renewable energy use in Scopes 1 and 2

Ten properties were identified in 2024, and work to upgrade them will begin in 2025

100%
Data coverage in the total lettable area



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties

Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

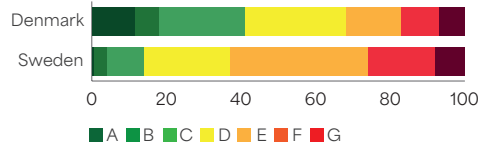
Helsingborg during November 2025. At Catena, we actively work to strengthen our collaboration with tenants to increase awareness and create additional opportunities for influence regarding their preferred energy sources. We believe we have a great responsibility in helping our customers make sustainable choices. Through frequent customer contact, we can further optimise the operation of our properties.

Projects aiming to increase efficiency are vital tools for reducing energy use in our properties. Energy projects and energy-efficiency measures have continued throughout

EPC certificates in the property portfolio

m ² GLA	Sweden	Denmark
EPC A	938,325	422,173
EPC B	535,582	
EPC C	385,274	73,738
EPC D	349,922	
EPC E	117,730	
EPC F	36,104	
EPC G	54,446	
No rating	26,839	
Total	2,444,222	495,911

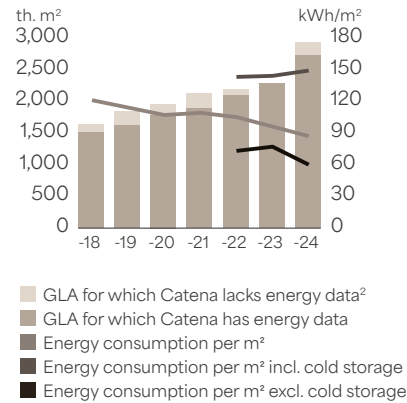
Compared to other EU Member States, Sweden currently has relatively strict requirements for EPC certificates A, B and C. See the figure below. Swedish energy rating thresholds result in a higher percentage of buildings with EPC D, E and F, while Danish thresholds result in a higher percentage of buildings with EPC B, C and D.



the year, including investments in geothermal energy, expansion of solar panel installations and battery storage, switching to LED lighting, and ongoing optimisation of operations. Since 2017, we have reduced energy consumption per square metre by 40 percent, a figure which encompasses both building energy and operational energy, including heating and electricity consumption.

For 2024, the total energy intensity outcome was 87 kWh/m² (96). For properties with cold storage the outcome was 149 kWh/m² (144), and for properties without cold storage the outcome was 60 kWh/m² (77).

Energy intensity¹



¹ Normalised.
² Due to extensive acquisitions during the year, total GLA with energy data has been restated based on an average area to ensure a representative and reliable KPI.

#HusFörHus



Driving energy-efficiency initiatives in collaboration with other stakeholders is a priority for Catena. By working together, we can reach more people and drive meaningful change. Catena is actively involved in the #HusFörHus network, partnering with other property companies to bring energy efficiency to the fore. In January 2024, we co-published an article on the topic in Swedish property magazine Fastighetsnytt - [read more here \(in Swedish\)](#).





INTRODUCTION

- About Catena
- CEO comment

ADMINISTRATION REPORT

- The business
- Operations 2024
- Financing
- Current earnings capacity
- Catena shares
- Market outlook
- Risk management

SUSTAINABILITY REPORT

- Table of contents
- Catena's year in sustainability
- Sustainability governance
- Sustainable properties**
 - Greenhouse gas emissions
 - Energy
 - Emissions to air, water and land**
 - Water
 - Biodiversity
 - Land use
 - Choice of materials
 - TCFD reporting
 - The EU Taxonomy Regulation
- Responsible business
- Sustainability notes
- Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

- Table of contents
- Group
- Parent Company
- Corporate governance report
- Board of Directors
- Management team
- Appropriation of earnings
- Signing of the Annual Report
- Auditor's report

OVERVIEWS & INFORMATION

- Multi-year overview
- EPRA performance measures
- Definitions
- Catena through the year
- Contact details

Emissions to air, water and land

Why is it important?

Roughly one-third of Sweden's waste comes from the construction and real estate sector. The majority of this waste comes from new builds and renovation projects, and much of it goes to incineration or landfill. These waste volumes must decrease dramatically, while the percentage recovered and reused needs to increase. Production of building materials has a huge impact on the climate, and existing materials must be reused to a larger extent. Reusing materials and products extends the useful life while reducing the overall volume of waste.

Our approach

Waste is an important issue, both in projects and in the operational phase. In all construction projects, contractors are required to comply with our sustainability programme, which aligns with Catena's internal requirements, environmental certification requirements and the EU Taxonomy. Contractors must also prepare a waste plan documenting and reporting the volume and type of waste produced in the construction phase.

In most of our existing properties, our tenants themselves are responsible for waste management. Otherwise, Catena is responsible for managing the waste.

Process and governance

Catena actively works to reduce building waste in construction projects and ensure sustainable waste management. Catena's sustainability programme places demands on following environmental certification requirements and EU Taxonomy guidelines. In all new construction projects, a waste plan is prepared covering specific targets for generated waste volumes, as well as procedures for ensuring correct management and sorting.

Waste statistics are logged and reported on an ongoing basis during the construction period to ensure fulfilment of both internal and external sustainability targets. These statistics are used as a tool to continuously improve waste management and the degree of material recovery and reuse. The target is for 80 percent of all construction and demolition waste to be recycled. Construction waste is sorted directly at the building site, thus reducing the

need for landfill and incineration. Incorrect orders and surplus materials are identified, and as far as possible returned to the supplier or used in other projects. During demolition, a demolition inventory is carried out to identify materials and building components that can be dismantled and reused in other projects, in accordance with the waste hierarchy and the EU protocol for managing construction and demolition waste. This helps to increase resource efficiency and reduce waste.

The data available on the amount of waste that Catena handled in managed properties in 2024 is reported in accordance with the EPRA recommendations on page 83.

Progress in 2024

During the year we continued to improve our processes at an early stage, further refining

our overall project process. Waste management and circular processes are now more in focus, partly thanks to new collaborations and systems support.

The collaboration with CC-build, an industry-wide network for sharing knowledge and improving the foundation for reuse, began in 2023 and continued throughout 2024. The materials in our properties are constantly inventoried and are uploaded to our portal to be sold either internally or externally.

To improve our waste reporting process, we have joined the Collecct system, a solution for the more structured management of waste data. We see great potential in gaining better control over waste data, as it not only simplifies reporting but also presents new opportunities for driving the transition towards a circular economy.

Targets and ambitions

Recovered materials

Are to be used in all projects

80%

Of construction and demolition waste is to be recycled

Outcome

Recovered materials

We continue to accelerate circular processes in our project operations

78%

Of construction and demolition waste went to recycling¹

¹ 78 percent refers to six projects completed in 2024. Total waste volume 914,892 kg, of which 716,022 kg went to recycling.



Valuable collaborations with local hubs for reuse

Catena is working with REbygg in Gothenburg, a construction industry initiative that aims to provide support and materials in the recycling process. There is clearly huge potential in local recycling hubs. Through engagement and involvement of both our own project operations and external contractors, we are driving the transition towards a more circular economy.

Catena requires recovery and reuse in new construction projects, and recovered materials are to be reused in renovations and tenant modifications, for example.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Water

Why is it important?

Water is scarce in many parts of the world, making water consumption a crucial sustainability issue from a global perspective. In recent years, access to drinking water has become limited in Sweden too, including Nyköping and Katrineholm where Catena owns properties. We are continuously monitoring and taking action to reduce water consumption in all our properties. As the climate changes and we face more extreme precipitation events, stormwater management is also growing in importance. Ponds and ditches are common methods for managing stormwater, but other methods are also constantly being explored.

Our approach

As a property owner, Catena has a major role to play in influencing the amount of water used in our buildings. To reduce water consumption in our buildings, we implement measures such as installing water-saving toilets, leak detection sensors and tap aerators. These measures are applied during the certification of existing buildings, as well as in renovations and new constructions. In some cases, Catena's tenants may have a direct impact on water consumption in the property, depending on the nature of their operations. Currently, only a few of Catena's tenants, such as laundries and fruit and vegetable handlers, have water-intensive

operations.

Water consumption data is collected using water meters in our buildings, and the data is continuously checked and monitored to identify any deviations. Our monitoring system enables us to keep an eye on our tenants' water consumption, and we currently have measuring points at all our properties, most of which are read manually.

Process and governance

Efforts to reduce water consumption are guided in part by Catena's sustainability programme for new constructions and extensions, and low water consumption is also a requirement for a high rating in environmental certification. In new builds, rainwater collection systems are installed wherever possible, with the harvested water then used for toilet flushing or landscape irrigation, helping to reduce the consumption of drinking water.

Catena's properties are connected to municipal water systems; see the table. Water discharges are regulated by municipal wastewater treatment plants and managed according to environmental requirements set by the Swedish Environmental Protection Agency.

Progress in 2024

Catena has no specific targets or objectives for water consumption. It does, however, constantly monitor consumption and is working

Water supplier and water source

County	Water supplier	Water source
Skåne	NSVA, VA Syd AB and others	Surface water, groundwater
Halland	Kungsbacka Municipality and others	Groundwater
Jönköping	Jönköping Municipality	Surface water
Västra Götaland	City of Gothenburg and others	Surface water
Östergötland	Nodra Vatten och Avlopp and others	Surface water
Värmland	Karlstad Municipality	Artificial groundwater
Örebro	Technical Services dept. Örebro	Surface water
Södermanland	Sörmland vatten	Artificial groundwater
Stockholm	Stockholm Vatten AB, Telge Nät AB and others	Surface water, groundwater
Uppsala	Heby Municipality	Groundwater
Västernorrland	Mitt Sverige Vatten	Groundwater
Västerbotten	Umeå Vatten och Avfall AB	Groundwater
Norrbotten	Luleå Municipality	Surface water

proactively to collect and reuse water. We monitor the development of new methods for water circulation, and see great potential in reusing greywater in our properties.

Throughout the year, we installed rainwater collection tanks in several new builds, recirculating the water within the property for uses such as toilet flushing. Our goal is to achieve 80 percent coverage of toilet flush water per year from collected rainwater, with sub-meters installed to track progress.

For the first time in 2024, we are reporting

the number of buildings in areas of water stress, a figure based on the [Word Resources Institute list](#) of areas at risk of water stress. Water stress refers to areas where the risk is considered to be at least medium-high, which is in the middle of a five-point scale.

Going forward, we can see that our environmental certification target will result in lower water intensity and consumption. In addition, we are aiming to automate water metering in all our properties. Available data for water consumption is reported on page 82.

Outcome

12

Buildings in areas with water stress

249,292 m³

Total water consumption

678 m³

Reused water



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Biodiversity

Why is it important?

Biological diversity is fundamental to all life on Earth, and it provides important functions and services for humanity such as food, air and water. At the same time, the loss of biodiversity is a growing threat to humanity, and more species than ever are disappearing. Biodiversity is facing a serious crisis both globally and nationally. As a company involved in property management and new construction, Catena has a negative impact on biodiversity throughout its value chain. Catena's activities contribute to two of the primary drivers of biodiversity loss: changes in land and water use, and the overexploitation of resources.

Catena's construction projects require large areas of land, which negatively affects various ecosystems and disrupts the natural habitats of many organisms. Urban development and infrastructure expansion fragment the landscape, damaging habitats and hindering species from thriving and expanding.

Our approach

As a company in a sector that drives land-use changes and consumes large volumes of materials, Catena must act responsibly and transparently. Our work on biodiversity follows the principle of the impact mitigation hierarchy - we want to preserve, minimise damage, restore and, ultimately, compensate. Catena's objective is to ensure the entire property portfolio is net-positive for biodiversity by 2030.

Catena's properties in Sweden and Denmark cover a total area of 10.5 million m². Efforts towards a net-positive portfolio mean that we aim to achieve a greater positive than negative impact on biodiversity across our properties. In new builds and existing properties alike, we continually strive to identify,

preserve and create valuable natural environments. This includes reducing impervious surfaces wherever possible and replacing them with features that support biodiversity, such as blue areas with ponds or dikes, and green areas with meadows or other vegetated zones.

We always consult with external ecologists who conduct a nature value inventory according to Swedish standards (SS 199000), providing recommendation on how we can move towards net-zero biodiversity loss.

In projects and purchases, we aim to gain a deeper understanding of how our material procurement affects nature in other areas, enabling us to make more informed choices over time.

Process and governance

Our biodiversity efforts at and around our properties are determined by Catena's Sustainability Policy, internal sustainability programme and biodiversity handbook. In addition, Catena's operations are governed by zoning plans, laws and regulations. Before a zoning plan is adopted and a building permit granted, the location must be surveyed from

an environmental perspective. Species protection is written into Swedish law, and alongside Catena's internal requirements we are working hard to reduce the negative impact our operations have on the environment. Construction does not take place on land that is a habitat for endangered species listed on the European Red List.

Catena uses a green area factor (GAF) for measurement, planning and reporting progress towards its goal of achieving a net-positive property portfolio for biodiversity by 2030. We consider it an advantage to build on an established model with predefined factors rather than creating our own system for measuring biodiversity. The GAF is a recognised tool used by ecologists and landscape architects, thus enhancing transparency and credibility. Catena first calculated the GAF for all its properties in 2022, using input values as of 31 December 2021.

Efforts to promote biodiversity are constantly ongoing based on discussions with external ecologists, and the GAF is followed up annually to assess our progress.

Biodiversity at Catena

At the end of the year, we issued an updated version of our biodiversity handbook. It includes information on why green areas are important in a logistics property, factors to consider when ordering a nature value inventory, and concrete suggestions regarding simple actions that bring great benefit to the surrounding natural environment.

Would you like to know more? You can access our biodiversity handbook on our website. It explains how we work with biodiversity at Catena, provides a more detailed overview of the GAF method and offers other tips on reporting, planning, implementation and follow-up.
→ [Download the report](#)



Targets and ambitions

Net-positive, existing/projects
Net-positive in terms of biodiversity with GAF calculations

100%
Area surveyed by ecologist

10
Biodiversity projects in existing portfolio/year

Outcome

Net-positive, 0.35/2.20
Net-positive in terms of biodiversity with GAF calculations

36%
Area surveyed by ecologist

5
Biodiversity projects in existing portfolio/year



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance

Sustainable properties

Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Progress in 2024

In October, Catena conducted its biggest biodiversity project to date on the Åre 92 property in Borås, where we are transforming 40,000 m² of sandy soil into meadow to promote biodiversity. The location will not only be a vital habitat for pollinators, but will also raise the social values of the property for the people who work there. Due to the sheer scale of the project, we will calculate the updated GAF in spring 2025 to ensure that the project has achieved its goals.

Region South is also continuing to make great progress. Follow-up on last year's efforts to replace lawns with meadowland and to plant perennial species is showing excellent results. This year, new nature value inventories, conducted in line with Swedish standards, have been carried out on several properties around Helsingborg, with measures planned for spring 2025. These efforts highlight practical examples of how we can create better conditions at our properties, and use areas to promote biodiversity.

At the beginning of the year, we joined the Business & Biodiversity Sweden network run by consultancy firm Ecogain. For us, it is essential to monitor developments in biodiversity and stay updated on the progress being made. During the spring, some of our sustainability team members took part in a field excursion organised by the network in Sigtuna. The aim was to enhance knowledge about Climb - a tool used to calculate biodiversity metrics and to assess Swedish and Nordic nature in a transparent, comparable way.

Catena is a member of the Swedish Property Federation, and thereby also a member of its Sustainability Council, where we are active in the working group on biodiversity. July saw the publication of the [Swedish Property Federation's guide to biodiversity](#), which Catena helped to produce.

Biodiversity in established properties excl. project areas					
	Region South	Region West	Region East	Region Denmark	Total
2024					
GAF per m ² , established properties	0.27	0.39	0.51	0.12	0.35
Land area in m ² , established properties	1,985,507	1,647,087	2,552,393	1,239,818	7,424,805
2023					
GAF per m ² , established properties	0.23	0.42	0.53	0.16	0.39
Land area in m ² , established properties	1,673,701	1,639,216	2,552,393	563,421	6,428,731
Comparable portfolio					
GAF, established properties comparable portfolio 2024	0.28	0.39	0.51	0.21	0.40
GAF, established properties comparable portfolio 2023	0.23	0.42	0.53	0.19	0.40
Land area in m ² , established properties comparable portfolio	1,651,701	1,628,587	2,552,393	453,143	6,285,824
GAF, comparable portfolio established properties, %	24.09	-7.04	-3.70	8.78	0.84

Biodiversity in project areas					
	Region South	Region West	Region East	Region Denmark	Total
2024					
GAF per m ² , project areas	1.58	2.08	4.65	0.00	2.20
Land area in m ² , project areas	1,847,205	568,904	501,797	0	2,917,906
2023					
GAF per m ² , project areas	1.60	0.66	4.69	0.00	1.99
Land area in m ² , project areas	1,509,675	568,904	501,797	0	2,580,376
Comparable portfolio					
GAF, project areas comparable portfolio 2024	1.60	2.08	4.65	0.00	2.30
GAF, project areas comparable portfolio 2023	1.60	0.66	4.69	0.00	1.99
Land area in m ² , project areas comparable portfolio	1,509,675	568,904	501,797	0	2,580,376
GAF, comparable portfolio project areas, %	0.00	215.81	-0.80	-	15.35



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance

Sustainable properties

Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Land use

Why is it important?

Issues concerning land and land use are always top of mind for a property company. Location is crucial for a logistics property, and each kilometre saved has a huge impact on the environment. At the same time, social and environmental factors must be considered when developing new land. As a Swedish player and long-term property owner, we value Sweden's zoning processes, which aim in part to coordinate different interests in the community.

Our approach

Before a construction project begins, a zoning plan is required for the area in question. If one is not already in place, the municipality prepares a new zoning plan for the site alongside Catena, where relevant stakeholders receive information and have the opportunity to provide their input on the zoning plan before it becomes legally binding.

Catena's acquisition and development of land for logistics facilities can have a positive impact on the local community, such as creating jobs and supplying goods to people and businesses in the area. However, it can also have a negative impact by encroaching on natural spaces. Working with zoning plans ensures that we consider the various interests involved in land-use matters more effectively.

Process and governance

First and foremost, the zoning plan dictates how Catena can use the land. Catena's internal sustainability programme requires that third-party stakeholders be consulted, with their wishes considered and included in the process as much as possible.

According to the EU Taxonomy, various criteria must be met to be considered taxonomy-aligned. For instance, an environmental impact assessment must be conducted, and protection/compensation measures must be proposed. Construction may not take place on land with high biodiversity or land that serves

The zoning process



as a habitat for endangered species. This requirement is considered fulfilled once a valid zoning plan is in place.

As part of the zoning process, a social impact assessment and a natural value assessment of the land are conducted. The results are compiled into a consultation document, which serves to inform stakeholders an offer them an opportunity to provide input. Based on the feedback, the municipality then decides whether there are grounds to amend the proposed plan. Following this process, the plan is sent out for review, giving stakeholders another chance to provide feedback. When the

review period ends, the zoning plan is considered adopted, with the possibility of an appeal. If no appeal is filed, the zoning plan becomes legally binding.

Progress in 2024

Land use is strongly tied to biodiversity considerations. See pages 58–59 for information on how we manage land in both new builds and our existing portfolio in relation to biodiversity.

At the end of 2024, zoning plans were in place for 41 percent of the land bank, and 52 percent was in the process of obtaining approved zoning plans.

Targets and ambitions

Net-positive,
existing/projects
Net-positive in terms
of biodiversity

10

Biodiversity projects in
existing portfolio/year

Outcome

Net-positive,
0.35/2.20
Net-positive in terms
of biodiversity

5

Biodiversity projects in
existing portfolio/year



Green area at Logistics Position Ramlösa
in Helsingborg



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance

Sustainable properties

Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use

Choice of materials

TCFD reporting
The EU Taxonomy Regulation

Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Choice of materials

Why is it important?

Catena uses large amounts of materials in new builds and renovations, and relies heavily on access to and production of the necessary raw materials. Shifting towards the use of carefully considered, resource-efficient materials is crucial to ensuring healthy, sustainable properties with a low environmental impact. A comprehensive transition is necessary, where optimised resource use and circular processes are an integral part of the overall construction process.

Our approach

For Catena, it is important to explore, discover and be involved in developing new materials. Catena's sustainability programme guides its choice of materials towards low carbon emissions and responsible procurement, and also ensures that the materials are environmentally friendly and non-toxic. Throughout 2024, work continued on developing a materials list that includes materials we have tested with positive results, those we plan to test in upcoming projects, and materials we are investigating, though they are currently challenging to apply.

Sustainability programme

In all our projects, we use specified sustainability requirements that drive us towards our own targets, while ensuring alignment with external regulations and requirements.

Carbon emission targets

Emissions kg CO ₂ e/m ²	2023	2024
New builds	240	204
Cold storage	255	217

In new construction projects and major renovations, we conduct a life cycle assessment both early on and once the building is completed. The early LCA acts as a foundation for identifying material changes that could reduce the carbon footprint, while the later LCA offers an overview of the entire building's lifespan and provides valuable insights for future projects.

We can reduce our use of resources considerably by prioritising circular solutions and integrating recycled or reused building materials wherever possible. We are also focused on developing buildings that are adaptable and dismantlable, allowing for the replacement of building components without damaging materials and laying the groundwork for future reuse.

Process and governance

To ensure comparability both between projects and over time, Catena's LCA calculations follow national guidelines from IVL Swedish Environmental Research Institute. The calculations cover life cycle stages A-C according to the EN 15978 standard, which assesses the production, transport, construction, use and end-of-life stages. This method also ensures compliance with sustainability requirements under the EU Taxonomy.

In our projects, all materials are checked using meticulously defined processes before being used. All materials are documented through the logbook tool Byggvarubedomnigen, in which we justify any deviations from our environmental requirements. Only materials approved in our system and free of hazardous substances are used, preventing the spread of harmful substances both inside our buildings and to the surrounding natural environment. This approach ensure compliance with the

Targets and ambitions

204 kg CO₂e/m²
Carbon budget per new build

15%
Annual improvement

Outcome

227 kg CO₂e/m²¹
Emissions per m²

¹ Based on climate impact per m² for completed projects in 2024, multiplied by the projects' combined total surface area.

Swedish Environmental Code's precautionary principle and ensures the responsible use of materials.

To enable smart material choices, it is crucial to compare the climate impact of different materials alongside their costs, ensuring that the project remains feasible. Various types of systems support have been explored, and this process will continue into 2025. The assessments include tools for early-stage calculations as well as full LCA calculations.

Progress in 2024

The focus throughout the year has been on providing better climate impact data for each material at an early stage, in relation to cost.

Life cycle assessments (LCA)

Estimation	Property designation	Calculation method	Outcome, kg CO ₂ e/m ² GFA	
			Stages A1-A5	Stages A-C
2024	Hyltena 1:102	BREEAM-SE Mat01 2017	253	316
2024	Vipparmen 1, Bldg. A	BREEAM-SE Mat01 v6.0	202	226
2024*	Vevaxeln 1, Bldg. C	BREEAM-SE Mat01 v6.0	250	268
2024	Klökän 1:25 (cold storage)	BREEAM-SE Mat01 v6.0	214	329
2024	Sockret 4, hus 1	Climate declaration	188	
2024*	Sockret 4, Bldg. 2	BREEAM-SE Mat01 v6.0	229	380
2024	Stigamo 1:49	BREEAM-SE Mat01 v6.0	212	264
2024	Dansered 1:70, hus B	BREEAM-SE Mat01 2017	153	233
2023*	Dansered 1:69, Bldg. A (cold storage)	BREEAM-SE Mat01 2017	186	227
2023	Norra Varalöv 31:11, Bldg. D	BREEAM-SE Mat01 2017	225	491
2021	Broby 57:5 (cold storage)	Climate declaration	311	
2021	Lagret 4	Climate declaration	224	

* Preliminary.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

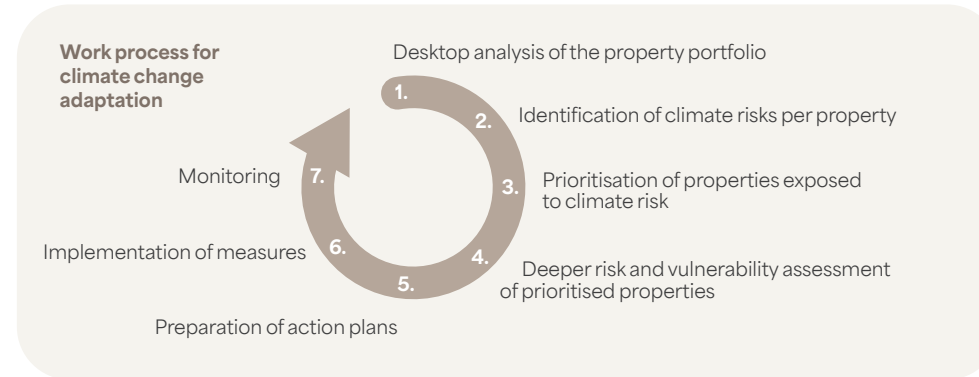
Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

TCFD reporting

Below is a climate report on Catena's climate-related risks and opportunities. The report has been prepared in accordance with TCFD guidelines on governance, strategy, risk management, key performance indicators and targets. It aims to provide information on the risks and opportunities associated with the transition to a more resource-efficient society.

Since 2021, Catena has followed recommendations for climate reporting from the Task Force on Climate-Related Financial Disclosures (TCFD). The climate report is based on two scenario analyses of what the world will look like in 2050. The climate scenarios were developed by the [Intergovernmental Panel on Climate Change \(IPCC\)](#). One path is to achieve the Paris Agreement, and the other path is to stick to our old ways. The process began with a workshop on risks and opportunities, which resulted in a series of specific activities and actions. Most of the measures were implemented in 2021, and we continue to work on others. They include:

- Updates to sustainability targets, implemented in 2021.
- Sustainability programme (for projects worth over SEK 10 million; includes carbon budget requirements and ensures consideration of materials, ecology, energy, waste, transport and water). Updated annually.
- Increased pace of environmental certification for our existing buildings.
- Always require environmental certification for new builds (BREEAM-SE minimum Very Good).
- Analysis of both physical and transition risks for the portfolio. Updated annually.
- Digitisation of maintenance plans.



In 2024, the focus of management was on digitising the maintenance plans for our properties. In 2025, this process will run concurrently with managing climate risks at our properties.

Governance

Catena's owners, through shareholder representatives on the Board of Directors, decided in 2021 to sharpen the company's sustainability targets and raise the level of ambition. We report regularly to the owners through shareholder representatives on the Board and through our quarterly reports. Catena prepares an annual business plan, which is then approved by the Board of Directors. The plan includes the sustainability strategy, broken down into both short-term and long-term objectives.

The objectives are monitored quarterly by management and the Board. Responsibility for the daily tasks related to climate issues for existing properties lies with the property management organisation, while climate issues for projects fall under the project organisation.

Strategy

As a long-term owner of logistics properties, Catena recognises that the climate issue is a crucial part of the business plan and an integral consideration across various parts of the organisation. Similarly, Catena's sustainability strategy and targets are an essential component of the overall business plan. This ensures that the company operates sustainably, influencing all decisions within the organisation.

Physical climate risks

- Risk of torrential rain
- Risk of heat and heatwaves
- Snowfall
- Forest fires
- Landslides, subsidence

Transition risks

- Increased carbon emissions
- Political decisions linked to increased energy prices or barriers to development
- Increased regulatory requirements for the construction and real estate sector
- Increased material and raw material costs
- Changing requirements from customers, municipalities and finance providers

Climate-related opportunities

- Reduced carbon emissions for new builds and renovations
- Increased share of self-generated energy
- Increased demand for certified properties
- Higher standards for sustainable development
- Green financing reduces finance costs

tion. Sweden's climate initiatives are governed by the Climate Act (2018), with the country aiming for net-zero greenhouse gas emissions by 2045. At Catena, we intend to be a driving force in this transition, setting an overarching sustainability goal to achieve net-zero GHG emissions across all scopes by 2030.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance

Sustainable properties

Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials

TCFD reporting

The EU Taxonomy Regulation

Responsible business

Sustainability notes

Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents

Group

Parent Company

Corporate governance report

Board of Directors

Management team

Appropriation of earnings

Signing of the Annual Report

Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview

EPRA performance measures

Definitions

Catena through the year

Contact details

A key element of our climate neutrality efforts in the value chain is reducing our emissions associated with new builds. In this area, our focus on material selection, recycling and carbon budgets are essential tools. In the autumn of 2020, the Science Based Target initiative (SBTi) approved Catena's goal of reducing Scope 1 and Scope 2 greenhouse gas emissions by 50 percent by 2030, compared with the base year 2018. From 2018 to 2024, energy intensity¹, kWh/m², has decreased by 39 percent. Catena works continuously to optimise energy use in its own portfolio, and collaborates with other property companies in the #HusFörHus campaign to drive energy efficiency issues. Read more on page 55.

¹ Normalised.

Risk management

The physical climate risks identified as most relevant to our properties include heavy precipitation and heat, followed by heavy snowfall, forest fires, landslides and flooding. Heavy precipitation is the most significant risk in both scenario 1 (RCP4.5) and scenario 2 (RCP8.5).

The first inventory of Catena's existing portfolio based on both physical and transition risks was carried out in autumn 2021 using MSCI's Climate Value-at-Risk tool. The inventory was supplemented in 2022, when a more in-depth climate risk assessment was carried out for all buildings based on the 28 climate-related risks listed in the EU Taxonomy Regulation.

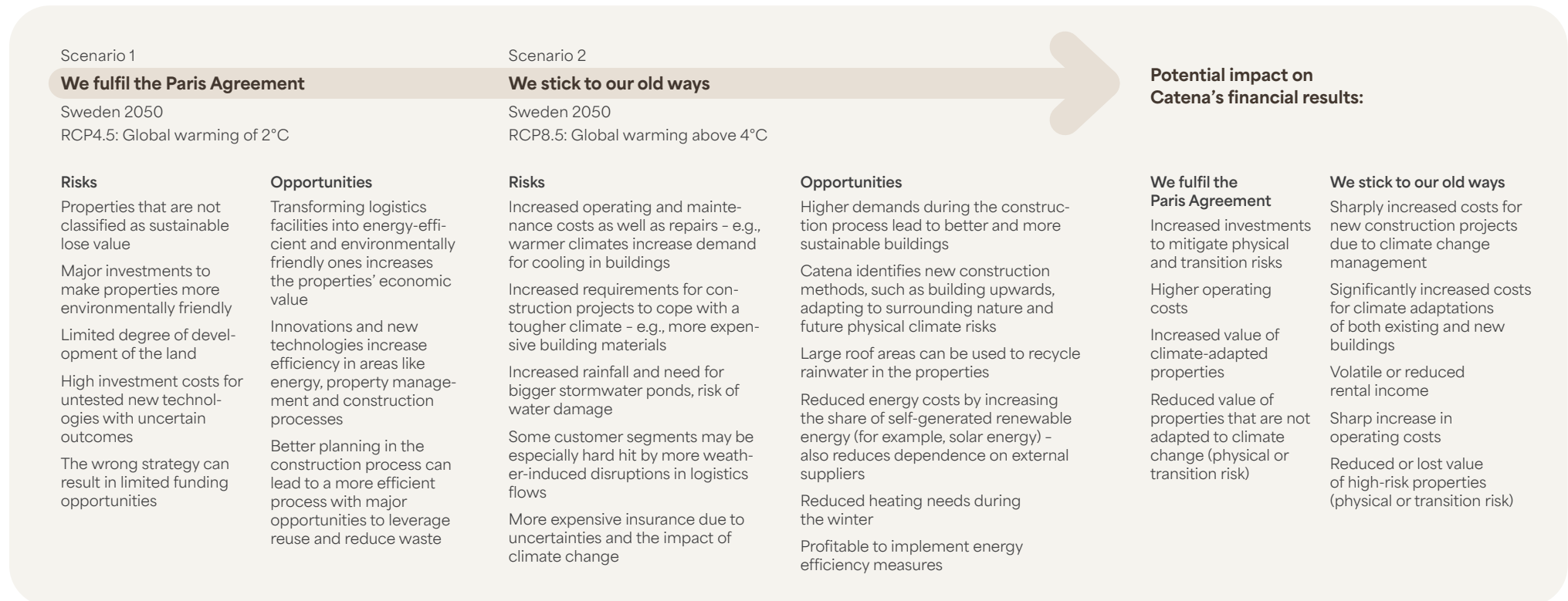
Furthermore, identified risks have been an-

alysed at the property level. As far as possible, climate scenarios RCP4.5 and RCP8.5 have been analysed. For those climate risks that have a two-degree exposure classification, the properties have been assessed based on the classification 'low exposure' or 'increased exposure'. Low exposure means that the property lies outside the risk area. For example, the property may be situated just outside a flooding risk area from watercourses. While no risk can be ruled out entirely, the property is classified as low exposure.

During the year, Catena continued its efforts to identify and evaluate climate-related risks and opportunities by including RSL 01 (flood indicator) and RSL 03 (natural hazard indicator)

in its process for environmental certification of the existing portfolio according to BREEAM In-Use. We also use these indicators for new builds during BREEAM-SE certification. This allows us to gather evidence and assess their potential impact on the company in a forward-looking manner. The properties acquired and completed during the year are also included in the overall survey, which is updated annually.

According to the [TCFD's guidelines](#), companies must disclose information based on governance, strategy, risk management, indicators and targets. See the summary table on page 64 for references to the company's climate reporting. The table corresponds to





INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

the proposed model 'Recommendations and Supporting Recommended Disclosures'.

Indicators and targets

Climate change is causing extreme weather events to increase in both intensity and frequency. Catena has assessed its entire property portfolio based on exposure to climate-related risks. Eight risks have been identified as relevant for our properties in both Sweden and Denmark, including landslides, erosion, snowfall, forest fires, and flooding. Since both countries share similar climates and weather conditions, the properties are considered to be exposed to comparable risks. With this knowledge, Catena can take a long-term approach to prevent climate-related damage to its properties. Generally speaking, torrential rain and heat waves are the most common climate risks across Catena's portfolio.

The distribution of climate risks indicates that the majority of the property portfolio is ex-

posed to 1-4 climate risks and is thus deemed to have low or medium exposure. Nine percent of the property portfolio is considered to be exposed to high risk, meaning 5-6 climate risks. No property is exposed to 7 or more risks.

On the other hand, we can see that assessed vulnerability does not necessarily mean that the property is exposed to a risk. Results from the climate risk assessment show that we generally have a low exposure to, for example, flooding from the sea, since our properties are not located near the sea. However, the properties are still classified as being at risk even though their exposure is considered low. The same applies, for example, to exposure to forest fires, where properties adjacent to forests have a higher exposure. Other properties are also classified as vulnerable, though to a low degree. It is therefore vital to take local considerations into account when creating resilience action plans. Similarly, it is important to consider the classification of the risk.

The purpose of the climate risk assessment

is to create a more in-depth understanding of the physical climate risks the property portfolio is exposed to, and thus identify which properties are exposed to a higher physical climate risk than others.

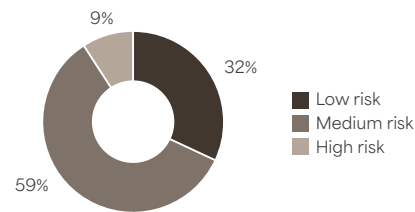
Catena is working strategically and operationally on reaching the target of net-zero GHG emissions by 2030. The transition to greater resource efficiency and reduced climate impact is underway across all areas of our value chain. In new construction projects, we are implementing carbon budgets and increasing the share of recycled materials. Energy efficiency remains a key focus, with continued efforts in 2024. We continue to work on installing solar panels and batteries at our properties. A significant proportion of Catena's tenants operate cold storage facilities - resulting in higher energy consumption and energy intensity at those properties. In this context, smart, energy-efficient solutions and the self-production of renewable energy are key cornerstones.

Efforts in 2024

Management is working continuously to identify and remedy climate risks in the portfolio. One example is the Varla 6:15 property in Kungsbacka, which has historically been at high risk of flooding due to the local river, rising sea levels, torrential rain and uncertainty regarding groundwater levels. During the year, an enhanced climate risk assessment was conducted for the property, along with suggestions for preventive measures. This assessment serves both to substantiate compliance with the EU Taxonomy Regulation and to meet BREEAM In-Use environmental certification requirements. Climate risks were identified and are considered elevated due to the property's location relative to these risk sources.

Actions taken include embankment reinforcement, installing a flood alarm in the property's basement which triggers at 10 cm, and the preparation of sandbags and other equipment to use in the event of a flood emergency.

Distribution of portfolio exposure to climate risks



The chart shows the distribution of portfolio exposure to climate risks. For low risk, the property is considered to be exposed to 1-2 risks, for medium 3-4 risks, and for high 5-6 risks. No property is exposed to more than 7 risks.

TCFD - Summary and page references to disclosures

Governance	Strategy	Risk management	Indicators and targets
a) The Board of Directors' monitoring of climate-related risks and opportunities, see pages 37-40, 44-46.	a) Climate-related risks and opportunities identified by Catena and their impact, see pages 37-40.	a) Catena's processes for identifying climate-related risks, see pages 62-64.	a) Catena's indicators for assessing climate-related risks and opportunities, see pages 62-64.
b) Role of management in assessing and managing climate-related risks and opportunities, see pages 37-40, 44-46.	b) Impact of risks and opportunities on the organisation's operations, strategy and financial planning, see pages 37-40.	b) Catena's processes for managing climate-related risks, see pages 37-40, 62-64.	b) Scopes 1, 2 and 3 emissions in accordance with the GHG Protocol, see table page 52.
	c) Contingencies in Catena's strategy for various climate-related scenarios, see pages 37-40, 62-64.	c) Integration of the above processes into the organisation's general risk management, see pages 37-40, 44.	c) Targets for management of climate-related risks, see Catena's sustainability targets on page 43.

→ Read more about sustainability-related risks in our risk section on pages 37-40.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

The EU Taxonomy Regulation

The EU Taxonomy Regulation helps to steer capital and investment to foster the sustainable development of society. In this year's Sustainability Report, Catena voluntarily reports following the EU Taxonomy Regulation (EU) 2020/852.

Catena reports its taxonomy alignment relative to environmental objective 1, Climate change mitigation, which also forms the basis of our taxonomy reporting. A significant contribution to environmental objective 1 is clearly defined by type of activity (7.1 and 7.7) for the construction and real estate sector. Catena's core business and principal revenue relate to rental income, which is included under economic activity 7.7, Acquisition and ownership of buildings. In addition, Catena reports on 7.1 by disclosing capital expenditure related to new production. Catena also reports on the applicability of 3.2, Circular economy, and is working to ensure alignment with this objective.

For each activity, technical criteria must be met for it to be considered sustainable. Moreover, the activity must do no significant harm to any of the other environmental objectives to be recognised as taxonomy-aligned. For 7.1 and 7.7, we assess that the DNSH requirement for climate change adaptation has been met through the climate risk assessment conducted for all our properties.

The following economic activities relate to Catena's entire business:

- Construction of new buildings (CCM 7.1/CE 3.2)
- Acquisition and ownership of buildings (CCM 7.7)

Catena's assessment of taxonomy alignment can be found on pages 67-71. The section also shows how the company complies with the technical screening criteria and does no significant harm to the other environmental objectives. Catena's management of minimum safeguards is described on page 66.

Accounting policies

Catena's interpretation of the EU Taxonomy Regulation applies to activity 7, which relates to the construction and real estate. Catena reports under activity 7.1, Construction of new buildings, when initiating new developments for its own portfolio, meaning new construction projects undertaken in-house and/or through joint ventures.

We do this as we see great societal benefit in setting specific demands related to activity 7.1 in order to bring about change in the construction sector. Catena considers it impossible for building contractors to meet requirements such as 7.1 on their own. To accelerate the transition to a more resource-efficient society, the party ordering and paying for the service must impose the requirement - otherwise, we do not envision an actual shift taking place.

When acquiring newly constructed buildings, Catena considers that the building is taxonomy-aligned if it meets the criteria for activity 7.7. Overall, when acquiring newly constructed buildings, we do not consider ourselves to have the control necessary to meet the criteria for activity 7.1. At the same time, we can see that market practice is evolving towards following this type of delineation.

Furthermore, we interpret that land having a master plan will also have a zoning plan and therefore be taxonomy-aligned.

The taxonomy reporting has been reviewed to prevent double counting.

Do no significant harm (DNSH)

Under the DNSH criterion, an activity can be classified as green according to the EU Taxonomy if it makes a significant contribution to one or more environmental objectives while causing no material harm to the other environmental objectives and maintaining minimum safeguards. Catena works systematically to ensure the DNSH criterion is met.

EU taxonomy	2024, MSEK	Eligibility, %	Alignment, %
Turnover ¹	2,197	100	71
CapEx ²	11,079	100	93
OpEx ³	105	100	61

¹ Turnover refers to total rental income in the income statement.

² CapEx refers to capitalised expenses that increase the value of our properties, including conversions/extensions, acquisitions and new constructions.

³ OpEx refers to direct expenses for the servicing, repair and maintenance of properties.

National thresholds: Swedish Property Federation's top 15 and top 30*

Building category	Primary energy values top 15, 2024	Primary energy values top 30, 2024
Stores and warehouses for groceries	75	101
Stores and warehouses for other business	67	85

* Top 15 and 30 percent (fastighetsagarna.se). Catena's Danish properties are also included in this classification since there are no Danish thresholds.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Human rights, including employee rights

Catena strives to create a work environment where diversity, inclusion and gender equality are natural parts of the organisation. In 2023, the company developed an internal action plan for diversity and inclusion, applicable for everyone who works at Catena. The action plan is based on the Discrimination Act (2008:567) and the Work Environment Act (1977:1160), as well as the Swedish Work Environment Authority's provisions on organisational and social work environment, Work Environment Policy, guidelines for equal treatment, and procedures for managing violations and harassment.

The action plan was prepared by HR together with company management. Company management is responsible for following up and ensuring that the activities described in the equal treatment plan are implemented. Management should also act as role models in matters related to equal treatment. HR is responsible for integrating the equal treatment perspective into processes, tools and strategies, and for following up on the goals of the equal treatment plan and taking corrective actions if necessary to ensure its fulfilment.

Catena's Code of Conduct is a central document in the organisation. In 2024, we continued to develop our risk management process in project operations, and new administrative regulations were formulated. With time, we can see that this will simplify on-site follow-up and facilitate workplace inspections as a step in securing social sustainability in our projects. One guiding principle is to inspect and cooperate with our suppliers throughout the supply chain (tendering, contracts, sign-off).

Along with the requirements of our ISO 14001 certification and upcoming legal requirements, an even better foundation for monitoring and control of the supply chain is required. In addition to our whistleblower service, we are looking into management and production of a grievance mechanism for our entire value chain. Also during the year, Catena was active in the Swedish Property Federation's Sustainability Council and the Sustainability in the Value Chain working group. This entailed working with other property owners to formulate guidance in this area.

Catena has no court rulings against it related to human rights or employee rights violations.

Anti-corruption and bribery

Catena is committed to complying all rules and regulations regarding the giving and receiving of bribes. Our Code of Conduct, "Our Responsibility", provides clear examples of how bribery can occur within our operations. We have policies and guidelines addressing ethical issues and conduct, which consider the Swedish Corporate Governance Code. To make it easier for everyone in the company to follow these policies, and to ensure a channel for reporting concerns when consulting a line manager is not possible, we have a Whistleblower Committee that handles all reports submitted through our whistleblower service.

Catena and its senior management have no convictions related to bribery offences.

Tax

Catena aims always to pay taxes and charges in full and on time. The company continuously

monitors changes in legislation and practice to ensure that tax matters are managed in accordance with prevailing laws. The company has a public tax policy as part of its commitment to a business-minded approach to tax management and to avoiding aggressive tax planning.

Catena has no convictions related to tax offences.

Fair competition

Catena is a publicly traded company and must be resource-efficient when procuring suppliers. The company has processes and procedures in place to ensure fair competition, for instance when procuring projects or long-term

assignments. Environmental, social and labour law considerations are integral to procurement processes. We have high ambitions for reducing our climate impact and increasing the percentage of reused products and materials in our operations. We actively work towards achieving climate neutrality in both property management and project operations. In all purchasing and procurement, opportunities for lower climate impact and greater resource efficiency are always explored and should guide supplier selection as far as possible.

Catena has no convictions related to competition law.





INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting
The EU Taxonomy Regulation
Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Proportion of turnover from products or services associated with taxonomy-aligned economic activities - disclosure covering year 2024																				
Financial year 2024	2024			Criteria for substantial contribution						DNSH criteria ('Do No Significant Harm') (h)										
Economic activities (1)	Code (a) (2)	Turnover (3)	Proportion of turnover, year 2024 (4)	Climate change mitigation (5)	Climate change adaptation (6)	Water (7)	Pollution (8)	Circular economy (9)	Biodiversity (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water (13)	Pollution (14)	Circular economy (15)	Biodiversity (16)	Minimum safeguards (17)	Proportion of taxonomy-aligned (A.1) or -eligible (A.2) turnover, year 2023 (18)	Category enabling activity (19)	Category transitional activity (20)	
		SEK M	%	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%	E	T	
A. TAXONOMY-ELIGIBLE ACTIVITIES																				
A.1. Environmentally sustainable activities (taxonomy-aligned)																				
Acquisition and ownership of buildings	CCM 7.7	1,555	71	Y	N/EL	N/EL	N/EL	N/EL	N/EL	-	Y	-	-	-	-	Y	56	-	-	
Turnover of environmentally sustainable activities (A.1)		1,555	71	71	-	-	-	-	-	-	Y	-	-	-	-	Y	56			
of which enabling		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	E		
of which transitional		-	-							-	-	-	-	-	-	-	0		T	
A.2 Taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities)																				
				EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL											
Acquisition and ownership of buildings	CCM 7.7	642	29	EL	N/EL	N/EL	N/EL	N/EL	N/EL								44			
Turnover of taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities) (A.2)		642	29	29	-	-	-	-	-								44			
A. Turnover of taxonomy-eligible activities (A.1+A.2)		2,197	100	100	-	-	-	-	-								100			
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																				
Turnover of taxonomy-non-eligible activities		0	0																	
TOTAL		2,197	100																	



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting

The EU Taxonomy Regulation

Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Proportion of CapEx from products or services associated with taxonomy-aligned economic activities - disclosure covering year 2024																				
Financial year 2024	2024			Criteria for substantial contribution						DNSH criteria ('Do No Significant Harm') (h)										
Economic activities (1)	Code (a) (2)	CapEx (3)	Proportion of CapEx, year 2024 (4)	Climate change mitigation (5)	Climate change adaptation (6)	Water (7)	Pollution (8)	Circular economy (9)	Biodiversity (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water (13)	Pollution (14)	Circular economy (15)	Biodiversity (16)	Minimum safeguards (17)	Proportion of taxonomy-aligned (A.1) or -eligible (A.2.) CapEx, year 2023 (18)	Category enabling activity (19)	Category transitional activity (20)	
		SEK M	%	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%	E	T	
A. TAXONOMY-ELIGIBLE ACTIVITIES																				
A.1. Environmentally sustainable activities (taxonomy-aligned)																				
Construction of new buildings	CCM 7.1	1,666	15	Y	N/EL	N/EL	N/EL	N/EL	N/EL	-	Y	-	-	-	-	Y	36	-	-	
Acquisition and ownership of buildings	CCM 7.7	8,618	78	Y	N/EL	N/EL	N/EL	N/EL	N/EL	-	Y	-	-	-	-	Y	38	-	-	
CapEx of environmentally sustainable activities (taxonomy-aligned) (A.1)		10,284	93	93							Y					Y	74			
of which enabling		0	0	0	-	-	-	-	-	-	Y	-	-	-	-	Y	0	E		
of which transitional		0	0							-	-	-	-	-	-	-	0		T	
A.2 Taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities)																				
				EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL											
Construction of new buildings	CCM 7.1/CE.3.2	796	7	EL	N/EL	N/EL	N/EL	EL	N/EL								14			
Acquisition and ownership of buildings	CCM 7.7	0	0	EL	N/EL	N/EL	N/EL	N/EL	N/EL								12			
CapEx of taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities) (A.2)		796	7	7													26			
A. CapEx of taxonomy-eligible activities (A.1+A.2)		11,079	100	100													100			
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																				
CapEx of taxonomy-non-eligible activities		0	0																	
TOTAL		11,079	100																	

* Activity 7.1 goes towards B component/CapEx plan.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting

The EU Taxonomy Regulation

Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Proportion of OpEx from products or services associated with taxonomy-aligned economic activities - disclosure covering year 2024																				
Financial year 2024	2024			Criteria for substantial contribution						DNSH criteria (Do No Significant Harm) (h)										
Economic activities (1)	Code (a) (2)	OpEx (3)	Proportion of OpEx, year 2024 (4)	Climate change mitigation (5)	Climate change adaptation (6)	Water (7)	Pollution (8)	Circular economy (9)	Biodiversity (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water (13)	Pollution (14)	Circular economy (15)	Biodiversity (16)	Minimum safeguards (17)	Proportion of taxonomy-aligned (A.1.) or -eligible (A.2.) OpEx, year 2023 (18)	Category enabling activity (19)	Category transitional activity (20)	
		SEKM	%	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%	E	T	
A. TAXONOMY-ELIGIBLE ACTIVITIES																				
A.1. Environmentally sustainable activities (taxonomy-aligned)																				
Acquisition and ownership of buildings	CCM 7.7	64	61	Y	N/EL	N/EL	N/EL	N/EL	N/EL	-	Y	-	-	-	-	Y	42	-	-	
OpEx of environmentally sustainable activities (taxonomy-aligned) (A.1)		64	61	61	-	-	-	-	-	-	Y	-	-	-	-	Y	42			
of which enabling		0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	0	E		
of which transitional		0	0	0						-	-	-	-	-	-	-	0		T	
A.2 Taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities)																				
				EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL											
Acquisition and ownership of buildings	CCM 7.7	41	39	EL	N/EL	N/EL	N/EL	N/EL	N/EL								58			
OpEx of taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities) (A.2)		41	39	39	-	-	-	-	-								58			
A. OpEx of taxonomy-eligible activities (A.1+A.2)		105	100	100	-	-	-	-	-								100			
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																				
OpEx of taxonomy-non-eligible activities		0	0																	
TOTAL		105	100																	



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance

Sustainable properties

Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting

The EU Taxonomy Regulation

Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Catena and the taxonomy's environmental objectives - an overview

Proportion of turnover/total turnover		
	Taxonomy-aligned per objective	Taxonomy-eligible per objective
CCM	71%	100%
CCA	0%	0%
WTR	0%	0%
CE	0%	0%
PPC	0%	0%
BIO	0%	0%

Proportion of CapEx/total CapEx		
	Taxonomy-aligned per objective	Taxonomy-eligible per objective
CCM	93%	100%
CCA	0%	0%
WTR	0%	0%
CE	0%	15%
PPC	0%	0%
BIO	0%	0%

Proportion of OpEx/total OpEx		
	Taxonomy-aligned per objective	Taxonomy-eligible per objective
CCM	61%	100%
CCA	0%	0%
WTR	0%	0%
CE	0%	0%
PPC	0%	0%
BIO	0%	0%

The codes are abbreviations of the environmental objectives:
CCM: Climate change mitigation **CCA:** Climate change adaptation **WTR:** Water and marine resources
CE: Circular economy **PPC:** Pollution prevention and control **BIO:** Biodiversity and ecosystems

Turnover

Eligibility for environmental objective 1 (CCM) is 100 percent (100), alignment totals 71 percent (56).

CapEx

Eligibility for environmental objective 1 (CCM) is 100 percent (100) and for environmental objective 4 (CE) 22 percent (35). Alignment totals 100 percent (74) for environmental objective 1. No alignment has been assessed for environmental objective 4.

OpEx

Eligibility for environmental objective 1 (CCM) is 100 percent (100). Alignment totals 61 percent (42).

KPI definitions

Turnover

Includes all income from economic activities linked to the properties owned by Catena. The KPI for total turnover is defined as income from property management in the consolidated statement of comprehensive income. Income from properties that Catena does not own or other Group income that is not related to the properties that the company owns is not included.

CapEx

Includes all investments linked to the company's properties, as well as investments that are individually defined in the taxonomy. Does not include investments in the Group in addition to those related to the properties, such as equipment and software. See note 12 on page 109.

OpEx

Under the EU Taxonomy Regulation, OpEx includes only those property expenses linked to the following activities: research, development and innovation, renovation of buildings, short-term leasing, maintenance and repair, and any other direct expenditure relating to the day-to-day maintenance of assets of property, plant and equipment by the undertaking or third party to whom activities are outsourced that are necessary to ensure the continued and effective functioning of such assets. Does not include expenditures for district heating, property electricity, biogas or bio-oil (for heating or ongoing operation), water/waste water, snow removal, garbage collection, broadband, administration, insurance, site leasehold fees, depreciation and property tax.

Property expenses for parts of the property used internally are not included. See note 5 on page 105.

Catena identifies that all activities listed in the taxonomy are relevant to investments as well as costs and revenues.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance

Sustainable properties

Greenhouse gas emissions
Energy
Emissions to air, water and land
Water
Biodiversity
Land use
Choice of materials
TCFD reporting

The EU Taxonomy Regulation

Responsible business
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Nuclear and fossil gas related activities

Nuclear energy related activities

The undertaking carries out, funds or has exposures to research, development, demonstration and deployment of innovative electricity generation facilities that produce energy from nuclear processes with minimal waste from the fuel cycle. NO

The undertaking carries out, funds or has exposures to construction and safe operation of new nuclear installations to produce electricity or process heat, including for the purposes of district heating or industrial processes such as hydrogen production, as well as their safety upgrades, using best available technologies. NO

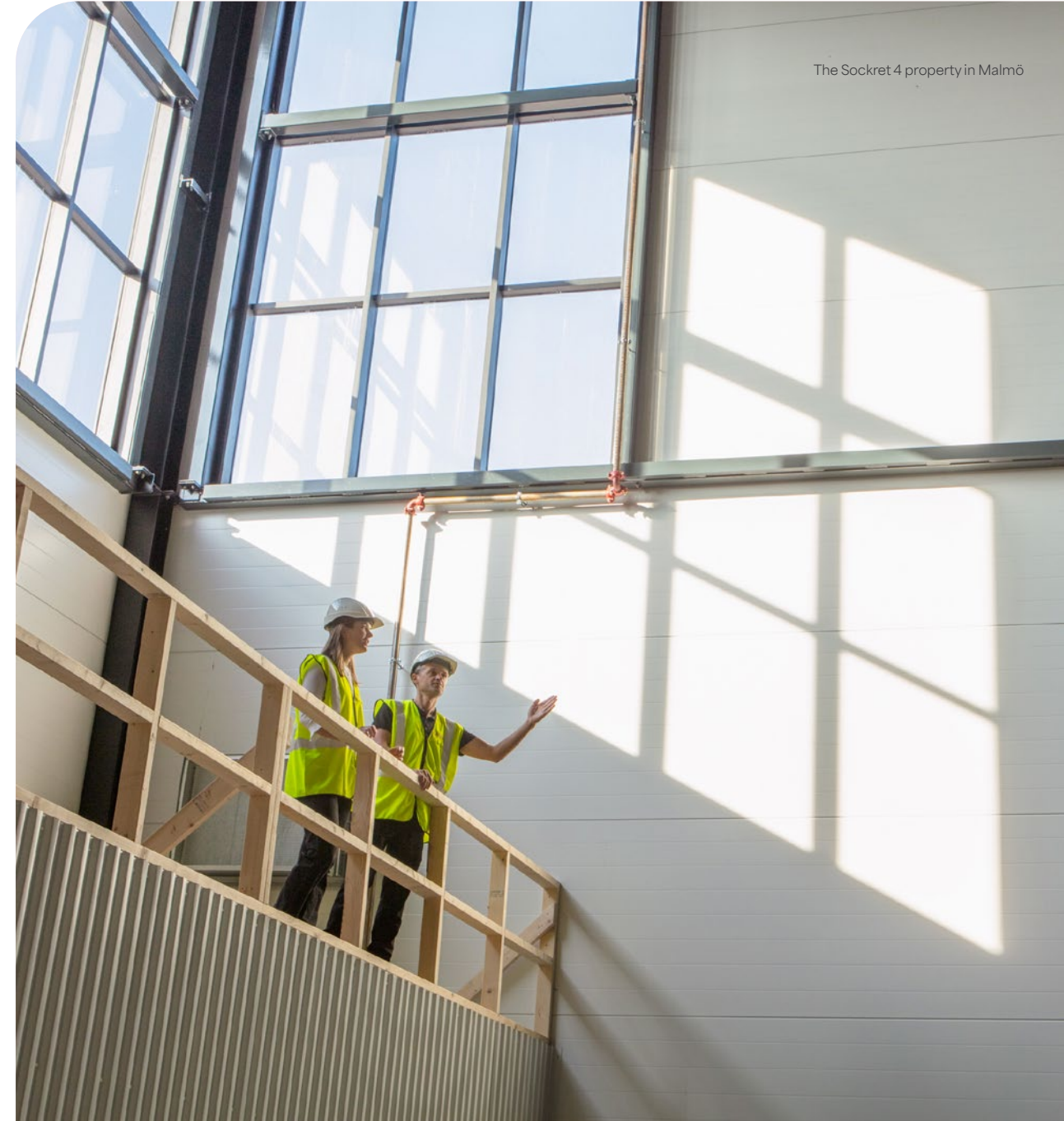
The undertaking carries out, funds or has exposures to safe operation of existing nuclear installations that produce electricity or process heat, including for the purposes of district heating or industrial processes such as hydrogen production from nuclear energy, as well as their safety upgrades. NO

Fossil gas related activities

The undertaking carries out, funds or has exposures to construction or operation of electricity generation facilities that produce electricity using fossil gaseous fuels. NO

The undertaking carries out, funds or has exposures to construction, refurbishment, and operation of combined heat/cool and power generation facilities using fossil gaseous fuels. NO

The undertaking carries out, funds or has exposures to construction, refurbishment and operation of heat generation facilities that produce heat/cool using fossil gaseous fuels. NO



The Sockret 4 property in Malmö



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
 Work environment
 Health and safety
 Human rights
 Anti-corruption, compliance and ethics
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Work environment

Why is it important?

Catena has a responsibility to provide a safe, inclusive work environment for its employees. Catena relies on healthy, skilled and motivated workers to deliver quality and efficiency across all areas of our business. We are committed to building a diverse workforce where everyone has equal opportunities for growth. By fostering different perspectives and approaches, we support Catena's continuous growth and development. An unsafe work environment can lead to operational disruptions, legal proceedings, damage to reputation, and other economic impacts.

Our approach

Catena strives actively to create a safe, sustainable work environment and a workplace culture where diversity, inclusion and gender equality are integral to the organisation. By safeguarding employee rights, promoting a culture of development and ensuring equal opportunities, we create an attractive workplace that can help the company deliver strong results. In turn, this helps us attract talented individuals who contribute to the company's ongoing success.

Training and career development are top priorities at Catena. Employees and the company share the responsibility of keeping skills up to date and ensuring the right capabilities for the future. As an employer, Catena must lay the foundation for continuous learning. Training plans are developed during annual employee development reviews, which are conduct-

ed with all employees. Key areas of training include property management, sustainability, finance, and various aspects of law.

Development opportunities come both from external training and from an internal culture of learning from each other. For employees approaching retirement, additional guidance is provided through the company's pension and insurance adviser.

Process and governance

The management team and managers with staff responsibility continuously monitor the work environment. It is also addressed during employee development reviews. Any actual or potential insecure working situations are discussed with the responsible manager, CEO or HR manager.

Catena's work environment initiatives are grounded in applicable legislation and outlined in key policies, including the work environment handbook, employee handbook and Crisis Management Policy. These policies define how work in this area is carried out and clarify the division of responsibilities.

To support our diversity and inclusion efforts, Catena has a diversity and gender equality policy, a diversity and inclusion action plan, and recruitment guidelines that apply affirmative action. The composition of the Board of Directors, management and other staff by gender and age is shown on page 84.

Our work environment handbook and Work Environment Policy are compulsory reading for new employees, firmly establishing the importance of a good working environment

Targets and ambitions

85

Catena retains a Trust Index of 85 by 2025.

40/60

Ratio of women to men in the organisation

Outcome

81

Trust Index 2024

42/58

Ratio of women to men in the organisation

from the start. Whenever needed or requested, supplementary training in the area can be provided.

Progress in 2024

Every year, Catena conducts an employee survey in collaboration with Great Place to Work to assess how employees perceive Catena as a workplace. The survey questions cover areas such as equity, camaraderie, caring, two-way communication, fairness and competence. The results are analysed at Group level and then broken down by department, where specific targets are then set. Conducted since 2021, the survey provides an overview of the current state of the organisation and identifies areas for improvement.

In 2024, all managers with staff responsibility and all safety representatives completed

work environment training covering roles and responsibilities, systematic work environment management and the social work environment. All employees have also been offered the opportunity to participate in workshops on the work environment and to complete ergonomics training. Additionally, IT security training has been provided to all employees.

In March, Catena completed the UN Global Compact Accelerator programme focused on gender equality. As part of its efforts to ensure gender-equal pay, during the year Catena evaluated all roles within the company based on six factors: education and experience, problem solving, social skills, staff and financial responsibility, advocacy, and physical and psychological work environment. Based on this evaluation, salaries were reviewed and adjusted in collaboration with an external consultant.



INTRODUCTION

- About Catena
- CEO comment

ADMINISTRATION REPORT

- The business
- Operations 2024
- Financing
- Current earnings capacity
- Catena shares
- Market outlook
- Risk management

SUSTAINABILITY REPORT

- Table of contents
- Catena's year in sustainability
- Sustainability governance
- Sustainable properties

Responsible business

- Work environment**
 - Health and safety
 - Human rights
 - Anti-corruption, compliance and ethics
- Sustainability notes
- Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

- Table of contents
- Group
- Parent Company
- Corporate governance report
- Board of Directors
- Management team
- Appropriation of earnings
- Signing of the Annual Report
- Auditor's report

OVERVIEWS & INFORMATION

- Multi-year overview
- EPRA performance measures
- Definitions
- Catena through the year
- Contact details

Gender pay ratio, %			
	2024	2023	2022
Board of Directors	81	87	89
Group Management	50	58	61
Group Management, excl. CEO	80	88	89
Management (all regions)	76	71	75
Region South (employees)	84	-	-
Region West (employees)	79	-	-
Region East (employees)	89	-	-
Region DK (employees)	-	-	-
Administration (HR, marketing, finance, sustainability)	-	57	58
Business & Projects	-	-	-

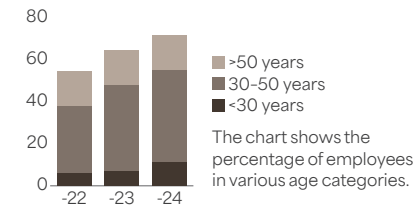
Catena works strategically to increase gender equality across all staff categories, which is why we apply affirmative action when recruiting. 2024 is the first time we are reporting management individually for each region. Percentage distribution is reported when there is more than one man and woman in the group, respectively. No pay ratio is presented for 'Administration' in 2024 as there were no male employees in this category at year-end. The table shows differences in pay for Group management, management, each region excl. manager with staff responsibility, business & projects, and administration. Work experience and length of employment are important explanatory factors for wage differences. The CEO and Chairman of the Board are men.

Parental leave					
2024	Total number	of whom women	Share of women, %	of whom men	Share of men, %
Number of employees entitled to parental leave ¹	72	30	42	42	58
Number of employees who took parental leave during the year	18	8	44	10	56
Number of employees who returned to work during the year after parental leave	14	4	29	10	71
Number of employees who returned to work after parental leave and were still employed 12 months after their return	12	3	25	9	75
Return to work rate ²	14	4	100	10	100

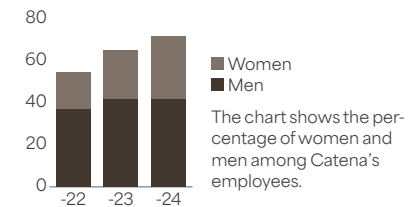
¹ Employees eligible for parental leave refers to employees who are covered by the organisation's policies, agreements or laws that include a right to parental leave.

² Number of employees who returned to work after parental leave divided by the total number of employees who should have returned to work after parental leave.

Employee distribution by age



Employee distribution by gender



Hours of training			
	2024	2023	2022
Average, all	24	14	11
Women	20	13	16
Men	27	15	9
Management	62	24	38
Other employees	22	13	9
Property Management	18	15	9
Business & Projects	32	7	6
Administration	23	12	5

The table shows the average number of hours of training per employee, and since 2022 shows a breakdown by employee category. Leadership programmes took place in 2024, which explains the higher average for Group Management.





INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Work environment
Health and safety
Human rights
Anti-corruption, compliance and ethics
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Health and safety

Why is it important?

The work environment at Catena is designed to ensure that no one suffers ill health or injury as a result of their work, whether physically or psychosocially. Catena's responsibility for providing a healthy workplace free of accidents and work-related absence extends to its own employees, as well as temporary staff and contractors. Catena places a high value on health and safety, and no one working for or impacted by the company's operations should have to jeopardise their health or safety. Sickness absence results in both direct and indirect costs, including sick pay and lost productivity, but more importantly, it leads to human suffering that could often be prevented with the right measures.

Our approach

Catena's health and safety management system applies to all employees and is based on identified risks and overarching legal requirements. In accordance with Catena's ISO 14001 environmental management system, any deviations or deficiencies in workplace health and safety are reported throughout the year. Consistent reporting of deviations requires involved, visible leadership and full engagement from Catena's employees. In 2024, we changed reporting systems to simplify deviation reporting, and the responsible managers were trained in the system's functions. Reported deviations are followed up and, if necessary, procedures are put in place to ensure that similar events do not happen again. Reporting includes deviations in the office environment, in the existing property portfolio and in project operations.

Health and safety issues are addressed regularly at management meetings, personnel conferences and through contact with our company healthcare service. The management team is responsible for annual follow-up of work environment matters, and all employees can submit cases or participate in management meetings when specific agenda items are addressed. Information about Catena's policies and guidelines is available for all employees on the company's intranet. Duties relating to work environment responsibilities are allocated and, where necessary, delegated within the Group, with the CEO having ultimate responsibility.

To promote employee health, Catena provides access to company healthcare services and regular health checks that offer preventive care. All employees are offered the option of private health insurance, which includes access to preventive health services and medical care. Catena offers all employees a wellness allowance of SEK 4,500 per year, as well as access to massages and exercise during work hours.

Process and governance

Health and safety reporting primarily covers Catena's own employees, offices and property management activities under our direct control. For ongoing new build projects, contractual responsibility for workplace health and safety lies with the design and build contractor.

Catena's health and safety efforts are based on the Work Environment Act, which is described in our work environment handbook and other policies. These contain instructions for reporting incidents and accidents, as well as investigation procedures. A systematic survey of the work environment is carried out

yearly through workplace safety inspections at regional offices and headquarters, by managers with staff responsibility. Both the physical and the organisational/social work environment are examined and assessed for risk.

For the property management organisation, a training plan is in place outlining the work environment training required for each role. Identified risks in property management tasks include working alone, falls and crushing injuries, hot work and working at height, as well as travel-related risks. Identified risks relating to the office environment mainly involve stress, workload and commuting.

Health and safety targets are linked to how employees perceive their work environment and their use of available health and wellness benefits on offer. Catena's system for reporting sick leave does not require specifying a reason, so only total sick leave is recorded.



Pensions, insurance and benefits for employees at Catena

- Occupational pension
- Occupational group life insurance
- Accident insurance
- Parental insurance
- Health insurance
- Company healthcare services
- Private health insurance
- Pension and insurance advisory services

Collective agreements and the employee handbook specify what is included in insurance plans and benefits.

Targets and ambitions

75%
Use of wellness benefits

0
Serious accidents/fatalities

Outcome

71%
Use of wellness benefits

2
Serious accidents/fatalities



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Work environment
Health and safety
Human rights
Anti-corruption, compliance and ethics
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Progress in 2024

A process was initiated in 2024 to introduce ongoing reporting of incidents and near misses within Catena's project operations. These are reported in the same system used by the rest of the organisation and are continuously reviewed and addressed as a recurring item on project group meeting agendas. The reporting system has not been in use long enough to conduct a meaningful assessment of its functionality. Both the process and system will be evaluated in 2025.

Development work on risk assessment in property management also began during the year, including procedures for the use of lone worker alarms. This work will continue and be implemented in early 2025.

All employees were offered a regular health check, and in 2024 this was supplemented with the option for a fitness test. In total, 84 percent of employees opted to have a health check.

Catena works to ensure a sustainable work environment primarily by preventing physical and mental illness. Alongside other initiatives, the health check aims to address ill health at an early stage and create scope for health-promoting measures. Since autumn 2024, all employees have been granted one hour off per week for exercise to support their well-being and health.

In 2024, all employees completed training in cardiopulmonary resuscitation (CPR).

Sickness absence			
	2024	2023	2022
Women, %	1.8	2.0	1.9
Men, %	1.4	2.5	1.5
Total absence	1.6	2.3	1.6

The table shows total sickness absence as a percentage of the scheduled number of work hours.

Staff employed in new-builds	
	2024
Total hours worked for contracts, etc.	88,653
Total number of consultants	45

Total hours worked are based on the number of ID06 hours registered with the Swedish Tax Agency. This means everyone working on our building sites including internal project managers. These hours are divided by Catena's scheduled working hours (1,984) to produce an average or the number of consultants.

Temporary staff		
	2024	Of whom women, %
Total number of consultants	6	33
Total hours worked	2,337	11

Temporary staff working at Catena's offices where Catena has full or shared responsibility for work environment.

Work-related accidents and accident frequency, in-house personnel				
	2024		2023	
	Number	Frequency	Number	Frequency
Work-related accidents resulting in a fatality	0	0	0	0
Work-related accidents*	1	1.8	2	2.0
Number of serious work-related accidents	0	0	0	0
Number of days of work-related absence	0	0	0	0

In-house personnel refers to own personnel and internally contracted personnel. The calculations are based on a total working time of 115,669 hours. Accident frequency is reported per 200,000 working hours.

* Differs from last year's figures, as we now measure actual hours worked; previously we used a standard-based method.

Work-related accidents and accident frequency, contractors in construction projects		
	2024	
	Number	Frequency
Work-related accidents resulting in a fatality	0	0
Work-related accidents	0	0
Number of serious work-related accidents	2	4.5

Construction projects refer to Catena's new build projects. The calculations are based on a total of 88,653 working hours reported via ID06 in new build projects. Accident frequency is reported per 200,000 working hours. A serious work-related accident is defined according to the Swedish Work Environment Authority's guidelines and includes fractures, severe bleeding, and serious injuries to nerves, muscles and tendons.





INTRODUCTION

- About Catena
- CEO comment

ADMINISTRATION REPORT

- The business
- Operations 2024
- Financing
- Current earnings capacity
- Catena shares
- Market outlook
- Risk management

SUSTAINABILITY REPORT

- Table of contents
- Catena's year in sustainability
- Sustainability governance
- Sustainable properties
- Responsible business**
 - Work environment
 - Health and safety
 - Human rights**
 - Anti-corruption, compliance and ethics
- Sustainability notes
- Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

- Table of contents
- Group
- Parent Company
- Corporate governance report
- Board of Directors
- Management team
- Appropriation of earnings
- Signing of the Annual Report
- Auditor's report

OVERVIEWS & INFORMATION

- Multi-year overview
- EPRA performance measures
- Definitions
- Catena through the year
- Contact details

Human rights

Why is it important?

Catena operates in an industry that has a major impact on the environment and the wider society. Businesses play a major role in contributing to economic, environmental and social development, but they need to make sure their activities do not come at the expense of human health and safety. In the construction and real estate sector, human rights violations are more common than in other industries in Sweden, especially on construction sites. Catena does not compromise between profit and people's health, or between manufacturing and environmental responsibility. For a company that not only manages but also builds new properties, these matters are major considerations when selecting suppliers and partners.

Our approach

There is a strong commitment within Catena to advance the development of a more sustainable logistics network and to take long-term responsibility for the environment and society. Catena is committed to Global Compact's ten principles, and signs a commitment

letter every year. We also support the UN Universal Declaration of Human Rights, the OECD Guidelines for Multinational Enterprises and the ILO Declaration on Fundamental Principles and Rights at Work. Catena has a responsibility to select suppliers who can guarantee that no one involved in our processes is harmed or denied entitlement to their human rights.

Catena must always take preventive measures to counteract direct or indirect discrimination and harassment. We have zero tolerance for bullying, ostracism, unwanted advances and any form of harassment. Incidents of discrimination can be identified through employee surveys, line managers, HR, trade unions or Catena's whistleblower service. Read more about the whistleblower service on page 77.

Process and governance

It is a prerequisite for suppliers to share Catena's values and comply with its policies and procedures. Our core values and Code of Conduct are always the foundation - guiding our day-to-day behaviour and interactions with customers, suppliers and other stakeholders.

Catena's internal sustainability programme describes our approach to supplier assessments in new build projects.

Progress in 2024

As a step in combating discrimination and harassment in the workplace, all employees

have participated in workshops and training on how to address discrimination, victimisation, and related communication and procedures.

Four cases of offensive treatment were reported during the year and were dealt with in accordance with occupational health and safety practices.

Discrimination	2024		2023	
	Number	Frequency	Number	Frequency
Number of reported cases of discrimination	0	0	0	0

Discrimination can be reported using the whistleblower service or according to the action plan in the employee handbook. No cases have been reported.

Targets and ambitions

0

Cases of human rights violations

0

Cases of offensive treatment

Outcome

0

Cases of human rights violations

4

Cases of offensive treatment





INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties

Responsible business

Work environment
Health and safety
Human rights
Anti-corruption, compliance and ethics
Sustainability notes
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Anti-corruption, compliance and ethics

Why is it important?

In the Swedish construction and real estate sector, corruption is considered to be both extensive and widespread. As a leading logistics property company in the Scandinavian market, it is therefore vital that Catena has an effective structure in place to counteract the risk of corruption and other unethical behaviour. Compliance with applicable legislation, along with Catena's policies and guidelines, helps to reduce risks related to, for example, corruption, health and safety, human rights, data security and competition.

Our approach

Catena has a significant responsibility to eliminate the risk of corruption and other irregularities in all work-related situations. The Catena Code of Conduct, approved by the Board, guides how we integrate the company's values with the behaviours and actions expected in our daily work. The Code of Conduct applies throughout the organisation, wherever we op-

erate. It clarifies Catena's rules and guidelines on anti-corruption, hospitality, gifts and other key areas.

Catena applies the "Code to Prevent Corruption in Business", published by the Swedish Anti-Corruption Institute (IMM). Catena's Code of Conduct governs efforts to counteract corruption, with clear guidelines for how Catena employees should behave when interacting with one another, our customers, society at large and other stakeholders. Good ethics, high integrity and strong business morals are fundamental principles.

For new hires, the training in anti-corruption and our Code of Conduct is a mandatory part of the onboarding process. Together with Catena's Sustainability Policy, employee handbook and work environment handbook, the Code clarifies how employees are expected to act based on good judgement.

Process and governance

Since 2019, Catena's employees, suppliers and customers have been able to anonymously use our whistleblower service. All reports are

Corruption cases

	2024		2023	
	Number	Frequency	Number	Frequency
Administration	0	0	0	0
Business development	0	0	0	0
Financial details	0	0	0	0
Property Management	0	0	0	0
Projects	0	0	0	0
Board of Directors	0	0	0	0

Suspected irregularities or conduct that violates Catena's guidelines on anti-corruption etc. are reported to the line manager or via the whistleblower service.

received and investigated by a third party, which assesses, investigates and helps the company manage different types of irregularities. The external party that manages Catena's whistleblower service works in consultation with Catena's Whistleblower Committee, which consists of three people representing the Board, management and property management.

The whistleblower service enables employees and business partners alike to report any

misconduct that violates prevailing legislation or Catena's policies, while ensuring complete anonymity. Reprisals against anyone who raises concerns in the workplace are prohibited. We report cases which, on investigation, are deemed to be actual whistleblower cases. Three cases were reported to the whistleblower service. Since these did not meet the whistleblowing criteria, they are not included in the reported statistics.

We work continuously to raise awareness among our stakeholders about our whistleblower service, ensuring that everyone is informed about the option to report irregularities anonymously. Information on how to use the whistleblower service is available on Catena's website.

Progress in 2024

During the year, no further improvement measures were identified and no actions linked to anti-corruption, rule compliance or ethics were taken.

Targets and ambitions

Maintain good standards to prevent corruption or distortion of competition

Outcome

0
Corruption cases

0
Reports to whistleblower service

0
Legal cases or fines



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business

Sustainability notes

Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Sustainability notes

Catena's Sustainability Report has been prepared in accordance with GRI Standards. This report, which also constitutes the statutory sustainability report, comprises pages 43–93 and has been reviewed by the company's auditors. The Sustainability Report pertains to Catena AB and all wholly owned subsidiaries for the calendar year 2024. The sustainability notes provide further information. Catena also reports as per EPRA's Sustainability Best Practices Recommendations (sBPR).

Accounting policies in the Sustainability Report

Accounting policies serve as a tool for Catena to ensure the quality of its reported information. Qualitative information allows the reader to make informed conclusions about the company's impacts and its contribution to sustainable development. By following GRI Sustainability Reporting Guidelines and Principles, we ensure that our reporting is credible, transparent, comprehensive and clear. Sustainability disclosures are provided for Catena's material sustainability topics based on the GRI Standards and EPRA's sBPR Performance Measures. Read more on pages 50–77.

To ensure that Catena reports with the highest possible accuracy in qualitative and quantitative data presented in text and tables, Catena always discloses the assumptions made. In Catena's reporting according to the GHG Protocol, the report is transparent about the conversion factors used and their sources – a key part of accurate reporting. We also aim to enable data comparison, both historically

and with other companies. To track Catena's performance over time, we use a like-for-like (LFL) analysis. LFL enables us to compare energy use per square metre and evaluate the same surface areas over time in order to identify trends.

Much of our sustainability efforts at Catena involve reporting data in various processes in order to demonstrate a positive trend over time, and to show that we are reducing our climate impact through our commitments and are working steadily towards our sustainability targets. Reporting truthfully and in a balanced manner is a prerequisite for stakeholders' ability to build an accurate picture of Catena's commitments and climate impact.

Furthermore, it is important to present information in an accessible way, ensuring it is clear and easy to understand. As our starting point, we use established metrics and frameworks, reporting in line with the GHG Protocol structure regarding CO₂ emissions. Since Catena

has properties in both Sweden and Denmark, it is crucial that we distinguish data whenever possible and where there is a significant difference.

Catena reports on all sustainability activities carried out during the year. The climate impact of projects is followed up in Catena's project reporting. To enable readers to determine whether Catena's sustainability work is adequate, they need to understand the context we operate in.

Catena's Sustainability Report is published together with our Annual Report during the first quarter. Catena also reports sustainability data continuously during the year in the company's interim reports. Sustainability-related key performance indicators (KPIs) are (and are increasingly) linked to financial data, and we attach great importance to being consistent in our reports.

At Catena, we carry out an internal control of sustainability data – both to prepare

for future legal requirements and to fulfil the requirement of the GRI reporting principle of verifiability. Catena's Sustainability Report is reviewed by a third party, our sustainability auditors, who then write an assurance statement; see page 94.

In order to report in accordance with GRI 2021 standards, Catena follows the GRI's eight reporting principles: accuracy, balance, clarity, comparability, completeness, sustainability context, timeliness and verifiability.

All sustainability aspects that Catena has deemed material have an impact, whether positive or negative, short-term or long-term. The impact, in turn, is evaluated according to significance and probability, depending on the severity, extent and type of impact. The topics that have been deemed material according to GRI Standards have been evaluated according to the GRI's recommended process and method. Read more on page 47.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Background data and complementary indicators

Below, we describe the methods and assumptions as well as conversion factors used to produce Catena's EPRA key figures and GRI indicators.

For 2024, Catena is reporting energy consumption for an average area, in part due to the company's extensive acquisitions during the year. It is calculated using an average value, which produces as true a picture of energy use as possible. Catena reports all energy consumption in either MWh or kWh. From 2024, Catena also reports normalised values and actual energy consumption. Reported energy consumption is normalised unless otherwise stated.

Greenhouse gas emissions are measured and reported according to the GHG Protocol. Since 2018, Catena has reported on Scopes 1 and 2 and parts of Scope 3. In 2024, further calculations have been made to convey a more comprehensive idea of Scope 3 emissions.

In 2024, we adjusted Scope 1 based on the GHG Protocol, highlighting fossil fuels from the testing of sprinkler systems. There have also been adjustments in Scopes 2 and 3 in line with the GHG Protocol, and the use of natural gas now has the same breakdown as district heating, divided into Scope 2 and Scope 3. This has also been applied retroactively for 2023

to enable comparison. The above adjustments were made to enable a more fair presentation relative to the GHG Protocol. As part of this, we have increased the number of data points, and thus also the emission factors, including those related to the testing of sprinkler systems in Scope 1 as well as building-specific energy use in Scope 3.

Conversion factors are updated annually when the annual report is prepared. As far as possible, Catena uses conversion factors that include all relevant greenhouse gases, meaning CO₂, CH₄, N₂O, HFCs, PFCs, SF₆ and NF₃. Catena does not perform its own conversions from other greenhouse gases to CO₂e and therefore has no overall value for Global Warming Potential (GWP).

As part of our external monitoring, every year we explore any emission value updates for our GHG reporting. We did not update any existing emission factors during the year, although two have been added in Scopes 1, 2 and 3. See page 52 for further information.

The Swedish Property Federation's thresholds for top 15 percent and top 30 percent energy-efficient properties

On 14 December 2022, the Swedish Property Federation published an update to the thresholds for primary energy values (PET). These thresholds represent the national benchmarks

that the Swedish real estate sector uses to report alignment with the taxonomy, specifically defining the top 15 percent and top 30 percent in Sweden.

The Swedish Property Federation's thresholds are based on developed values per type of building and follow this equation.

$$EP_{pet} = \frac{\sum_{i=1}^6 \left(\frac{E_{uppvi}}{F_{geo}} + E_{kyl,i} + E_{ttv,i} + E_{f,i} \right) \times VF_i}{A_{temp}}$$

EP_{pet} is the primary energy value used for a building, kWh/m² and year

E_{uppv} is energy for heating, kWh/year

F_{geo} is geographic adjustment factor

E_{kyl} is energy for comfort cooling, kWh/year

E_{ttv} is energy for domestic hot water, kWh/year

E_f is energy for property electricity, kWh/year

VF_i is the weighting factor per energy carrier

A_{temp} is the temperate area of the building, m²

Interpretation of EU Taxonomy Regulation 2020/852

Catena reports under activity 7.1, Construction of new buildings, when initiating new developments. Catena considers it impossible for property developers to meet, for example, the requirements of 7.1 related to climate change mitigation. To accelerate the transition to a more resource-efficient society, the party ordering and paying for the service must impose the requirement – otherwise, we do not envision an actual shift taking place. Furthermore, we interpret that land having a master plan will also have a zoning plan and therefore be taxonomy-aligned.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

EPRA notes

Electricity consumption

EPRA code	Unit		Total			Comparable portfolio		
			2024	2023	2017 (base year)	2024	2023	Change,%
Elec-Abs	MWh	Purchased by landlord	34,261	31,726	40,249	30,802	29,863	3
Elec-Lfl		<i>of which metered to tenant</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	
		Purchased by tenant	137,044	126,904	63,870	123,208	119,450	3
		Self-generated by landlord	6,940	5,845	-	6,634	5,834	14
		Self-generated by tenant	373	415	-	373	415	-10
		Total electricity consumption	178,617	164,889	104,119	161,016	155,561	4
	%	<i>Proportion renewables</i>	84	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	
	kWh/m²	Intensity	66	72	79	75	72	4
	m ²	GLA related to electricity consumption	2,721,415	2,276,714	1,322,819	2,158,966	2,159,024	0
	%	Proportion data coverage	100	100	80	100	100	-16

The table shows electricity consumption at Catena's wholly owned properties, broken down by purchased sources and self-generated sources. All consumed energy originates from local solar cell installations and has been used in Catena's properties. All electricity purchased by Catena is 100 percent renewable via Vattenfall. Of the tenants who purchase electricity, 84 percent have green electricity contracts. For total energy produced, see page 54. We cannot view the proportion of sub-metering in Mestro and thus do not have comparative figures.

District heating consumption

EPRA code	Unit		Total			Comparable portfolio		
			2024	2023	2017 (base year)	2024	2023	Change,%
DH&C-Abs	MWh	Purchased by landlord	4,411	4,307	27,430	4,057	3,976	2
DH&C-LfL		<i>of which metered to tenant</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	
		Purchased by tenant	49,378	48,217	18,575	45,417	44,507	2
		Total district heating consumption (normalised)	53,788	52,524	46,187	49,474	48,483	2
		<i>Total district heating consumption (actual)</i>	<i>52,730</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	
	%	<i>Proportion renewables</i>	98	96	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	
	kWh/m²	Intensity	27	40	42	37	36	2
	m ²	GLA related to district heating consumption	1,995,574	1,321,531	1,103,467	1,330,064	1,329,747	
	%	Proportion data coverage	100	100	66	100	100	

The table shows the consumption of district heating at Catena's properties. We cannot view the proportion of sub-metering to tenants in Mestro and thus do not have comparative figures. Catena is reporting actual energy consumption for the first time in 2024. Other figures are normalised unless otherwise stated.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business

Sustainability notes

Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Fuel consumption			Total			Comparable portfolio		
EPRA code	Unit		2024	2023	2017 (base year)	2024	2023	Change,%
Fuels-Abs	MWh	Purchased by landlord	5,385	1,993	6,241	697	487	43
Fuels-LfL		<i>of which metered to tenant</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	
		Purchased by tenant	0	0	301	0	0	
		Total fuel consumption	5,385	1,993	6,542	697	487	43
	%	<i>Proportion renewables</i>	<i>0</i>	<i>0</i>	<i>-</i>	<i>0</i>	<i>0</i>	
	kWh/m²	Intensity	32	10	57	8	5	43
	m ²	GLA related to fuel consumption	167,994	194,835	115,458	88,973	88,973	
	%	Proportion data coverage	100	100	100	100	100	

The table shows fuel consumption at Catena's properties. The Danish properties are the main users of natural gas for heating.

Total energy consumption			Total			Comparable portfolio		
EPRA code	Unit		2024	2023	2017 (base year)	2024	2023	Change,%
Energy-Int	MWh	Purchased/generated by landlord	45,716	43,871	73,920	42,189	40,159	5
		<i>of which metered to tenant</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	
		Purchased/generated by tenant	191,746	175,564	82,928	168,997	164,372	3
		Total energy consumption (normalised)	237,462	219,435	156,848	211,186	204,531	3
		<i>Total energy consumption (actual)</i>	<i>231,764</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	
	kWh/m²	Intensity	87	96	122	98	95	3
	m ²	GLA related to total energy consumption	2,721,415	2,276,714	1,281,546	2,158,966	2,158,966	
	%	Proportion data coverage	100	100	77	100	100	

The table shows the energy intensity at Catena's properties. Catena is reporting actual energy consumption for the first time in 2024. Other figures are normalised unless otherwise stated.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Greenhouse gas emissions							
EPRA code	Unit	Scope	Emission source	2024	2023	2018 (base year)	Change 2018-2023, %
GHG-Dir-Abs	tonnes	Scope 1	Sprinkler systems	29	24	1,195 ¹	-98
GHG-Indir-Abs	CO ₂ e		Natural gas heating	85	34		
GHG-Int		Scope 2	Electricity (market-based)	0	0	0	-32
			Electricity (location-based)	3,083	2,855	895	244
			District heating	199	198	1,163	-83
Total, Scope 1+2 (market-based)				313	256	2,358	-87
Total, Scope 1+2 (location-based)				3,396	3,111	3,253	4
	kg CO ₂ e/ m ²	GHG intensity (Scope 1+2, market-based)		0.11	0.11	1.57	-93
	kg CO ₂ e/ m ²	GHG intensity (Scope 1+2, location-based)		1.25	1.37	2.16	-42
	m ²	GLA related to GHG emissions		2,721,415	2,276,714	1,505,297	
	%	Proportion data coverage		100	100	84	

The table shows direct and indirect Scopes 1 and 2 GHG emissions and the intensity associated with the properties' energy use. Other GHG emissions, including Scope 3 are reported on page 52. Information on recalculation factor sources is also shown on page 52. In 2024, we recalculated the distribution of emissions in Scopes 1 and 3, and much of the use of natural gas is now in Scope 3. Adjustment of 2023 outcomes has been made according to the same calculation, which means that the outcome for Scope 1 has been adjusted.

Water consumption							
EPRA code	Unit		Total		Comparable portfolio		Change, %
			2024	2023	2024	2023	
Water-Abs	m ³	Purchased by landlord	99,716	149,598	149,066	149,121	20
Water-Lfl		Purchased by tenant	149,575	97,673	99,377	99,414	17
Water-Int		Total water consumption	249,291	247,271	248,444	248,536	-5
	l/m ²	Intensity	115	114	116	116	19
	m ²	GLA related to water consumption	2,171,012	2,172,896	2,140,848	2,140,848	
	%	Proportion data coverage	74	95	79	94	

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

Mandatory environmental certification										
EPRA code	Unit	Environmental certification system and level								
			Total certified	EPC A	B	C	D	E	F	G
Cert-Tot	m ²	Energy Performance Certificate (EPC)	2,913,294	1,360,498	535,582	459,012	349,922	117,730	36,104	54,446
	% of total area		99	46	18	16	12	4	1	2

EPCs must be made for properties that have been in operation for more than one year. Energy calculations in new build projects are included until an EPC is produced. Figures divided between the portfolio in Sweden and Denmark can be found on page 55.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Waste		Total		Comparable portfolio		2018 (base year)	2024	2023	Change, %
EPRA code	Unit	2024	2023	2024	2023				
Waste-Abs	tonnes	11	2	1	2	0	103		
Waste-Lfl	tonnes	6	2	1	0	0	-100		
	%	55	100	100	0	0			
	tonnes	212	100	248	135	98	37		
	tonnes	71	52	23	59	52	14		
	%	33	52	9	44	53	-109		
	tonnes	79	23	114	45	22	108		
	%	37	23	46	33	22	-89		
	tonnes	0	19	11	0	19	-100		
	%	0	19	4	0	20	-120		
	tonnes	62	2	6	31	2	1364		
	%	29	2	2	23	2	-79		
	tonnes	0	4	124	0	4	-100		
	%	0	4	50	0	4	-104		
	tonnes	223	102	249	137	98	39		
	GLA related to waste reporting	629,552	895,105	481,556	338,229	338,229			
	Proportion data coverage	23	39	27	12	21			

The table shows quantities of waste at Catena's properties where Catena engages waste treatment companies that can deliver treated quantities by weight to Catena. Few waste companies have statistics available, and the data is therefore considered limited. In 2024, we joined the systems support service Collecct to manage waste data in a more structured manner.

Voluntary environmental certification

EPRA code	Unit	Environmental certification system and level	2024	2023	2022
Cert-Tot	m ²	Certified to BREEAM-SE or BREEAM In-Use	901,923	426,389	114,366
	% of total area		31	19	5
	m ²	Certified to Miljöbyggnad Silver or Miljöbyggnad iDrift	451,592	457,113	434,683
	% of total area		15	20	20
	m ²	Total certified	1,353,515	883,502	549,049
	% of total area		46	39	25
	Number of buildings		83	52	29

The table shows the number of buildings that are environmentally certified, as well as certified area. Some properties are certified to both Miljöbyggnad and BREEAM, and to avoid double counting, the area is only counted once in the total certified area and number of buildings.

Catena's head office

EPRA code	Unit		2024	2023	2022	Change 2023-2024,%
Elec-Abs, Lfl	MWh	Total electricity consumption	234	230	226	2
DH&C-Abs, Lfl		Total district heating consumption	95	123	97	-23
Fuel-Abs, Lfl		Total fuel consumption	0	32	0	-
Energy-Int	kWh/m ²	Intensity	330	387	324	-15
GHG-Dir-Abs	tonnes CO ₂	Scope 1	N/D	6	0	-
GHG Indir-Abs		Scope 2	0	0	7	-
GHG-Int	kg CO ₂ e/m ²	Intensity	-	7	7	-
Water-Abs, Lfl	m ³	Total water consumption	471	275	247	71
Water-Int	l/m ²	Intensity	473	277	248	71
Waste-ABS, Lfl	tonnes	Total (non-hazardous, for recycling and incineration)	35	19	18	84
	m ²	GLA	995	995	995	

The table shows electricity consumption at Catena's head office. All values are estimated based on the area we occupy. The electricity contract represents renewable energy from Vattenfall.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Social sustainability in Catena's properties

EPRA code	Indicator	2024	2023	2022
H&S-Asset	Proportion of properties where a health and safety assessment has been performed, %	100	100	100
H&S-Comp	Instances of health and safety deficiencies at Catena's properties	34	16	0
Comty-Eng	Proportion of properties where community projects have been implemented, %	100	100	100

At least one health and safety inspection is carried out each year and in each property. Major discrepancies are reported in accordance with ISO 14001.

People employed during the year

EPRA code		2024		2023		2022	
		Number	%	Number	%	Number	%
Emp-Turnover	Total no. employed during the year	16	22	14	22	10	18
	Number of women	8	11	6	9	2	4
	Under 30 years	6	8	3	5	1	2
	30-50 years	2	3	3	5	1	2
	Over 50 years	0	0	0	0	0	0
	Number of men	8	11	8	12	8	14
	Under 30 years	2	3	1	2	2	4
	30-50 years	6	8	7	11	5	9
	Over 50 years	0	0	0	0	1	2

The table shows the number and percentage of new hires during the year, by age group and gender. Catena is reported as one region for all of Sweden.

Workforce

	2024		2023		2022	
	Number	Of whom women	Number	Of whom women	Number	Of whom women
Total workforce (count)						
Number of employees	72	30	65	23	55	18
Permanent employees	70	29	65	23	55	18
<i>Of whom full-time</i>	70	29	65	23	55	18
<i>Of whom part-time</i>	0	0	0	0	0	0
Temporary employees	2	1	0	0	0	0

The table shows the total number of employees and the number of women at Catena, by type of employment. No seasonal variations in the number of employees. All data is retrieved from the HRM system, Flex Employee.

Employees who left during the year

EPRA code		2024		2023		2022	
		Number	%	Number	%	Number	%
Emp-Turnover	Total no. who left the company	7	10	5	8	2	4
	Number of women	1	1	1	2	1	2
	Under 30 years	1	1	0	0	0	0
	30-50 years	0	0	1	2	1	2
	Over 50 years	0	0	0	0	0	0
	Number of men	6	8	4	6	1	2
	Under 30 years	0	0	2	3	0	0
	30-50 years	5	7	0	0	0	0
	Over 50 years	1	1	2	3	1	2

The table shows the number and percentage of new hires who left during the year, by age group and gender. Catena is reported as one region for all of Sweden.

Staff composition

EPRA code		2024		2023		2022	
		Number	% women	Number	% women	Number	% women
Diversity-Emp	Board of Directors	7	43	8	38	8	38
	Under 30 years	0	0	0	0	0	0
	30-50 years	1	100	1	100	1	100
	Over 50 years	6	33	7	29	7	25
	Management	6	50	7	57	7	57
	Under 30 years	0	0	0	0	0	0
	30-50 years	4	50	4	50	4	50
	Over 50 years	2	50	3	67	3	67
	Other employees	66	41	58	33	48	21
	Under 30 years	11	82	7	86	6	50
	30-50 years	40	40	37	32	28	36
	Over 50 years	15	13	14	7	14	7

The table shows the composition of the company, by gender and age category. All data is retrieved from the HRM system, Flex Employee. No significant annual fluctuations.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

EPRA sBPR: Performance measures

Catena reports the company's sustainability indicators based on EPRA's Sustainability Best Practices Recommendations (sBPR), third edition, from September 2017. Catena reports key sustainability indicators for all 28 of EPRA's sBPR performance measures.

EPRA recommendations

The European Public Real Estate Association (EPRA) promotes, develops and represents the European real estate sector. The organisation has developed recommendations called Sustainability Best Practices Recommendations (sBPR), comprising indicators of energy, greenhouse gas emissions, water, waste and social and management indicators. As an EPRA member, Catena considers these recommendations and uses the indicators to illustrate the development of its sustainability work in the form of comparable figures. For the KPIs presented in our 2020 Annual Report, EPRA recognised Catena with the EPRA Silver award, and for 2021, 2022 and 2023 with the EPRA Gold award.

Organisational boundaries

Catena reports KPIs in accordance with the GHG Protocol's operational/financial controls, meaning that the reported data refers to all of Catena's wholly owned subsidiaries. For Catena, there is no difference between operational and financial control. Catena lacks consumption data for a partly owned company; this company is not relevant for EPRA accounting and is not included in the gross lettable area (GLA). All properties presented on pages 21-26 are included in the total lettable area, which is 2,940,133 m² in 2024.

Reporting

Catena works actively to gain access to relevant measurement data on all its properties. This is important for reporting correct data and creating a solid foundation for successful, efficient technical management. Today, Catena has access to data for 100 percent of all its properties' energy consumption. The LOA and its share of Catena's total included in the metric for each indicator is stated together with the relevant KPIs in the EPRA tables. The KPI for comparable portfolio consists of the properties for which we have measurement data for both full years 2023 and 2024; the slight deviation in surface area is due to minor extensions.

Estimate of landlord's consumption

Reported data is measured, verified and 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 (22,360 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 has been prepared in accordance with GRI Standards and audited by KPMG in accordance with ISAE 3000. The GRI Index on pages 86-93 highlights the indicators that have been reviewed by auditors. See the assurance report on page 94.

Boundaries - reporting of landlord and tenant consumption

Catena reports statistics for electricity, heating, water and waste where Catena is responsible for the contract with the provider. 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 to help tenants streamline their own use. It is only with regard to waste that Catena has no statistics on all its customers' use.

Normalisation

For 2024, Catena is reporting energy consumption for an average area, in part due to the company's extensive acquisitions during the year. It is calculated using an average value, which produces as true a picture of energy use as possible.

Catena applies the degree days in Mestro (degreedays.net) to normalise energy used for heating (normalised).

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 they are often located inside logistics properties, Catena has not divided the figures between different types of buildings. Nor are the figures distributed geographically, since Catena's properties are subject to similar geographical conditions. Geographical distribution between Sweden and Denmark could be of interest as regards energy consumption, for example, since

Catena's properties in Denmark are heated by natural gas, unlike the Swedish properties. At present, however, we do not report the countries separately.

Reporting for the company's own offices

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

Location of EPRA sustainability performance data in the report

See Catena's EPRA index on pages 80-84.

Explanations of outcomes

Explanations of the outcomes of the various indicators are presented in the notes beneath each table on pages 80-84. Further disclosures and activities are detailed on pages 50-61 and 72-77.

Reporting period

The reporting for each year presented in the EPRA table refers to the calendar year, 1 January to 31 December.

Materiality

Catena's materiality assessment is reported on page 47.



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

GRI index

Statement of use	Catena has reported in accordance with GRI Standards for the period [1 Jan 2024 to 31 Dec 2024].
GRI 1 used	GRI Standards 2021
Applicable GRI sector	Not yet published. Catena uses previously issued topics standards from GRI.

GRI STANDARD	PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODES	REVIEWED BY AN AUDITOR
GRI 2: GENERAL DISCLOSURES 2021						
1. The organisation and its reporting practices						
2-1 Organisational details						
a. Legal name	101					X
b. Nature of ownership and legal form	136					X
c. Location of headquarters	101					
d. Countries of operation	28					
2-2 Entities included in the organisation's sustainability reporting						
a. Organisational entities	28					X
b. Sustainability reporting vs. financial reporting	29, 44, 78					
c. Consolidation of information	78					
2-3 Reporting period, frequency and contact point						
a. Reporting period	78					X
b. Reporting cycle	78					
c. Publication date	94					
d. Contact details	43					
2-4 Restatements of information						
a. Restatements	153-154					X
2-5 External assurance						
a. External policy and practice	44-46					X
b. External assurance of sustainability reporting	94					
2. Activities and workers						
2-6 Activities, value chain and other business relationships						
a. Sector (and market)	7					X
b. Value chain	48					
c. Relevant business relationships	111					
d. Organisational changes and changes in value chain	47					
2-7 Employees						
a. Total employees, by gender and by region	84	a, b	Breakdown per region.	Considering the organisation's size, we have chosen not to do a regional breakdown.		X
b. Total employees, by form of employment	84		We only have one form of employment.			
c. Methodologies and assumptions	84					
d. Contextual information for understanding data	84					
e. Significant fluctuations in employees	84					
2-8 Workers who are not employees						
a. Non-employees						X
b. Methodologies and assumptions						
c. Significant fluctuations in employees						



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

GRI STANDARD	PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODES	REVIEWED BY AN AUDITOR
3. Governance						X
2-9 Governance structure and composition						X
a. Governance structure	44, 135-137				Gov-Board	X
b. Highest governance body responsible for sustainability impacts	44, 139					
c. Composition of highest governance body	141					
2-10 Nomination and selection of the highest governance body	137					X
a. Nomination and selection of the highest governance body					Gov-Select	X
b. Selection criteria for the highest governance body						
2-11 Chair of the highest governance body						X
a. Chair's operational role and responsibilities	138-139				Gov-Col	X
b. Management of conflicts of interest	138-139					
2-12 Role of the highest governance body in overseeing the management of impacts						X
a. Strategic and tactical role of the highest governance body and executives	44, 138-140					X
b. The highest governance body's strategic and tactical impacts on sustainability processes	44, 139					
c. The highest governance body's organisational review	44, 139					
2-13 Delegation of responsibility for managing impacts						X
a. Highest governance body's delegation of responsibility for sustainability	44, 140					X
b. Reporting	44, 139-140					
2-14 Role of the highest governance body in sustainability reporting	44, 139					X
a. Highest governance body's role and responsibility for sustainability information						X
b. Reason for delegation of responsibility for sustainability reporting						
2-15 Conflicts of interest						X
a. Highest governance body's management of conflicts of interest	138-139, 141				Gov-Col	X
b. Reporting of conflicts of interests	138					
2-16 Communication of critical concern						X
a. Communication of critical concerns to the highest governance body	44, 140					X
b. Number of critical concerns reported	140					
2-17 Collective knowledge of the highest governance body						X
a. Collective knowledge for sustainable development	44, 139					X
2-18 Evaluation of the performance of the highest governance body	139					X
a. Evaluation process						X
b. Whether evaluations independent, and their frequency						
c. Actions in response to the evaluations						
2-19 Remuneration policies	Remuneration guidelines*					X
a. Remuneration policies for highest executives						X
b. Sustainability weighting in regard to remuneration policies						
2-20 Process to determine remuneration						X
a. Process for determining remuneration	Remuneration guidelines, Remuneration Report					X
b. Stakeholders' participation in the process						
2-21 Annual total compensation ratio	106-107					X
a. Compensation ratio		a-c	Reports average salary and remuneration to the CEO.			X
b. Compensation percentage increase						
c. Information for understanding the data						



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

GRI STANDARD	PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODES	REVIEWED BY AN AUDITOR
4. Strategy, policies and practices						X
2-22 Statement on sustainable development strategy	8-9					X
a. CEO comment						X
2-23 Policy commitments						X
a. Values, principles and code of conduct	44-46					X
b. Commitment to human rights	44, 76					
c. Links to policy commitments	44, 46					
d. Approval level	44					
e. Extent of policy commitments	44					
f. Communication of policy commitments	44, 46					
2-24 Embedding policy commitments						X
a. How policy commitments are embedded in own activities and business relationships	44-45, 50, 54, 56, 57, 58, 60, 61, 62, 72, 74, 76, 77					X
2-25 Processes to remediate negative impacts						X
a. Remediation of negative impacts	50, 54, 58, 60	e	No process exists for evaluation of grievance mechanisms.			X
b. Grievance mechanisms	77					
c. Other processes to remediate negative impacts	140					
d. Stakeholders' participation in the process	77					
e. Evaluation of grievance mechanisms	-					
2-26 Mechanisms for seeking advice and raising concerns	77					X
a. Whistleblower service						X
2-27 Compliance with laws and regulations						X
a. Instances of non-compliance	77	b, d	Catena has not had any significant instances of non-compliance.			X
b. Total number and monetary value of fines	-					
c. Significant instances of non-compliance	77					
d. Determination of significant instances of non-compliance	-					
2-28 Membership associations	45-46					X
a. Participation in industry and member associations						X
5. Stakeholder engagement						X
2-29 Approach to stakeholder engagement	47					X
a. Engaging with stakeholders, categories, identification						X
2-30 Collective bargaining agreements	46					X
a. Total percentage of employees covered by collective bargaining agreements						X
b. Other employees not covered by collective bargaining agreements						
GRI 3: MATERIAL TOPICS 2021						X
3. Management of material topics						X
GRI 3: Material topics 3-1 Process to determine material topics	47					X
a. Report's contents and frameworks						X
b. Participation of stakeholders and experts in the process						
3-2 List of material topics	47					X
a. Material topics						X
b. Changes to the list in reporting						
Anti-corruption, compliance and ethics						X
GRI 3: Material topics 3-3 Management of material topics	77					X



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

GRI STANDARD		PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODES	REVIEWED BY AN AUDITOR
GRI 205: Anti-corruption 2016	205-1 Operations assessed for risks related to corruption	77					X
	a. Number and percentage of operations assessed for risks related to corruption						X
	b. Significant risks related to corruption						
	205-2 Communication and training about anti-corruption policies and procedures	77					X
	a. Number and percentage of governance body members that the anti-corruption policies have been communicated to		a, b, c, d, e	There was no training in the anti-corruption policies in 2024.			X
	b. Number and percentage of governance body members that the anti-corruption policies have been communicated to, broken down by region						
	c. Number and percentage of business partners that have received communication and training in the anti-corruption policies						
	d. Number and percentage of governance body members that have received training in the anti-corruption policies						
	e. Number and percentage of employees that have received training in the anti-corruption policies						
	205-3 Confirmed incidents of corruption and actions taken	77					X
	a. Number and nature of confirmed incidents of corruption		b, c, d	Catena has not had any incidents of corruption.			X
	b. Number of confirmed incidents in which employees were dismissed or disciplined						
	c. Number of confirmed incidents when contracts were terminated or not renewed						
	d. Public legal cases regarding corruption brought against the organisation						
	Choice of materials						X
GRI 3: Material topics	3-3 Management of material topics	61					X
GRI 301: Materials	301-1 Materials used by weight or volume	52, 56, 83					X
	a. Total weight or volume of materials		a	Included in LCA for new builds. Reported as part of climate impact/m³.			X
	301-2 Recycled input materials used						X
	a. Proportion of material reused	56					X
	Energy						X
GRI 3: Material topics	3-3 Management of material topics	54					X
GRI 302: Energy 2016	302-1 Energy consumption within the organisation						X
	a. Total fuel consumption from non-renewable sources, by fuel type used	80			Sales of heat, cooling and gas. We only sell back electrical energy from our solar panels.	Fuels-Abs, Fuels-Lfl	X
	b. Total fuel consumption from renewable sources, by fuel type used	80-81				DH&C-Abs, DH&C-Lf	
	c. Total energy consumption, by energy type	80-81				Elec-Abs, Elec-Lfl	
	d. Total energy sold	80-81					
	e. Total energy consumption	81					
	f. Standards, methodologies, assumptions, and/or calculation tools	54, 80-81					
	g. Conversion factors	52					
	302-2 Energy consumption outside of the organisation						X
	a. Energy use outside the organisation	52, 80-81					X
	b. Standards, methodologies, assumptions, and/or calculation tools	52, 54-55					
	c. Conversion factors	52					



INTRODUCTION

- About Catena
- CEO comment

ADMINISTRATION REPORT

- The business
- Operations 2024
- Financing
- Current earnings capacity
- Catena shares
- Market outlook
- Risk management

SUSTAINABILITY REPORT

- Table of contents
- Catena's year in sustainability
- Sustainability governance
- Sustainable properties
- Responsible business
- Sustainability notes**
 - Accounting policies in sustainability
 - EPRA notes
 - EPRA sBPR: Performance measures
 - GRI index
- Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

- Table of contents
- Group
- Parent Company
- Corporate governance report
- Board of Directors
- Management team
- Appropriation of earnings
- Signing of the Annual Report
- Auditor's report

OVERVIEWS & INFORMATION

- Multi-year overview
- EPRA performance measures
- Definitions
- Catena through the year
- Contact details

GRI STANDARD	PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODES	REVIEWED BY AN AUDITOR
302-3 Energy intensity						X
a. Energy intensity	55, 80-81				Energy-Int	X
b. Denominator for the calculation	55, 80-81					
c. Types of energy included	55, 80-81					
d. Boundaries	55					
Water						X
GRI 3: Material topics	3-3 Management of material topics					X
GRI 303: Water and Effluents 2018	303-1 Interactions with water as a shared resource					X
a. Total water consumption					Water-Abs, Water-Lfl, Water-Int	X
b. Water consumption in areas with water stress						
c. Water storage						
d. Standards, methodologies, assumptions, and/or calculation tools						
Biodiversity						X
GRI 3: Material topics	3-3 Management of material topics					X
GRI 304: Biodiversity 2016	304-1 Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas					X
				Catena does not operate in areas of high biodiversity value.		X
	304-2 Significant impacts from activities, products and services on biodiversity					X
a. Type of significant direct and indirect impact on biodiversity, with reference to one or more of the following						X
b. Significant direct and indirect positive and negative effects with reference to the following						
	304-3 Habitats protected or restored					X
a. Size and status for all habitats protected or restored, and whether the success was approved by independent external expertise						X
b. Partnership with third party to protect or restore habitat						
c. The status for each area based on its starting values for the reporting cycle						
d. Standards, methods and assumptions used						
	304-4 IUCN Red List species and national conservation list species with habitats in areas affected by operations					X
a. Total number of red-listed species according to IUCN's list of red-listed species or the Swedish red list.				Catena does not operate in areas of high biodiversity value.		X
GHG emissions						X
GRI 3: Material topics	3-3 Management of material topics					X



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

GRI STANDARD		PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODES	REVIEWED BY AN AUDITOR
GRI 305: Emissions, 2016	305-1 Direct (Scope 1) GHG emissions	50-52, 82					X
	a. Direct (Scope 1) GHG emissions b. Gases included c. Biogenic CO ₂ emissions d. Base year e. Emission factor f. Consolidation approach g. Standards, methodologies, assumptions, and/or calculation tools					GHG-Dir-Abs GHG-Int, Cert-Tot	X
	305-2 Energy indirect (Scope 2) GHG emissions	50-52, 82					X
	a. Location-based indirect (Scope 2) emissions b. Market-based indirect (Scope 2) emissions c. Gases included d. Base year e. Emission factor f. Consolidation approach g. Standards, methodologies, assumptions, and/or calculation tools					GHG Indir-Abs	X
	305-3 Other indirect (Scope 3) GHG emissions	50-52					X
	a. Scope 3 GHG emissions b. Gases included c. Biogenic CO ₂ emissions d. Emission categories included e. Base year f. Emission factor g. Standards, methodologies, assumptions, and/or calculation tools						X
	Emissions to air, water and land						X
GRI 3: Material topics	3-3 Management of material topics	56					X
GRI 306: Waste, 2020	306-1 Waste generation and significant waste-related impacts	56, 83				Waste-Abs, Waste-Lfl	X
	306-3 Total weight of waste by type and handling method	83					X
	306-4 Waste diverted from disposal	83					X
	306-5 Waste directed to disposal	83					X
	Work environment						X
GRI 3: Material topics	3-3 Management of material topics	72					X
GRI 401: Employment 2016	401-1 New employee hires and employee turnover	84				Emp-Turnover	X
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	74					X
	401-3 Parental leave	73					X
GRI 404: Training and education	404-1 Average hours of training per year per employee	73					X
	a. Number of hours of training, by gender and region					Emp-Training	X



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

GRI STANDARD	PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODES	REVIEWED BY AN AUDITOR
404-2 Programmes for upgrading employee skills and transition assistance programmes	72-73					X
a. Type and scope of programmes b. Transition assistance programmes						X
404-3 Percentage of employees receiving regular performance and career development reviews	72					X
a. Percentage of employees that had a development review, per gender and employee category					Emp-Dev	X
GRI 405: Diversity and equal opportunities	405-1 Diversity of governance bodies and employees	84				X
a. Diversity within the organisation's governance bodies b. Diversity of employees, by employee category		b	We do not report diversity.		Diversity-Emp	X
405-2 Ratio of basic salary and remuneration of women to men	73					X
a. Ratio of basic salary and remuneration, by employee category and significant locations of operation b. Definitions for significant locations of operation					Diversity-Pay	X
Health and safety						
GRI 3: Material topics	3-3 Management of material topics	74				X
GRI 403: Occupational health and safety, 2018	403-1 Occupational health and safety management system	44, 74				X
a. Management system b. Scope of workers, activities and workplaces covered						X
403-2 Hazard identification, risk assessment and incident investigation	74				H&S-Emp, H&S-Asset, H&S-Comp	X
403-3 Occupational health services	74-75					X
403-4 Worker participation, consultation and communication on occupational health and safety	74-75					X
403-5 Worker training on occupational health and safety	74-75					X
403-6 Promotion of worker health	74					X
403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	74-75					X
403-8 Workers covered by an occupational health and safety management system	74-75					X
a. Scope of OHS management system (inclusion) b. Exclusions from this disclosure c. Standards, methodologies, assumptions, and/or calculation tools						X



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes
Accounting policies in sustainability
EPRA notes
EPRA sBPR: Performance measures
GRI index
Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

GRI STANDARD	PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODES	REVIEWED BY AN AUDITOR
403-9 Work-related injuries	75					X
a. Number and rate of injuries, for all employees						X
b. Number and rate of injuries, for workers who are not employees						
c. Work-related hazards that pose a risk of high-consequence injury						
d. Actions taken to prevent or eliminate hazards						
e. Calculation basis						
f. Exclusions from this disclosure						
g. Standards, methodologies, assumptions, and/or calculation tools						
403-10 Work-related ill health	74-75					X
a. Number and type of work-related ill health, for all employees						X
b. Number and type of work-related ill health, for workers who are not employees						
c. Work-related hazards that pose a risk of ill health and preventive measures						
d. Exclusions from this disclosure						
e. Standards, methodologies, assumptions, and/or calculation tools						
Human rights						
GRI 3: Material topics	3-3 Management of material topics	76				X
GRI 406: Non-discrimination	406-1 Incidents of discrimination and corrective actions taken	76				X
Land use						
GRI 3: Material topics	3-3 Management of material topics	60				X
GRI 413: Local communities	413-1 Operations with local community engagement, impact assessments and development programmes	60, 84	i, iii-viii	Data not available.	Comty-Eng	X
	413-2 Operations with significant actual and potential negative impacts on local communities	60, 84				X
Other disclosures						
GRI 201: Economic performance, 2016	201-1 Direct economic value generated and distributed	45				X
GRI 207: Tax, 2019	207-1 Approach to tax	45				X
	207-2 Tax governance, control and risk management	45				X
	207-3 Stakeholder engagement and management of concerns related to tax	44-45				X
	207-4 Country-by-country reporting	45				X



INTRODUCTION

About Catena
CEO comment

ADMINISTRATION REPORT

The business
Operations 2024
Financing
Current earnings capacity
Catena shares
Market outlook
Risk management

SUSTAINABILITY REPORT

Table of contents
Catena's year in sustainability
Sustainability governance
Sustainable properties
Responsible business
Sustainability notes

Auditor's report

FINANCIAL INFORMATION & CORPORATE GOVERNANCE REPORT

Table of contents
Group
Parent Company
Corporate governance report
Board of Directors
Management team
Appropriation of earnings
Signing of the Annual Report
Auditor's report

OVERVIEWS & INFORMATION

Multi-year overview
EPRA performance measures
Definitions
Catena through the year
Contact details

Auditor's report

Auditor's limited assurance report on the sustainability report of Catena AB (publ) and statement on the statutory sustainability report

To Catena AB (publ), Company Registration Number 556294-1715

Introduction

We have been engaged by the Board of Directors of the company Catena AB (publ) to undertake a review of its Sustainability Report for 2024. Catena AB has defined the scope of its Sustainability Report and statutory sustainability report on pages 43–93 of this document.

Responsibilities of the Board and management

The Board of Directors and Group Management are responsible for the preparation of this Sustainability Report including the statutory sustainability report in accordance with applicable criteria and the Swedish Annual Accounts Act, according to the previous wording that applied before 1 July 2024.

The criteria are described on pages 78–79 of the Sustainability Report, and consist of the GRI Sustainability Reporting Standards which are applicable to the Sustainability Report, as well as the accounting and calculation principles that Catena AB has developed. This responsibility also includes the internal control deemed necessary to establish a sustainability report that does not contain material misstatement, whether due to fraud or error.

The auditor's responsibility

Our responsibility is to express an opinion on this Sustainability Report based on our review 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 forward-looking statements.

We conducted our engagement in accordance with ISAE 3000 (revised) Assurance Engagements Other than Audits or Reviews of Historical Financial Information. 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 review regarding the statutory sustainability report in accordance with FAR's recommendation RevR 12 (Auditor's opinion on the statutory sustainability report). A limited assurance engagement and a review in accordance with RevR 12 have a different focus and are substantially less in scope than the focus and scope of an audit conducted in accordance with the International Standards on Auditing (ISA) and other generally accepted auditing standards in Sweden.

The audit firm applies the International Standard on Quality Management 1, which requires

it to design, implement and operate a quality management system including guidelines or procedures related to 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 professional ethical responsibilities in accordance with these requirements.

The procedures performed in a limited assurance engagement and a review 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. Accordingly, the stated conclusion based on a limited assurance and review in accordance with RevR 12 does not have the assurance of an expressed conclusion based on an audit.

Our review of the sustainability report is based on the criteria defined by the Board of Directors and 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 during our review is sufficient and appropriate to provide a basis for our conclusions below.

Opinion

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.

A statutory sustainability report has been prepared.

Malmö, 21 March 2025
KPMG AB

Camilla Alm Andersson
Authorised Public Accountant

Torbjörn Westman
Specialist member of FAR