

## The Board of Directors' statement pursuant to Chapter 18, Section 4 of the Swedish Companies Act

### *Reasoning*

In preparation for the 2022 Annual General Meeting, the Board of Directors proposes that a direct payment of cash dividend for the amount of SEK 8.26 per share be paid, divided into two instalments of SEK 4.13 per share each. The reconciliation date for the first instalment is proposed to be 2 May 2023, and the reconciliation date for the second instalment of the cash dividend is proposed to be 2 November 2023. Calculated as total dividend amount in relation to after tax profits, it corresponds to approximately 20,6 percent. Catena's long-term objective is to achieve a dividend of 50 percent of profits from property management, less the tax calculated according to the tax schedule.

Full coverage is available for the restricted equity after the proposed distribution of dividends. With reference to the Board's proposal on the allocation of profits, the proposed dividend to shareholders is justifiable taking the provisions of Chapter 17, Section 3 (2) and (3) of the Swedish Companies Act (the nature, scope and risks of the business activities, as well as consolidation requirements, liquidity and financial position in other respects) into consideration.

### *Nature, scope and risks of the business activities*

The nature, scope, and risks of the Company's business activities are set out in the Articles of Association, annual reports with accompanying financial statements and interim financial reports. The business activities conducted in Catena do not entail risks beyond what is or can be assumed to be present in the industries in which Catena is active in nor the risks generally associated with the conduct of its business activities. With regard to significant events, reference is made to the information provided in the Directors' report and, other than this, no events have occurred that affect the Company's ability to pay the proposed dividends nor acquire its own shares pursuant to the proposed authorisation.

### *Consolidation requirements, liquidity and financial position*

The financial position of the Company and the Group as at 31/12/2022 is shown in the balance sheet in the financial statements. The financial statements also show the principles applied in the valuation of assets, provisions and liabilities. Derivative instruments have been valued at fair value in accordance with Swedish Annual Accounts Act's Chapter 4, Section 14a. The effect of this valuation, which affected the parent company's shareholder equity by SEK 400 million (SEK -112m), has been taken into account in the assessment of the Company's consolidation requirements, liquidity and financial position in other respects.

The Company's equity ratio as at 31/12/2022 was 53,5 percent. The equity ratio does not deviate from what is common in the industries within which Catena operates. The proposed dividend does not risk the completion of the investments that need to be made.

The Company's liquidity projections include contingencies to cope with fluctuations affecting its ability to fulfil its current and future payment obligations in a timely manner. The proposed distribution of dividends does not affect the Company's ability to meet existing and projected payment obligations in a timely manner.

The Company is able to continue as a going concern and will be able to fulfil its obligations both in the short-term and in the long term.

The Board of Directors is of the opinion that the amount of the shareholders equity, as disclosed in the financial statements in the most recent annual report and taking into account the proposed distribution of dividends, is in reasonable proportion to the scope of the Company's and the Group's business operations and the risks associated with the conduct of its business operations.

The Board of Directors, 22 mars 2022