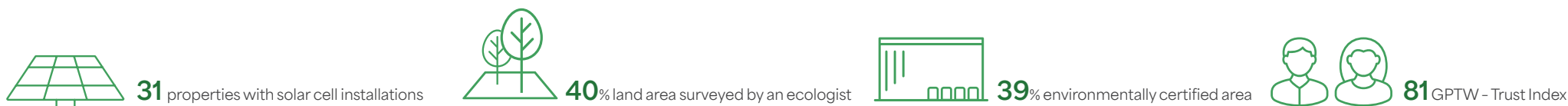


Sustainability report



Sustainability - an essential part of doing business

Our goal to be the leading logistics property company is reflected in Catena's strategic efforts towards achieving our sustainability targets. We want to make a difference through our choices and our commitment, and our facilities play a key role as attractive workplaces, for our surrounding environment, for our future energy supply and for society at large.



Catena is a property company with a total of 132 logistics properties in Sweden and Denmark. We intend to change the perception of what a logistics property is and the benefits it provides - for how goods and commodities are handled, for the people who work there, for energy supply, for the surrounding environment, for you and me, and for the greater society. Sustainability is an integral part of our business. In recent years, Catena has gained a broader understanding of how we can accelerate the transition to a more sustainable society by working together with our stakeholders.

We aim to reduce the climate impact of our construction projects, and are taking active steps to optimise energy use in existing properties. Renewable energy is produced by rooftop solar cell installations, and our customers can charge their vehicles at our terminals and warehouses. Our properties are safe, fair and inclusive workplaces. We set the same high standards for the offices we work in as we do for the properties our customers work in. Together with our suppliers, we pursue compliance with laws and regulations. Our ambitions are high and challenge us to drive transformation in the property sector. Logistics properties are the lifeblood of logistics and play a vital role in the transition.

In recent years, it has become clear that efficient and sustainable logistics properties are critical to ensuring a functioning society. The question of land and land use is closely linked to our business. When it comes to logistics properties, location is key.

Proximity to important infrastructure and major population centres is central, since every kilometre we save reduce the impact we have on the environment.

We actively work to mitigate our negative impact on people and environment by adhering to the precautionary principle in our sustainability activities. This means that we act to prevent and counteract, as far as possible, the occurrence of hazards to the environment or to human health. Accordingly, every single decision that can lead to a more sustainable logistics network is of the utmost importance and can have a major impact. With well-conceived strategies and a long-term approach, we strive to promote environmental, social and economic values.

We want our customers to choose us because they want to establish themselves in good locations, because they want to invest in properties built with a low climate impact and with a low energy consumption in operation, and because of our continuous work to save and increase biodiversity. We also want to be the preferred choice for our customers because we provide comfortable workplaces for their employees to grow and rejuvenate.

Transformation in the organisation and wider society

During the year, roles and responsibilities were clarified to prepare the organisation for future requirements. The work that started in 2022 has continued in 2023 and involved both internal and external recruitment. Within the management organisation,

two employees have been recruited internally to work specifically on environmental certification and sustainability issues in the regions and a sustainability specialist has been recruited externally. Efforts are ongoing to realise the implementation of the Corporate Sustainability Reporting Directive that Catena is legally bound by when publishing the 2025 annual report, and involve the company's sustainability and finance departments.

In October, Catena acquired the company Bockasjö. Their employees will be integrated into the current organisation in finance, projects and business development. This acquisition adds 8 new employees, a growth of 14 percent.

Our commitment to electrification has been a clear focus during the year. As a logistics property owner, Catena views electrification and the potential of providing renewable energy both locally and nationally as an exciting opportunity. As a property company, we consider being able to be an energy producer as a matter of course and a prerequisite for electrifying the transport sector.

Contact

Amanda Thynell Head of Sustainability
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UN's Sustainable Development Goals

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

Sustainability activities

The cornerstones of Catena's sustainability activities include the 17 SDGs, the Paris Agreement and the ten principles of the UN Global Compact, to 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, so Catena constantly strives to improve its sustainability efforts in order to achieve set sustainability targets.

The SDGs demonstrate a clear link between environment,

society and economy and the necessity of integrating all elements into the business. In Catena's case, we also 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 through things like 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.

Catena's priority SDGs



GENDER EQUALITY

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

→ Catena is recognised as one of the stock exchange's most gender-equal companies according to the 2022 Allbright Report.



SUSTAINABLE ENERGY FOR ALL

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.

→ Catena enables the expansion of renewable energy through solar cell installations. In 2023, 5 new solar cell installations are built, corresponding to 2,000 kWp.



DECENT WORK AND ECONOMIC GROWTH

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

→ 88% of Catena's employees are covered by a collective agreement. The remaining 12% have equivalent agreements.



SUSTAINABLE INDUSTRY, INNOVATION AND INFRASTRUCTURE

9.4 Upgrade infrastructure and retrograde industries to make them more sustainable.

→ Of the Group's lettable space, 100% must be environmentally certified by 2030.
→ During the year, 21 buildings were certified. 39% of the property portfolio now holds environmental certification.



SUSTAINABLE CITIES AND COMMUNITIES

11.6 Reduce the adverse environmental impact of cities.

→ Catena has signed the Helsingborg Declaration and Helsingborg Climate Agreement to align our target of net-zero greenhouse gas emissions with the city's initiative.

→ 56% of Catena's turnover is aligned with the EU Taxonomy.



CLIMATE ACTION

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

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



LIFE ON LAND

15.5 Protect biodiversity and natural habitats.

→ In 2023, biodiversity projects were implemented at seven properties, a total area of just over 250,000 m².



PEACE, JUSTICE AND STRONG INSTITUTIONS

16.5 Substantially reduce corruption and bribery.

→ Mandatory, annual training in our Code of Conduct for all employees.



PARTNERSHIPS FOR THE GOALS

17.17 Encourage and promote effective partnerships.

→ Participation in conferences such as Stora Logistikdagen, Real Summit and Stora Hållbarhetsdagen.
→ Membership in networks and research projects like LFM30, HITS, EcoComp, EcoGain, CLImB and CC Build.

Sustainability governance

Sustainability is a natural part of Catena’s business. Governance takes place through our internal environmental management system, which builds on shared policies and guidelines, measurable targets and direct action plans. Sustainability governance ensures that sustainability efforts are carried out effectively and help to meet Catena’s sustainability targets.

Catena’s internal environmental management is certified according to ISO 14001 in order to support operations and staff in achieving strategic objectives and meeting stakeholder expectations and requirements. ISO 14001 provides the foundation for Catena’s sustainability efforts and ensures that we meet the social and environmental requirements imposed on us. Environmental management is evaluated annually through internal and external audits, and through a more extensive external audit every three years to maintain certification. All employees receive compulsory basic training in Catena’s sustainability work as part of the onboarding process. This way, all Catena employees get involved in current issues by taking part in personnel meetings, breakfast courses and other gatherings.

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. Responsibility for implementing the sustainability strategy and targets lies with the CEO and Group Management, with the Head of Sustainability driving and coordinating our sustainability work. Reporting is done on an ongoing basis by Group Management and annually to the Board. The sustainability team consists of two sustainability specialists and a Head of Sustainability. They are responsible for monitoring sustainability-related opportunities and risks, ensuring compliance with Catena’s sustainability policy and realising the achievement of sustainability targets. In addition to laws, accounting standards and other frameworks, our sustainability policy serves as important input for managing Catena’s sustainability work.

For us at Catena, it is paramount that we constantly challenge ourselves and drive change in our sector together with customers and suppliers in our value chain. A more sustainable logistics



Policies for Catena’s sustainability activities

Internal regulations

- Sustainability Policy
- Work Environment Handbook
- Code of Conduct
- Sustainability Programme
- ISO 14001
- Internal control
- Tax Policy

Laws and guidelines

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

Memberships

- The 2030 Agenda and Sustainable Development Goals
- The Global Compact’s ten principles
- Science Based Targets
- Task Force on Climate-Related Financial Disclosures (TCFD)
- GRESB

External regulations

- GRI 2021 Standards
- EPRA Sustainability Best Practices Recommendations
- Sustainability certifications: Miljöbyggnad, BREEAM, WELL

produces long-term environmental and economic impacts on society. Involvement in networks and regular meetings with municipal management teams, partner organisations and interest groups allow Catena to convey the company’s view of logistics challenges in society while we also learn and gain new perspectives.

Part of this work consists of partner sponsorships. We have clear guidelines in place for sponsorship, and we aim to have a wide range of sponsorship recipients who, in addition to sport, are sponsored for social and humanitarian initiatives, culture, the environment, or research and education. Sponsorship must take place on market terms, and we set requirements for the types of activities and initiatives we sponsor.

One of our more extensive sponsorships is with Rögle BK. Besides entertaining SHL hockey, Rögle conducts a broad range of activities focused on ice hockey and figure skating that mean a lot to children and youth.

10 biggest sponsorships in 2023

- Rögle BK
 - Grunden BOIS
 - Municipality of Helsingborg
 - Järna Sportklubb
 - Team BRA Bygg, Swedish Cancer Society
- Swedish Red Cross
 - Råå IF
 - Umeå IK football club
 - Olympic/Viking HK
 - Åda Golf & Country Club AB

Catena co-finances the water restoration project 'Four measures for more Baltic Sea fish', which was launched in 2022 together with the Swedish Anglers' Association. The project is ongoing and is expected to be finalised in spring 2024. Furthermore, Catena participates in the 'HITS' research project sponsored by Vinnova. The project focuses on creating more efficient, coordinated and sustainable solutions for 'the last mile' – the final stage of delivering goods in cities. We are also involved in LFM30, CC-build and Helsingborg's climate agreement. 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.

During the year, Catena also participated in various networks for the development of society. Almedalen was one such example, where we organised the lecture 'Is Sweden's largest roof the key to solving the energy crisis?' and participated in various panel discussions focusing on electrification opportunities as a property owner. Another example is our own event, Logistiktrender. During this annual full-day event, we offer a forum for partners and industry colleagues for networking, learning and gaining inspiration. The theme of Logistiktrender for 2023 was 'Hidden power'.

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A strong sustainable logistics brand generates value for our company's shareholders and opens up opportunities for green financing. In the autumn of 2023, a more comprehensive customer survey was conducted for the first time using Fastighetsbarometern. The model analyses ten areas that highly influence satisfaction and customer behaviour. Catena's customer satisfaction index (CSI) was 76, which is just above the industry index for warehouse/industrial.

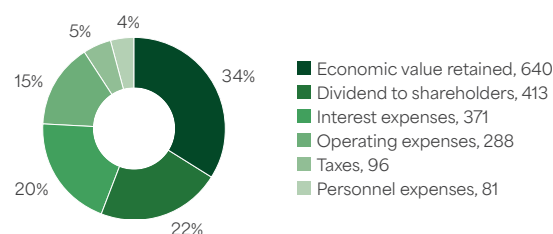


We quantify the company's direct impact on our stakeholders by starting with how our income has been distributed to different stakeholder groups – employees, suppliers, and the wider society through tax payments. Because aggressive tax planning can harm Catena's brand and relationships with stakeholders, we should not base our actions on such planning.

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. Our 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 the company 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.

Created and distributed economic value, MSEK



The diagram shows how Catena's income in 2023 was distributed among various stakeholder groups. The total economic value distributed is SEK 1,249 million.

Summary of tax paid, MSEK

	2023	2022
Income tax	54	16
Property tax	42	40
VAT	-56	-19
Stamp duty	6	0
Energy tax	11	9
Social security contributions and payroll tax	18	16
Total tax paid	75	62

Tax - breakdown by country

2023, MSEK	Sweden	Denmark
Number of employees	65	0
Assets excl. cash and cash equivalents	30,422	2,647
Income	1,638	170
Of which revenue from sales to third parties	1,638	170
Of which income from intra-Group transactions with other jurisdictions	-	-
Profit before tax	1,394	-59
Tax paid	-42	-12
Deferred tax	-295	0
Profit for the year	1,057	-71

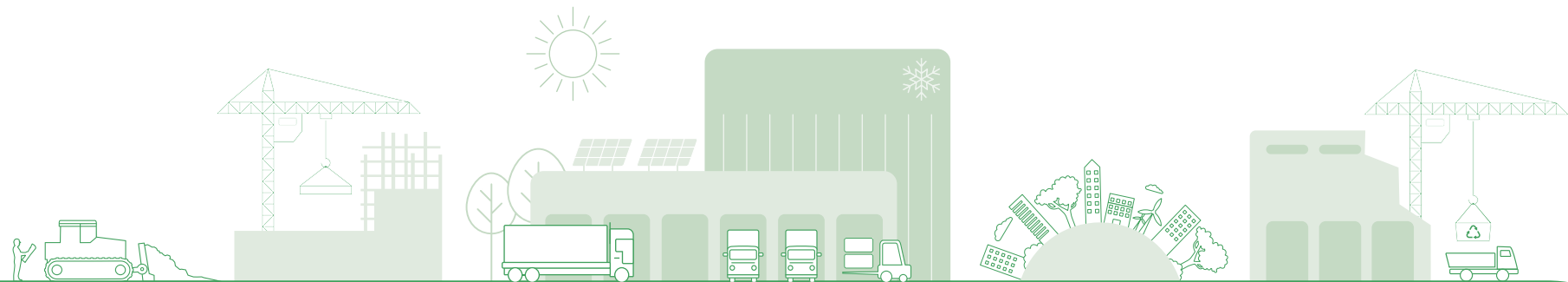
The value chain

Catena

Board of Directors Employees Suppliers Shareholders/Investors Analysts Customers

Research and academia National government and the EU

Trade unions NGOs Students



Land acquisition

- The biggest environmental impact we can make comes from changing the way we use land.
- A nature value inventory according to Swedish standards is always carried out with the assistance of external ecologists.
- We work actively in both new projects and existing properties to increase eco-efficient green areas.
→ Read more on page 55.

Construction

- Our main climate impact at this stage is the production and transport of building materials in terms of CO₂ emissions.
- Our direct and indirect impact can be significantly minimised through circular material flows and by choosing materials with a lower CO₂ impact per square metre.
- We work actively on carbon budgets in our projects, both for new buildings and conversions.
→ Read more on page 58.

Use

- In the use phase, operating energy has the largest climate impact.
- We reduce consumption both directly and indirectly by taking an active approach to energy efficiency measures and battery solutions, and by ensuring the local generation of renewable energy.
→ Read more on page 51.

Societal development

- Our properties form an important part of the logistics network and are part of the city's physical and social environments.
- By taking proactive measures around electricity trading suppliers and our customers, we intend to support a resilient, modern energy system that can in turn enable a green transition for the transport sector.
- Through our commitment to local communities, the surroundings near our buildings, energy systems, the environment and our customers, we influence society's development.
→ Read more on page 57.

End-of-life and reuse

- In the final phase of the building, demolition and handling of building components have the greatest climate impact.
- Through purposeful demolition and sorting, we increase the ability to reuse materials and other components.
- We also simplify recycling and reduce volumes destined for landfill.
→ Read more on page 53.

Updated materiality analysis in 2022

Sustainability is a complex issue. Social, environmental and economic aspects are clearly interrelated and must correlate in a positive way in order for us to achieve our goals. In 2022, Catena updated its materiality analysis in accordance with the updated GRI standards.

The materiality analysis has aimed to determine Catena's material issues, based on its most significant impacts on the economy, the environment and people, including their human rights. During this process, Catena's actual and potential negative and positive impacts were mapped. The perspectives of multiple stakeholders 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 by these industries and the wider society.

Step 2: Identifying actual and potential impacts

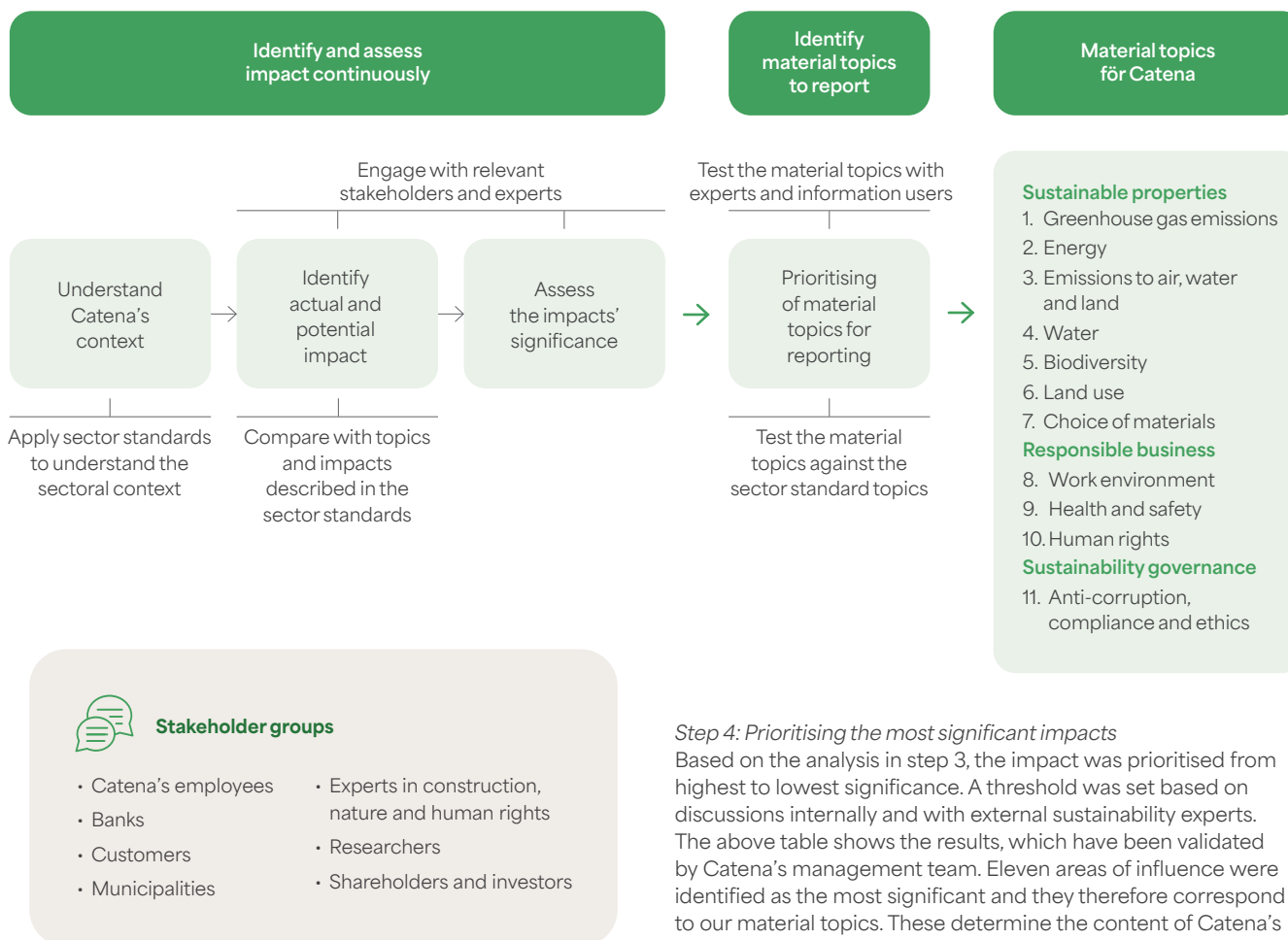
To produce a preliminary list of Catena's actual and potential impacts, a desktop analysis was conducted based on industry and value chain. The analysis was based on a review of internal documentation and external sources.

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 communicate the impacts that Catena has and their significance.

Step 3: Assessing impact significance

The survey and stakeholder dialogue resulted in a generic list of Catena's positive and negative impacts that we have 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



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

Double materiality analysis in 2023

In order to report in accordance with GRI 2021, Catena updated its materiality analysis in 2022 according to the process described above. The starting point for the 2023 Sustainability Report follows the materiality analysis that was updated in 2022. In the autumn of 2023, work began on the double materiality analysis that will form the basis for the 2024 Sustainability Report.

1. Greenhouse gas emissions

AREA OF INFLUENCE	THE VALUE CHAIN	SIGNIFICANCE
Scope 1 and 2 emissions Incl. Catena’s premises and business travel	Catena	Critical actual negative impact
Scope 3 emissions Incl. tenants, transport operations, buildings and additional suppliers	Catena, suppliers, tenants/ customers, distribution and transport	Critical actual negative impact
Reduce emissions (Scopes 1, 2 and 3) Incl. solar cells, energy efficiencies	Catena, suppliers, tenants/ customers, distribution and transport	Informative actual positive impact

CATENA’S ACTION MEASURES

Policies and other governing documents

- Sustainability Policy
- Guidelines for travel and meetings
- Sustainability Programme (internal document)

Targets

- Net-zero greenhouse gas emissions by 2030

Strategies

- Carbon budget for reducing climate impact in our construction projects by 15% annually
- Improve EPC rating on 10% of properties through energy projects
- 100% renewable energy by 2028 (95% 2023)
- Net-zero greenhouse gas emissions in Scopes 1 and 2 by 2025

The construction and property sector accounts for around one fifth of Sweden’s total greenhouse gas emissions¹. In line with the EU and the Green Deal, by 2050 Sweden should have no net emissions of greenhouse gases released to the atmosphere, so reducing Catena’s role in greenhouse gas emissions is vital. Catena pursues reducing emissions in Scope 1, 2 and 3. In 2020, the company set emission targets according to the Science Based Target initiative (SBTi), with the goal of reducing Scopes 1 and 2 greenhouse gas emissions by 50 percent by 2030. Catena operates in an industry that needs to significantly reduce its climate impact, so we consider it a matter of course to place higher demands on ourselves and work towards the goal of net-zero greenhouse gas emissions by 2030.

Responsibility and monitoring

Environmental certifications are an essential tool for reducing Catena’s greenhouse gas emissions and climate impact. For existing buildings, we use the British environmental certification system BREEAM In-Use. It is the most widely used certification system in Europe and has been adapted to certify buildings according to Swedish regulations. For new builds, we use BREEAM-SE and NollCO₂ certification and aim to achieve at least the Very Good level as per our internal requirements. Quality assurance by a third party ensures superior sustainability performance that is transparent and established. Overall, certification helps us

take a holistic approach to reducing our emissions in both the construction process and operations. Certification decisions are always taken in consultation with the sustainability specialist or coordinator, regional manager and internal project manager at an early stage.

Catena reports annual greenhouse gas emissions according to the GHG Protocol, in which Scope 1 consists of the emissions that Catena directly causes in its own operations, Scope 2 the indirect emissions from grid-based energy use and Scope 3 all other indirect emissions that occur due to Catena’s operations. See page 49 for a summary of where in the value chain our emissions occur. According to our sustainability targets, 50 percent of the portfolio must be environmentally certified by 2025 and the entire portfolio by 2030.

Process and governance

Environmental certification of existing buildings and new production is a fundamental part of lowering Catena’s emissions in Scopes 1-3, and is determined by our sustainability targets and by Catena’s internal sustainability programme for new builds and extensions. The programme is aligned with EU Taxonomy and BREEAM requirements, and must be followed in all of Catena’s projects representing an investment of more than SEK 10 million.

About 90 percent of Catena’s emissions come from indirect emissions in Scope 3. About 55-75 percent occur in construction projects, which depends on how much we build per year. To reduce project impacts, Catena methodically applies life cycle

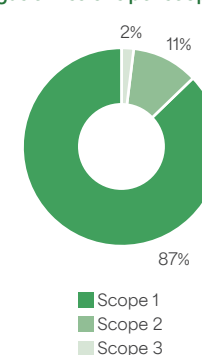
assessments and carbon budgets to evaluate and reduce emissions. Read more about these efforts on page 58.

Outcomes and progress

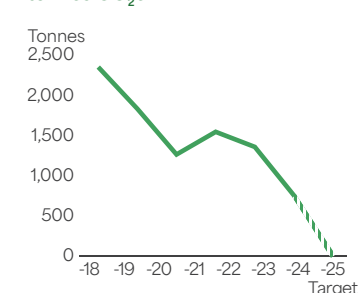
In 2023, another 21 buildings were environmentally certified. This means that 39 percent of Catena’s gross lettable space is environmentally certified, corresponding to just over 883,000 square metres. Certifications for about 150,000 square metres have been submitted and another 300,000 square metres are in the process of undergoing environmental certification.

Total greenhouse gas emissions in 2018 and 2022-2023 are shown in the table on page 50.

Distribution of greenhouse gas emissions per scope, 2023



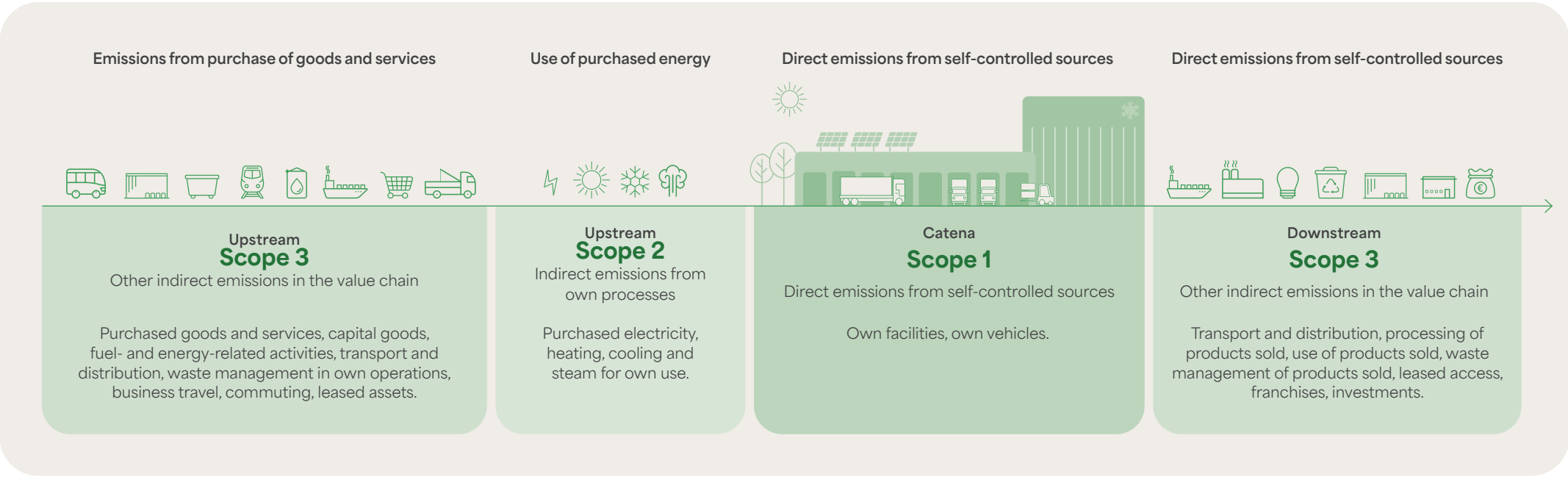
Catena’s greenhouse gas emissions (Scopes 1+2, market-based), tonnes CO₂e



¹ <https://www.boverket.se/sv/byggande/hallbart-byggande-och-forvaltning/miljoindikatorer---aktuell-status/vaxthusgaser>

The majority of our greatest environmental impact occurs in Scope 3. In 2021, Catena expanded its Scope 3 accounting and decided to follow the guidance developed by the United Kingdom’s Green Building Council (UKGBC) for accounting for Scope 3 for commercial properties. In the autumn of 2022, the Swedish property association Fastighetsägarna published guidance which is largely based on UKGBC guidance. In 2023, Catena continues to work on identifying Scope 3 impacts in order to determine relevant targets and actions for reducing our climate impact. New builds and refurbishments are the activities that per square

metre generate the greatest climate impact, in terms of materials, transport, energy and heating, and waste. In addition to our efforts to use carbon budgets as a strategic tool for reducing impact and creating transparency, it is essential that properties are adapted to customer needs right from the start in order to maximise the use of the space.



Emission source in accordance with the GHG Protocol reporting categories	Data source	Source	Emission factor	Tonnes CO ₂ e 2023	Tonnes CO ₂ e 2022	Tonnes CO ₂ e Base year 2018	Share, %	Covered by our net-zero target
Scope 1								
Natural gas	Mestro Danish Energy Agency	Swedish Environmental Protection Agency Danish Energy Agency	0.205 kg CO ₂ e/kWh 0.205 kg CO ₂ e/kWh	409	192	1,195	0	Yes
Refrigerant leakage	Refrigerant reports with a one-year lag	Refrigerant reports		103	267	257	0	Yes
Company car	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)	47	59	165	0	Yes
Scope 2								
District heating	Mestro	Emission values from each district heating provider (in some cases with a one-year lag)		198	145	1,163	0	Yes
Electricity (location-based)	Mestro	IVL, Nordic energy mix	0.09 kg CO ₂ e/kWh	2,855	2,152	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
Scope 3								
1 Purchased goods and services	Data not available		-					Yes
2 Capital goods	Internal project follow-up system	Catena's standard values for new buildings	311 kg CO ₂ e/m²	9,738	25,256	13,661	60	Yes
3 Fuel and energy-related activities	Data not available		-					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 from operations	Waste in connection with construction projects is included in 2, capital goods		included in capital goods					Yes
6 Business trips	Invoices, chart of accounts, etc.	Swedish Transport Agency -petrol car	0.137 kg CO ₂ e/km	20	14	46	0	Yes
	Egencia for business travel	Department for Environment, Food and Rural Affairs (DEFRA)	Standard from Egencia					
		SJ	0.0004 kg CO ₂ e/km					
7 Employee commuting	Employee survey	Swedish Transport Agency -petrol car -diesel car -plug-in hybrid	0.137 kg CO ₂ e/km 0.162 kg CO ₂ e/km 0.0 kg CO ₂ e/km	24	57	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 Upstream leased assets								n/a
9 Downstream transport and distribution								n/a
10 Processing of products sold								n/a
11 Use of products sold	Data not available							Yes
12 Final processing of products sold	Data not available							Yes
13 Downstream leased assets				13,640	14,589	6,601	35	Yes
14 Franchises								n/a
15 Investments	Data not available							n/a
TOTAL	(location based)			27,034	42,731	24,025	100	

2. Energy

AREA OF INFLUENCE	THE VALUE CHAIN	SIGNIFICANCE	CATENA'S ACTION MEASURES	
- Energy consumption in buildings and facilities - Energy consumption in transport and distribution - Zero-carbon energy - Energy efficiencies - Minimise energy consumption	- Catena, tenants/customers - Catena, tenants/customers, distribution and transport - Catena, tenants/customers, final consumer/society - Catena, tenants/customers - Catena, tenants/customers	- Significant actual negative impact - Significant potential negative impact - Informative potential positive impact - Informative potential positive impact - Informative actual positive impact	Policies and other governing documents - Sustainability Policy - Sustainability Programme Targets - Net-zero greenhouse gas emissions by 2030 Strategies - Improve EPC rating on 10% of properties through energy projects - Connect all properties, 100% gross lettable area (GLA) with energy data (2023-2024) (100% in 2023) 100% renewable energy by 2028 (95% in 2023) - Net-zero greenhouse gases in Scopes 1 and 2, 2025	

The main climate impact of an already constructed building is its energy use. The property sector accounts for almost 40 percent of Sweden's energy use¹, so pursuing energy efficiency and renewable energy is an important issue. Low energy consumption in a building is also a prerequisite for environmental certification. Facilitating possibilities for customers who want to set up solar cell installations is seen as a great opportunity for us as property owners to accelerate the expansion of renewable energy in and around our properties.

Responsibility and monitoring

Energy use in Catena's properties is continuously monitored by energy managers in each region to identify deviations and do any troubleshooting. Energy use and amount of electricity produced are reported on a quarterly basis. In 2023, we changed our energy monitoring system as a step towards ensuring data coverage of the gross lettable space. Connecting all buildings to energy data is essential for identifying sources of error, tracking progress and demonstrating progress.

Process and governance

Work to reduce Catena's energy use is determined by our internal sustainability programme for new builds and extensions, and indirectly by our endeavours to meet our sustainability targets. For projects with an investment of more than SEK 10 million,

¹ <https://www.boverket.se/sv/byggande/hallbart-byggande-och-forvaltning/miljoindikatorer---aktuell-status/energianvandning>

Catena requires that building 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. If possible, solar cells should be installed in all projects on as large an area as possible.

To reduce consumption in existing properties, we pursue developing and strengthening cooperation with our tenants to create more knowledge and opportunities to influence the energy sources they choose. At Catena, we believe that we shoulder a great responsibility in helping our customers make sustainable choices. Through close customer contact, we can go even further by optimising the properties' operation.

Outcomes and progress

Today, Catena's energy is 95 percent emissions-free*. During the year, all properties were connected to the Mestro energy monitoring system, corresponding to data coverage of 100 percent of the gross lettable space. By the end of 2023, a total of 34 solar cell installations had been installed at 31 of Catena's buildings. During the year, 5 new solar cell installations were installed at Catena's properties, corresponding to 2,000 kWp.

Catena is actively working on energy efficiency projects and has been reducing energy consumption per square metre by 27 percent since 2017. This figure includes both operating electricity and property electricity.

* In Q4, 98 percent zero-carbon energy was reported due to incorrect information from the system supplier, who failed to add gas use to total energy. Correction to 95 percent.

Production of renewable energy			
	2023	2022	2021
Total self-generated solar energy, MWh ¹	7,934	6,724	3,597
- of which Catena	7,501	2,898	1,846
- of which tenants	433	3,826	1,751
Total number of solar cell installations ²	34	29 ³	19
- of which Catena	31	26	16
- of which tenants	3	3	3
Total installed output, kWp ²	12,863	10,663 ³	6,400

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

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

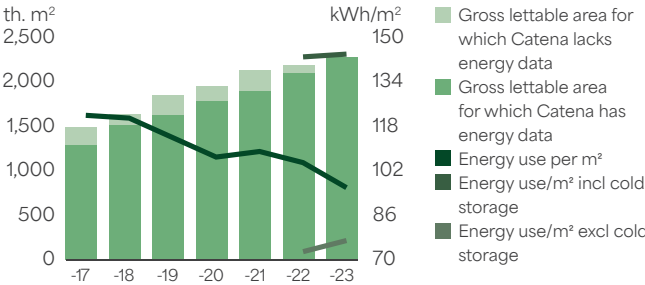
³ In 2023, an exercise was conducted to identify past handling errors. For the year 2022, the number of solar cell installations and kWp have thus been updated according to the correct values.

When Catena switched energy monitoring system in 2023, historical handling errors were identified regarding how energy-use data for our buildings was collected in the past. During the year, systematic efforts were carried out to clarify and distinguish what went wrong historically and to increase our data coverage going forward. The energy use of all properties – both historical and in 2023 – has been reviewed to ensure that accurate data is collected. In cases where we have identified past discrepancies, we have corrected backwards to secure correct data.

All properties have been recorded in our new monitoring system. Starting from 2023, we will have 100 percent data coverage of gross lettable space, which is essential for taking action and for tracking efficiency. We see great potential for future energy efficiency projects, and work on installing solar cells and batteries is ongoing.

In 2024, we will continue to install sub-meters in our buildings to track energy use and to separate operational and property electricity. We are also exploring possibilities to break out sub-meters for vehicle charging, as it will have an impact on energy intensity and energy use. New for this year is that we are reporting energy intensity in properties both with and without cold storage to visualise differences in the portfolio. For 2023, the outcome in buildings with cold storage was an energy intensity of 144 kWh/m² (143). For 2023, the outcome in buildings without cold storage was 77 kWh/m² (73). The total energy intensity for 2023 was 96 kWh/m² (105).

Energy intensity



#HusFörHus



In the autumn of 2022, Catena helped to initiate the energy savings campaign #HusFörHus, which has continued into the winter of 2023. Together with

property companies and other partners, we are taking active steps to encourage more actors to save energy. The campaign focuses on inspiring customers, tenants and partners through smart measures and solutions for additional energy optimisation.

In the Vindtunneln 2 property in Borås, we are working with our tenants to reduce energy use. Together, we have adjusted ventilation operating times, lowered the temperature of the air heating and changed the outdoor lighting to LED. The result is an 11.5 percent reduction in energy use since January 2023. Catena’s commitment to energy efficiency is ongoing, and we can make a significant difference in the transition by co-operating with our tenants and other stakeholders.

3. Emissions to air, water and land

AREA OF INFLUENCE	THE VALUE CHAIN	SIGNIFICANCE	CATENA'S ACTION MEASURES	
Emissions to air, water and land Incl. in construction, refurbishment, management, use and dismantling of properties, transport and logistics	Catena, suppliers, tenants/ customers, distribution and transport	Critical actual negative impact	CATENA'S ACTION MEASURES Policies and other governing documents - Sustainability Policy - Sustainability Programme (internal document) - Biodiversity at Catena (handbook) Targets - Net-zero greenhouse gas emissions by 2030 - Net-positive in terms of biodiversity by 2030 100% environmentally certified area by 2030 Strategies - Carbon budget for reducing climate impact in our construction projects	

In 2020, the construction and property sector accounted for around 40 percent of all waste generated in Sweden¹. The majority of waste is generated in new build and conversion projects, much of which is sent to incineration or landfill. These amounts of waste must be significantly reduced while increasing the percentage of waste that is reused and recycled. The production of construction materials has a high climate impact, hence the need to make greater use of reusable materials.

Responsibility and monitoring

Waste is an important issue, both in projects and in the operation of Catena's properties. In all our construction projects, contractors are required to follow our sustainability programme, which aligns with Catena's internal requirements, environmental certification requirements, and EU Taxonomy requirements. In addition, a waste management plan must be established to document and report the amount and type of waste generated during the construction phase.

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

Process and governance

Our internal sustainability programme governs how we manage waste. We follow the EU's waste hierarchy, with our main priori-

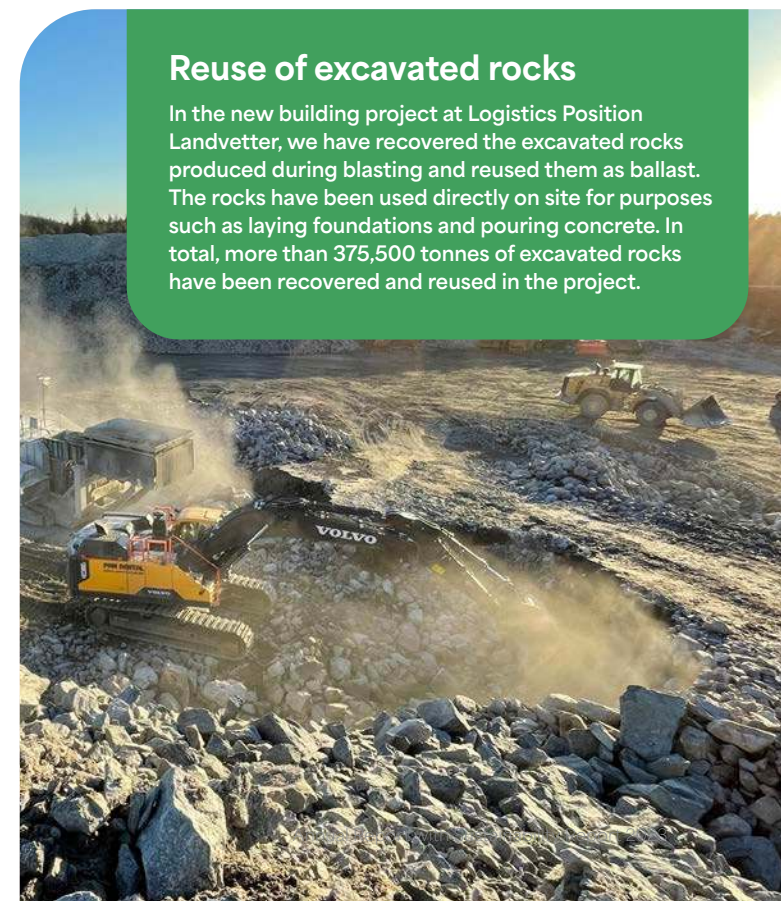
ties being to minimise waste generation and manage the waste that we do generate. Catena works to minimise the amount of waste that goes to incineration or landfill. The company has an internal target to divert at least 85 percent of the total weight of non-hazardous construction and demolition waste from landfill. This waste is instead prepared for reuse, recycling and other material recovery in accordance with the waste hierarchy and the EU protocol for managing construction and demolition waste.

For Catena, it is important to lay the groundwork for circular material flows. During demolition, a demolition inventory is carried out in which we identify the main renovation and demolition materials and describe their possible uses. Reuse should primarily take place directly on site, then if possible be used internally at other Catena properties. If that is not possible, the CC-build reuse network is used and then the material is sold or donated to local reuse operators.

Outcomes and progress

In 2023, Catena joined CC-build, a cross-sectoral network for building knowledge and promoting reuse. In an online marketplace, we collect unused materials in our properties, such as building materials, installations, furniture and prepare them for sale either internally or externally. A material inventory has been done at several properties, and for 2024 we are looking at the possibility of implementing an internal recycling hub.

The data available on the amount of waste that Catena handled in 2023 is reported in accordance with EPRA's recommendations on page 76.

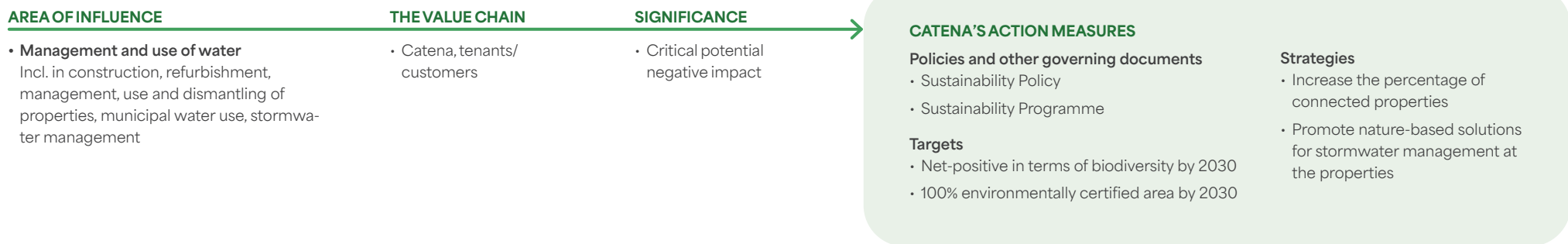


Reuse of excavated rocks

In the new building project at Logistics Position Landvetter, we have recovered the excavated rocks produced during blasting and reused them as ballast. The rocks have been used directly on site for purposes such as laying foundations and pouring concrete. In total, more than 375,500 tonnes of excavated rocks have been recovered and reused in the project.

¹ <https://www.boverket.se/sv/byggande/hallbart-byggande-och-forvaltning/miljoindikatorer---aktuell-status/avfall>

4. Water



Water is a scarce commodity in many parts of the world. Recently, access to drinking water has become limited in parts of Sweden too¹. Even though Catena does not currently have any properties in water-stressed areas, we continuously strive to reduce water use and conduct ongoing monitoring and measures to lower our consumption.

Responsibility and monitoring

As a property owner, Catena plays a key role in influencing the amount of water used in our buildings. To reduce water use in our buildings, we install low-flush toilets, leak detection sensors and perlators, among other measures. This is done either in preparation for the certification of existing buildings or for new builds and refurbishments.

Water consumption data is collected through water meters located in our buildings that are regularly checked. Our monitoring system allows us to track our tenants' water consumption. We currently have metering points in 95 percent of our properties, mostly with manual readings.

Process and governance

Catena's sustainability programme for new builds and extensions mainly directs our efforts to reduce water consumption. For exist-

ing buildings, reduced water use is included as a requirement for environmental certification.

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

Outcomes and progress

As the climate changes and precipitation becomes more extreme, stormwater management is becoming increasingly important. We are currently working on stormwater ponds and ditches, but are also investigating other methods. In the new construction projects in Landvetter and Jönköping, for example, we are collecting rainwater that is saved in a cistern and used for flushing toilets and other uses. Our goal is to achieve 80 percent coverage of flushing water for toilets per year through rainwater collection, with sub-meters installed to monitor performance. Our property in Landvetter is able to collect almost 30 m³ of rainwater, and the property in Jönköping 50 m³.

Looking ahead, we see that our goal of environmental certifications will lead to a decrease in water intensity and consumption. In addition, we are aiming for automated metering in all properties. Available water consumption data is reported on page 75.

Water supplier and water source		
County	Water supplier	Water source
Skåne	NSVA, VA Syd AB, others	Surface water, groundwater
Halland	Kungsbacka municipality, others	Groundwater
Jönköping	Jönköping municipality	Surface water
Västra Götaland	City of Gothenburg, others	Surface water
Östergötland	Nodra Vatten & Avlopp, others	Surface water
Värmland	Karlstad municipality	Artificial groundwater
Örebro	Technical administration Örebro	Surface water
Södermanland	Sörmland Vatten	Artificial groundwater
Stockholm	Stockholm Vatten AB, Telge Nät AB, 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

¹ <https://www.svensktvatten.se/fakta-om-vatten/vattenutmaningar/vattenbrist>

5. Biodiversity

AREA OF INFLUENCE	THE VALUE CHAIN	SIGNIFICANCE	CATENA'S ACTION MEASURES
Construction impacts Incl. new builds, refurbishments, altered landscapes Impacts on biodiversity in the use of, and transport to and from, facilities Restoration, increase and minimisation of biodiversity damage	- Catena - Catena, tenants/ customers - Catena, suppliers, tenants/customers	- Significant actual negative impact - Significant potential negative impact - Minimal potential positive impact	Policies and other governing documents - Sustainability Policy - Sustainability Programme - Biodiversity handbook Targets - The entire portfolio must be net-positive in terms of biodiversity by 2030 Strategies 2 biodiversity projects per region, total 8 - Green area factor (GAF) 40% land area surveyed by an ecologist (14% in 2022)

Biodiversity is essential for all life on earth. Despite this, more species than ever are on the verge of extinction and ecosystems are changing rapidly because of our way of life. The situation for biodiversity is serious both globally and nationally, according to the Swedish Environmental Protection Agency's report "Threats to biodiversity".¹ One of the biggest threats to biodiversity is habitat degradation, with many organisms' natural habitats shrinking due to human impact. Human behaviour and activities, such as land-use change, pollution and other emissions, are driving biodiversity loss.² Catena thus has a major impact on both biodiversity and ecosystem services, through occupying land as well as purchasing materials and emitting greenhouse gases.

Catena aims to have a net-positive property portfolio in terms of biodiversity by 2030. Although this target is very challenging, we see no other way forward. We therefore want to measure and evaluate our biodiversity initiatives to demonstrate a positive shift over time. Our work on biodiversity follows the principle of the impact mitigation hierarchy – we want to preserve, minimise damage, restore and, ultimately, compensate.

Responsibility and monitoring

Catena's properties in Sweden and Denmark cover a total area of just over 8.9 million square metres. Our efforts to achieve our goal

of a net-positive portfolio in terms of biodiversity is thus a crucial goal, demonstrating how Catena continues to update its business model and operations to take responsibility for the land areas we use. In our projects and in our management, we strive to continuously identify, preserve and create valuable natural environments. We accomplish this by reducing impervious surfaces as far as possible and replacing them with surfaces that benefit biodiversity, such as blue surfaces like ponds and ditches, or green surfaces like meadows or other vegetation. We always consult with external ecologists who conduct a nature value inventory according to Swedish standards and then make recommendations on how we can pursue a net-zero biodiversity loss.

In our projects and purchases, this involves gaining a better understanding of how our material purchases affect the environment in other locations so that we can make more conscious choices over time.

Process and governance

Our biodiversity efforts at and around our properties are determined by Catena's sustainability policy, internal sustainability programmes and our biodiversity handbook.

In addition, Catena's operations are governed by zoning plans, laws and regulations. Before zoning plans are adopted and building permits granted, the area must be surveyed from an environmental point of view. Species protection is incorporated into Swedish law and, combined with Catena's internal requirements and tools, help us to work hard on reducing the negative impact

What is the green area factor?

- A planning tool that quantifies the amount and quality of green elements to help ensure sustainable development during construction.
- Indicates the proportion of green areas to impervious surfaces within a property.
- Enables the calculation of which measures will benefit biodiversity and which are less effective.

Want to learn more?

Check out our guide to measuring and preserving eco-efficient areas, available on our website. The guide shows our calculation method and explains the method's main concepts. By being transparent about how we address biodiversity at our properties, we hope to contribute to a positive development throughout the property sector.

→ Download here!



of our operations on the environment. Construction should not take place on land that is a habitat for endangered species listed on the IUCN Red List of threatened species.

Catena uses green area factor (GAF) calculations to measure and report against the target of a net-positive property portfolio for biodiversity by 2030. We see it as an advantage to build on an already established model with predetermined factors rather than creating our own way to measure biodiversity. GAF is an established and recognised tool used by ecologists and landscape architects, which increases transparency and credibility. In 2022, GAF was calculated for all Catena properties based on input values from 31 December 2021. Various actions at our properties are carried out on an ongoing basis after dialogue with external ecologists, and monitoring is done annually to follow up on our progress.

Outcomes and progress

During the year, biodiversity projects were implemented at seven properties with a total area of just over 250,000 m². The scope and nature of these initiatives has varied depending on the starting point. Efforts were made both in preparation for the properties' environmental certification and as biodiversity projects in the regions.

In the Helsingborg region, five properties were targeted for improvement. Lawns were replaced by meadows, birdhouses and insect hotels were built, and flower beds and trees were planted. In all five projects, we saw a total positive GAF shift of nearly 19 percent. In Gothenburg, phase 2 of the biodiversity project was launched at the Solsten 1:102 property to increase the eco-efficient area. This included initiatives aiming to enhance the ability of animals and insects to move across the property. The initiatives were adapted to the property's natural proximity to green areas, and the GAF value for the property went from 0.13 to 0.15. In the Stockholm region, biodiversity measures have been taken at the Statorn 31 property in conjunction with a major extension project. Despite several interventions, the GAF value shows a negative trend because the extension reduced the eco-efficient area.

Biodiversity in established properties excl. project areas

	Göteborg	Jönköping	Stockholm	Malmö + Denmark	Helsingborg	Total
2023						
GYF factor per m², established properties	0.48	0.32	0.50	0.16	0.24	0.38
Land area in m², established properties	1,077,301	522,833	2,552,393	1,078,598	1,239,952	6,471,077
2022						
GYF factor per m², established properties	0.49	0.32	0.51	0.17	0.28	0.39
Land area in m², established properties	1,035,544	522,833	2,532,990	1,001,098	1,239,952	6,332,417
Comparable portfolio						
GYF factor, established properties comparable portfolio 2023	0.50	0.32	0.51	0.17	0.23	0.39
GYF factor, established properties comparable portfolio 2022	0.50	0.32	0.51	0.17	0.20	0.38
Land area in m², established properties comparable portfolio	1,028,858	522,833	2,488,053	958,752	1,171,555	6,170,051
Green area factor, comparable portfolio established properties, %	1.51%	0%	0%	-2.36%	18.85%	2.03%

Biodiversity in project areas

	Göteborg	Jönköping	Stockholm	Malmö + Denmark	Helsingborg	Total
2023						
Green area factor per m², project areas	3.94	0.90	4.69	0.94	1.70	2.39
Land area in m², project areas	260,648	308,245	501,797	120,486	1,346,843	2,538,019
2022						
Green area factor per m², project areas	4.36	0.90	4.80	0.94	1.64	2.48
Land area in m², project areas	213,350	219,900	484,150	120,486	1,180,711	2,218,597
Comparable portfolio						
Green area factor, project areas comparable portfolio 2023	0	0.81	4.80	0.94	1.64	2.27
Green area factor, project areas comparable portfolio 2022	0	0.90	4.80	0.94	1.64	2.28
Land area in m², project areas comparable portfolio	0	223,130	484,150	120,486	1,180,711	2,008,477
Green area factor, comparable portfolio project areas, %	0%	-10%	0%	0%	0%	-0.54%

Correction of four properties due to historical errors in the GAF input values. Distinction regarding project areas - these refer to properties where we occupy preserved natural land. Established properties consist of both existing properties and brownfield properties.

6. Land use

AREA OF INFLUENCE	THE VALUE CHAIN	SIGNIFICANCE	CATENA'S ACTION MEASURES	
Impacts on the land Incl. ecosystems, dismantling, development and decommissioning	Catena	Significant actual negative impact	CATENA'S ACTION MEASURES Policies and other governing documents - Sustainability Policy - Sustainability Programme Targets - Net-positive in terms of biodiversity by 2030 Strategies 2 biodiversity projects per region - GAF factor 40% land area surveyed by an ecologist (14% in 2022) - Biodiversity at Catena (a guide to measuring and maintaining eco-efficient areas)	
Impacts on people and local communities Incl. moving people and development	Catena, suppliers	Important potential negative impact		
Reduce destruction of croplands and woodlands	Catena, tenants/ customers	Informative actual positive impact		

Issues concerning land and land use are always top of mind for a property company. The location of a logistics property is central, since every kilometre we save reduce the impact we have on the environment. At the same time, both social and environmental factors must be considered when new land is occupied. As a Swedish actor and long-term property owner, Catena values Sweden's zoning processes, which aim to coordinate these interests.

Responsibility and monitoring

Catena has a potential land bank of approximately 4.6 million m², primarily in Sweden. Before a construction project can begin, a zoning plan for the land is required. If a plan is not available, the municipality will draw up a new plan for the land together with Catena. Through the municipal planning monopoly, interested parties are provided with information and opportunities to express their views on the zoning plan's design before it gains legal force.

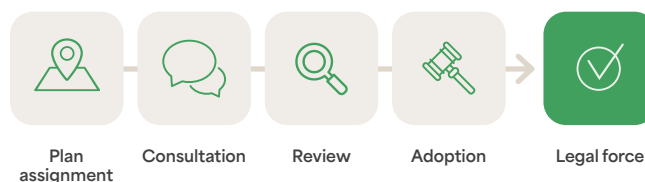
Process and governance

The zoning plan mainly determines the way in which Catena can utilise the land. Moreover, our internal sustainability programme ensures that third-party stakeholders are consulted and that their

requests are considered and included in the process as far as possible.

Throughout the zoning planning process, a social impact analysis and nature value analysis of the land area is always carried out. In parallel, investigations are conducted into factors that can have an impact on people and the environment: traffic, noise, soil pollution, stormwater and other risk analyses. The results are published in a consultation document to gather information at an early stage of the process, giving all interested parties the opportunity to submit comments. Based on these comments, the municipality decides whether there are reasons to amend the draft plan. After any changes are made, the draft plan is issued for review, giving interested parties a further opportunity to express

Zoning plan process



their views. After the review period is over, the zoning plan is adopted. The affected parties can appeal the decision, but if there are no appeals then the zoning plan becomes legally binding.

Outcomes and progress

Catena's acquisition of land areas and development of land for logistics facilities has a potential positive impact on the local community, through job creation and the supply of goods to individuals and companies in the surrounding area. On the other hand, we have a negative impact by occupying preserved natural land. The approach to creating zoning plans ensures that we take greater account of the various interests involved in land use matters. A nature value inventory carried out during the planning process identifies valuable areas for biodiversity or species occurrences. Construction should not take place on land that has valuable natural values or is a habitat for species listed on the IUCN Red List.

At the end of 2023, zoning plans were in place for 40 percent of the land bank, and 52 percent was in the process of obtaining approved zoning plans.

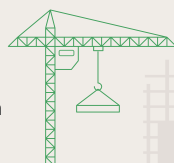
7. Choice of materials

AREA OF INFLUENCE	THE VALUE CHAIN	SIGNIFICANCE	CATENA'S ACTION MEASURES	
- The selection of building materials affects human rights - Choice of materials affects the environment and climate - Sustainable building materials	- Catena, suppliers - Catena, suppliers - Catena, suppliers, tenants/customers	- Important potential negative impact - Important potential negative impact - Informative potential positive impact	Policies and other governing documents - Sustainability Policy - Sustainability Programme Targets - Net-zero greenhouse gas emissions by 2030 - Net-positive in terms of biodiversity by 2030	Strategies - Implement a bigger recycling project (2023) - Create a bill of materials (2023) - Perform a life cycle assessment of tenant modifications to obtain a threshold to continue working on (2023) - Carbon budget updated annually

The careful selection and use of resource-efficient materials is important for ensuring healthy and safe premises with a low environmental impact. A more resource-efficient construction and utilisation of resources in the property sector requires a comprehensive shift. Material selection and reuse of resources play a crucial role in shifting to a more circular society. For Catena, it is important to explore, discover and be constantly involved in developing new materials.

Sustainability programme

In all projects, we start from specified sustainability requirements, which both drive us towards our own sustainability goals and ensure that our work aligns with external requirements and regulations.



Carbon emission targets

Emissions kg CO ₂ /m ²	2022	2023	2025
New build	285	240	173
Cold storage	300	255	184
Local adaptations	230	195	168

Responsibility and monitoring

Catena uses life cycle assessments (LCA) and carbon budgets in new construction and renovation projects to limit and reduce impact on the climate. These serve as vital tools and a strategic means for reducing our emissions in the construction phase and for promoting transparency in the construction industry. We perform LCA calculations for the entire life cycle, meaning for stages A1-5, B1-7 and C1-4. The life cycle assessment is followed up and finalised during the final inspection, after which the results are published.

The materials used in our projects are documented via the Building Product Assessment and any deviations are explained. Selected materials and products must be approved in the system before being used in Catena's properties. This ensures that Catena complies with the Environmental Code's precautionary principle of preventing both conceivable and possible harm and hazards to human health or the environment.

Process and governance

Catena's internal sustainability programme primarily determines material use. The programme describes the materials to be used, prioritising recycled or reused materials and green alternatives. Construction materials must be easily disassembled in build-ings to enable their reuse or recycling when they are no longer needed.

According to the sustainability programme, life cycle assess-ment and climate calculations should always be performed at

Life cycle assessment (LCA)

Year	Property designation	Type	Outcome kg CO ₂ e/m ² GFA	
			Stage A1-A3	Stage A-C
2023	Hyltena 1:102	New build (preliminary)	213	318*
2023	Vevaxeln 1, Bldg. A	New build (preliminary)	236	
2023	Vipparmen 1, Bldg. C	New build (preliminary)	264	
2023	Klökan 1:25	New build (preliminary)	213	
2023	Sockret 4	New build	165	188
2023	Stigamo 1:49	New build (preliminary)	157	
2023	Norra Varalöv 31:11, Bldg. D	New build	186	491
2022	Dansered 1:66, Bldg. A	Cold storage (preliminary)	157	227
2022	Dansered 1:66, Bldg. B	New build (preliminary)	164	266
2021	Broby 57:5	Cold storage	248	
2021	Lagret 4	New build	142	

* Stages A, B4-B7, C.



an early stage. An external specialist performs the LCA calculation to evaluate the building's environmental impact. Next, they propose various measures to ensure that Catena's carbon budget is achieved and to enable active choices that reduce our impact. The sooner a life cycle assessment is done, the greater the chance we have to reduce our environmental impact.

Outcomes and progress

Catena works to take responsibility for the entire lifespan of the property, from raw materials to end-of-life. We aim to make a 15 percent reduction annually to reduce our impact on the environment. In 2023, Catena started working on NollCO₂ certification in new building projects as a step towards reducing our climate impact. Materials are chosen at an early stage, and wooden frames were used in projects instead of steel frames during the year.

In 2024, we will continue to ensure that our new building projects are aligned with EU Taxonomy requirements. We are continuing our efforts to conduct life cycle assessments at an early stage in order to make informed choices and reduce our climate impact. New building projects should be designed to achieve EPC A.

Menigo

Menigo is one of Sweden's largest food distributors. Menigo is now opening up for further growth by investing in a new 42,250 m² regional warehouse at logistics position Landvetter. As a part of a change in strategy, Menigo is moving from one to two central warehouses. The new warehouse in Gothenburg will reduce the total climate footprint by shortening lead times and driving distances to customers. The total estimated transport saving is 800,000 kilometres per year.

Menigo and Catena have worked together to find sustainable solutions. The facility will be environmentally certified to BREEAM Excellent, efforts will be made to promote biodiversity in the area and solar cells will be installed. The goal is for the buildings to be self-sufficient in heat aided by geothermal energy.

"Menigo has a strong sustainability mindset, as does Catena, and has contributed great knowledge about how we can work together to make the building even more sustainable, for example through the choice of a wooden frame. Together we have advanced the position on sustainability," says Martin Sagne, supply chain and operations director at Menigo.



Climate reporting under TCFD

Below is a climate report on Catena's climate-related risks and opportunities. The report is 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 have been developed by the Intergovernmental Panel on Climate Change (IPCC)¹. One path is to achieve the Paris Agreement and the other path is to stick to our old ways. To initiate the work, a workshop was organised that resulted in a series of specific activities and procedures. Most of the measures were already implemented in 2021, and we continue to work on them. 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 of our existing buildings.

- Always require environmental certification for new builds (BREEAM-SE minimum Very Good).
- Annual analysis of both physical and transition risks for the portfolio.

Governance

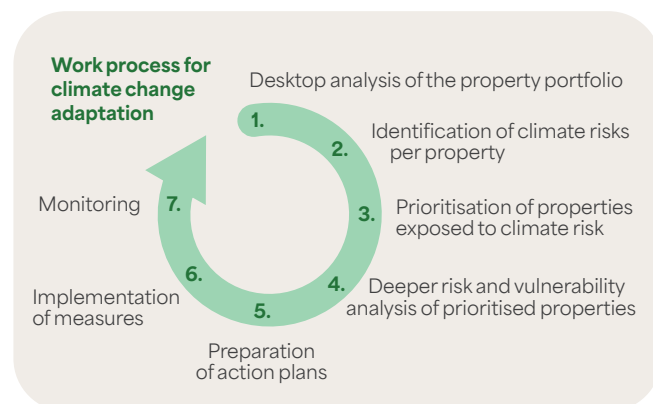
Catena's shareholders, through shareholder representatives on the Board of Directors, decided in 2021 to sharpen Catena's sustainability goals and raise the level of ambition. We report regularly to the shareholders through shareholder representatives on the Board and through our quarterly reports. Catena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

Strategy

As a long-term owner of logistics properties, Catena recognises that the climate issue is an important part of the business plan and is integrated into various parts of the organisation. Similarly, Catena's sustainability strategy and targets are an integral part of Catena's overall business plan. This means that the company should be run in a sustainable way, and this affects all decisions in the company. Sweden's climate initiatives are regulated by the Climate Act (2018), and Sweden aims to have net-zero greenhouse gas emissions by 2045. We at Catena wish to be a driving force in the transition and have an overarching sustainability goal to achieve net-zero greenhouse gas emissions, for all scopes, by 2030. A vital part of our climate neutrality efforts in the value chain is our emissions associated with new builds. Here, our work

on material selection, recycling and carbon budgets are essential instruments.

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 2023, energy intensity, kWh/m², has decreased by 26 percent. Catena works continuously to optimise energy use both in its own portfolio, and



Physical climate risks

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

- Changing requirements from customers, municipalities and financiers

Climate-related opportunities

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

Transition risks

- Increased carbon dioxide emissions
- Political decisions linked to increased energy prices or barriers to development
- Increased regulatory requirements for the property and construction sector
- Increased material and raw material costs

¹ https://www.ipcc.ch/site/assets/uploads/2018/03/emissions_scenarios-1.pdf

collaborates with other property companies in the #HusFörHus campaign to drive energy efficiency issues.

Risk management

Identified physical climate risks judged to be most relevant to our properties are the risk of heavy precipitation and heat, followed by heavy snowfall, forest fires, landslides and flooding. Heavy precipitation is the single biggest risk in both scenario 1 (RCP4.5) and scenario 2 (RCP8.5).

The first inventory of Catena’s current 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 completed in 2022, when a deeper climate risk assessment was carried out for all buildings based on the 28 climate-related risks listed in the EU Taxonomy Regulation. In 2023, this analysis was completed for new acquisitions and new builds. Furthermore, the identified risks have been analysed 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. The property can thus be located just outside a risk area in terms of, for example, flooding from watercourses; it is thus not possible to say that no risk exists, but the property is then classified as low exposure instead.

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 disaster indicator) in our process for environmental certification of existing portfolios according to BREEAM In-Use. We also use these indicators for new builds during BREEAM-SE certification. In doing so, we gather evidence to assess their 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 62 for references to the company’s climate reporting. The table corresponds to the proposed model ‘Recommendations and Supporting Recommended Disclosures’².

² https://assets.bbhub.io/company/sites/60/2021/07/2021-TCFD-Implementing_Guidance.pdf

Scenario 1 We fulfil the Paris Agreement

Sweden 2050
RCP4.5: Global warming of 2°C

Risks

- Properties that are not classified as sustainable lose value
- Major investments to make properties more environmentally friendly
- Limited degree of land development
- High investment costs for untested new technologies with uncertain outcomes
- The wrong strategy can result in limited funding opportunities

Opportunities

- Transforming logistics facilities into energy-efficient and environmentally friendly ones increases the properties’ economic value
- New innovations and technology increase efficiency, in energy, management, construction processes, etc.
- Better planning in the construction process can lead to a more efficient process, with major opportunities to leverage reuse and reduce waste

Scenario 2 We stick to our old ways

Sweden 2050
RCP8.5: Global warming above 4°C

Risks

- Increased operating and maintenance costs as well as repairs – e.g., warmer climates increase demand for cooling in buildings
- Increased requirements for construction projects to cope with a tougher climate – e.g., more expensive building materials
- Heavier rainfall and need for bigger stormwater ponds, risk of water damage
- Some customer segments may be especially hard hit by more weather-induced disruptions in logistics flows
- More expensive insurance due to uncertainties and the impact of climate change

Opportunities

- Higher demands during the construction process lead to better and more sustainable buildings
- Catena identifies new construction methods, such as building upwards, adapting to surrounding nature and future physical climate risks
- Large roof areas can be used to recycle rainwater in the properties
- Reduced energy costs by increasing the share of self-generated renewable energy (for example, solar energy) – also reduces dependence on external suppliers
- Reduced heating needs during the winter
- Profitable to implement energy efficiency measures

Potential impact on Catena’s financial results:

We fulfil the Paris Agreement

- Increased investments to mitigate physical and transition risks
- Higher operating costs
- Increased value of climate-adapted properties
- Reduced value of properties that are not adapted to climate change (physical or transition risk)

We stick to our old ways

- Sharply increased costs for new construction projects due to climate change management
- Significantly increased costs for climate adaptations of both existing and new buildings
- Volatile or reduced rental income
- Sharp increase in operating costs
- Reduced or lost value of high-risk properties (physical or transition risk)

Indicators and targets

Climate change is today causing extreme weather events to increase in intensity and frequency. Catena’s entire property portfolio has been assessed based on its exposure to climate-related risks. Eight risks have been identified as relevant for our properties in both Sweden and Denmark, including landslides, erosion, snow-fall, forest fires and flooding. Both countries are considered to have similar climates and weather conditions, and the properties are therefore considered to be exposed to similar risks. With this knowledge, Catena can take a long-term approach and prevent climate-related damage to the properties. In general, we see that torrential rain and heat waves are the most common climate risks in Catena’s portfolio.

The distribution of climate risks indicates that the largest part of the property portfolio is exposed 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 see that assessed vulnerability does not de facto mean that the property is exposed to a risk. The results

of the climate risk analysis 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 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. A low exposure does not necessarily imply a physical or transition risk depending on factors like the property’s geographical location.

The purpose of the climate risk analysis 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.

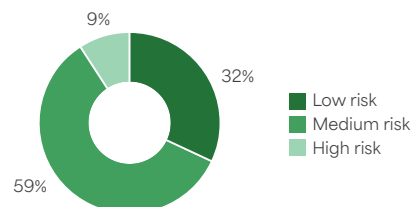
Catena is working strategically and operationally on reaching the target of net-zero greenhouse gas emissions by 2030. The transition to become more resource efficient and reduce climate

impact is taking place in all parts of our value chain. In new construction projects, we are using carbon budgets and increasing the share of recycled materials. Energy efficiency is a continuous effort that has not diminished in importance in 2023. We continue to work on installing solar cells and batteries at our properties. A significant number of Catena’s tenants have operations that involve cold storage – resulting in higher energy consumption and energy intensity in the properties. Smart, energy-efficient solutions and self-production of renewable energy are key cornerstones in this respect.

Looking ahead to 2024

At the end of 2022, Catena issued a press release about a successful directed rights issue of SEK 1,642 million. The proceeds from the issue are intended to support current development projects, enable Catena to grow through new projects, including energy projects, and capitalise on attractive acquisition opportunities. In 2024, Catena will continue its work on managing physical climate risks and transition risks.

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 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 36-39, 44, 47.	a) Climate-related risks and opportunities identified by Catena and their impact, see pages 36-39.	a) Catena’s processes for identifying climate-related risks, see pages 60-62.	a) Catena’s indicators for assessing climate-related risks and opportunities, see pages 60-62.
b) Role of management in assessing and managing climate-related risks and opportunities, see pages 36-39, 44, 47.	b) Impact of risks and opportunities on the organisation’s operations, strategy and financial planning, see pages 36-39.	b) Catena’s processes for managing climate-related risks, see pages 36-39, 60-62.	b) Scope 1, 2 and 3 emissions in accordance with the Greenhouse Gas Protocol, see the table on page 50.
	c) Contingencies in Catena’s strategy for various climate-related scenarios, see pages 36-39, 60-62.	c) Integration of the above processes into the organisation’s general risk management, see pages 36-39, 44.	c) Targets for management of climate-related risks, see Catena’s sustainability targets on page 42.

→ Read more about sustainability-related risks in our risk section on pages 36-39.

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 welcomes both the EU Taxonomy and the transition to standardised statutory sustainability reporting at EU level. We view EU Taxonomy reporting as an important step in facilitating comparability in the industry. In this year’s Annual Report, Catena voluntarily reports following the proposed parameters of the EU Taxonomy.

All activities identified for the construction and property sector in the EU Taxonomy Regulation 2020/852 are viewed as relevant to Catena. They include:

- 7.1 Construction of new buildings.
- 7.2 Renovation of existing buildings.
- 7.3 Installation, maintenance and repair of energy efficiency equipment.
- 7.4 Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings).
- 7.5 Installation, maintenance and repair of instruments and devices for measuring, regulating and controlling energy performance of buildings.
- 7.6 Installation, maintenance and repair of renewable energy technologies.
- 7.7 Acquisition and ownership of buildings.

Catena owns, manages and develops logistics properties, and our main activity is acquisition and ownership (activity 7.7), as virtually all of our operating costs and most of our investments are associated with this activity. The remainder relates to investments

associated with the construction of new buildings (activity 7.1). Thus, alignment with the taxonomy takes place per activity.

For other operations, Catena has chosen to make a conservative analysis of our alignment with the EU Taxonomy. Over time, a larger proportion of investments, turnover and operating expenses will be attributed to operations that can be classified as green. Catena works actively to ensure that governing documents and processes are in place for ensuring taxonomy alignment.

Minimum safeguards

Catena is assessed to meet the minimum social safeguards in line with the EU Taxonomy Regulation. Catena is assessed to comply with minimum safeguards in accordance with the UN Guiding Principles on Business and Human Rights, OECD Guidelines for Multinational Enterprises and ILO’s eight Fundamental Conventions. Catena has not been convicted of crimes or involved in legal cases concerning human rights, corruption or discrimination.

This means that we have processes in place at the Group level for ensuring anti-corruption, taxation, human rights and fair competition. With regard to human rights and fair competition, in 2023 we updated our AF sections both for projects and for the projects’ overall processes.

Do no significant harm (DNSH)

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

EU Taxonomy			
	2023, MSEK	Applicability %	Alignment %
Turnover ¹	1,808	100	56
CAPEX ²	3,148	100	74
OPEX ³	100	100	42

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

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

³ Expenses (OPEX) refer 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 value top 15, 2023	Primary energy value top 30, 2023
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 have also been included in this classification, since there are no Danish thresholds.



Green financing

Catena takes a long-term approach to achieving a sustainable society and designed a green framework in 2021. The framework is based on the Green Bond Principles, and has been reviewed by the independent climate and environmental research institute Cicero. Our framework has been awarded the Cicero Medium Green rating. In 2021, Catena issued its first green bonds. In accordance with our green framework, Catena publishes an annual investor report that is released on publication of our year-end report.

Catena's green framework

The Taxonomy Regulation Delegated Act, Section 1.2, Annex I, states that companies that have issued sustainable bonds or debt securities must adjust their KPIs (turnover and CAPEX) if they intend to finance specific taxonomy-aligned activities. Catena has not issued environmentally sustainable green bonds for the purpose of financing specific taxonomy-adapted operations. Catena has issued bonds but they are not aligned with the taxonomy's green bond framework; therefore, the disclosure requirement is not considered applicable for this year's reporting.

For reporting on our green framework, please read our investor report.

At the Plantehuset 3 property in Helsingborg, several green spaces have been landscaped with meadow grasses, bulbous plants and other native perennials that attract pollinators.



8. Work environment

AREA OF INFLUENCE

- **Employee workplace environment**
Incl. Catena’s employees and tenants’ employees through, for example, the design of the property
- **A sustainable and safe workplace**

THE VALUE CHAIN

- Catena, tenants/customers
- Catena, tenants/customers, transport and distribution

SIGNIFICANCE

- Important actual negative impact
- Informative potential positive impact

CATENA’S ACTION MEASURES

Policies and other governing documents

- Work Environment Handbook
- Employee Handbook
- Code of Conduct
- Other internal governing documents

Targets

- Certified as a Great Place to Work, with the goal of achieving a Trust Index of 85 by 2025

Strategies

- Zero tolerance of discrimination
- Performance reviews
- Work environment part of onboarding



81

The Trust Index score is calculated using the questions included in the survey. The questions relate to the dimensions of equity, camaraderie, caring, two-way communication, fairness and competence.

At Catena, we take active steps to create a sustainable and safe work environment and workplace culture where diversity, inclusion and equality are natural parts of the organisation. We strive for a broad composition of employees with equal opportunities for development in order to utilise different perspectives and approaches, which helps Catena to develop and grow.

Responsibility and monitoring

Major responsibility for a sustainable and healthy workplace lies with Catena’s senior management team and managers with staff responsibility. Workplace health and safety tasks are distributed and documented in the organisation, with the CEO having ultimate responsibility.

In order to identify risks and problems at an early stage, management and managers perform regular follow-up of the work environment. In cases of, or where there is a risk of, an unsafe working situation, discussions are held with the responsible manager, CEO or HR manager. Our work environment efforts are based on the Work Environment Act, and are described in policies such as the Work Environment Handbook, Employee Handbook and Crisis Management Policy. These policies describe

how systematic work environment management is conducted as well as the division of responsibilities. Since 2019, Catena has had a whistleblower service in place to ensure the highest level of confidentiality for anonymous reports of misconduct.

Process and governance

To support our diversity and inclusion efforts, we have a diversity and equality policy, a diversity and inclusion action plan, and recruitment guidelines that apply affirmative action. Every year, we conduct a salary survey to ensure that there are no unreasonable pay gaps in the company. The composition of the Board of Directors, management and other staff by gender and age is shown on page 78.

Our Work Environment Handbook and Work Environment Policy are a natural part of the onboarding process for new employees, setting the tone for the importance of a good working environment from the start. Whenever needed or requested, supplementary training can also be provided in this area.

Training and career development are top priorities at Catena. Employees and companies have a shared responsibility to both keep skills up to date and ensure the right skills for the future. As an employer, Catena must lay the foundation for continuous learning. Employees get the opportunity to develop through various forms of external training and internal learning from each other. During annual employee development reviews that are conducted with all employees, training plans are produced. Core prioritised areas of training include property management, finance, environmental issues and law.

In 2023, several Catena employees got the opportunity to switch roles – with the help of external as well as internal skills training. During the period, Catena launched ‘Catena leadership training’ to give all managers and leaders at Catena the right conditions to excel in their duties.

For employees about to retire, extra advice is offered through the company’s pension and insurance adviser.

Outcomes and progress

For the third year, we have conducted a survey together with Great Place to Work to get a picture of how our employees perceive Catena as a workplace. A 100 percent response rate to the survey demonstrates a strong commitment to our workplace. The Trust Index 2023 is 81 (88), and the company’s target is 85. As many as 84 percent think that Catena is a great workplace. We work on results at the company level, and break down and set targets in each department. In 2024, we will continue to work on leadership development and improving internal communication.

To further focus on the area of diversity and inclusion, Catena joined the UN Global Compact’s ‘Target Gender Equality Acceleration’ programme. As a company, we see great benefits in taking a proactive, focused approach to ensuring gender equality in the company. The benefits of proactive gender equality efforts include a better ability to attract job candidates, higher employee satisfaction, lower staff turnover and increased productivity. In 2024, an evaluation of roles will be carried out based on the four principles of qualifications, working conditions, responsibility and effort as part of addressing pay gaps in the company.

Parental leave

2023	Total number	of which women	Share of women, %	of which men	Share of men, %
Number of employees entitled to parental leave ¹	65	23	35	42	65
Number of employees who took parental leave during the year	13	3	23	10	77
Number of employees who returned to work the year after parental leave	12	2	17	10	83
Number of employees who returned to work after parental leave and were still employed 12 months after their return	7	2	29	5	71
Return to work rate ²	-	-	100	-	100

¹ Employees eligible for parental leave refer 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.

Gender pay ratio

	2023	2022
Board of Directors, %	87	89
Group Management, %	58	61
Group Management, excl. CEO, %	88	89
Management (all regions), %	71	75
Administration, %	57	58
Business & Projects	-	-

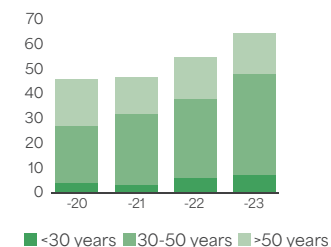
Catena takes a strategic approach to increasing gender equality across all professional categories, which is why we apply affirmative action when recruiting. However, it can be seen that women earn less than men in all teams. Percentage distribution is reported when there is more than one man and woman in the group, respectively. Remuneration to Board members consists of Board fees and remuneration for work in the Audit Committee and Remuneration Committee.

Hours of training

	2023	2022	2021
Average, all	14	11	10
Women	13	16	15
Men	15	9	9
Management	24	38	18
Other employees	13	9	9
Property Management	15	9	-
Business & Projects	7	6	-
Administration	13	5	-

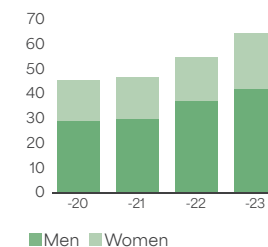
The table shows the average number of hours of training per employee, and as of 2022 shows a breakdown by employee category.

Employee distribution by age

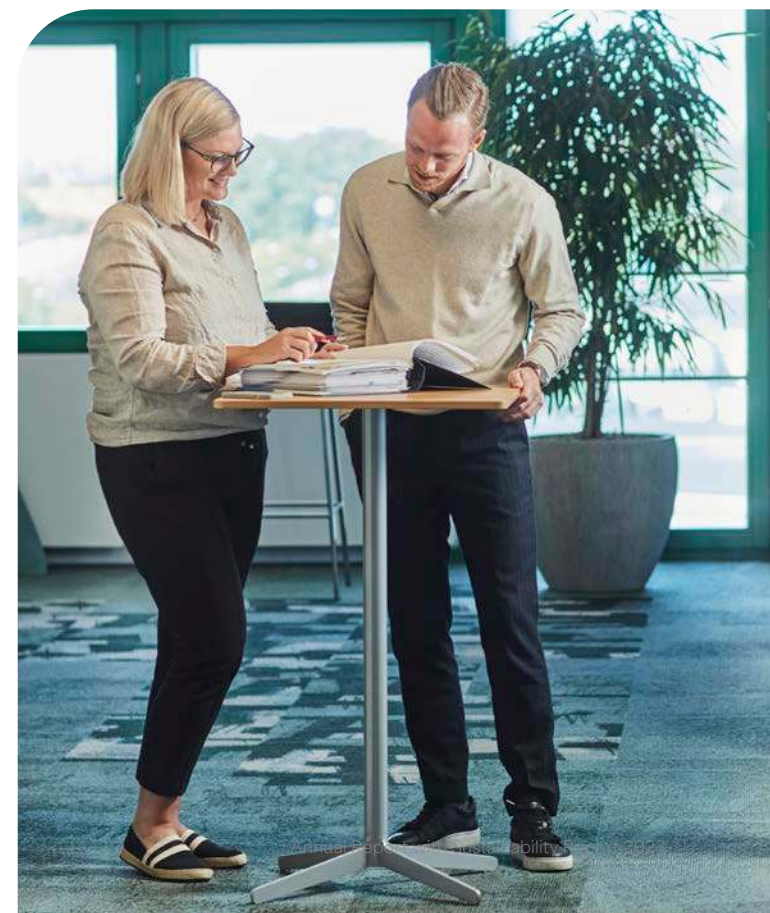


The chart shows the percentage of employees in various age categories.

Employee distribution by gender



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



9. Health and safety

AREA OF INFLUENCE	THE VALUE CHAIN	SIGNIFICANCE	CATENA'S ACTION MEASURES	
Catena's employees Incl. staffing levels, construction sector, physical injury, stress and mental illness Workers at supplier locations Incl. construction sector, choice of materials, physical injury, stress and mental illness Workers (incl. temporary staff) at tenant locations Workers at distribution and transport Local residents and users of surrounding land, the public and other stakeholders	- Catena - Suppliers - Tenants/customers - Distribution and transport - Local community	- Significant actual negative impact - Significant potential negative impact - Significant potential negative impact - Significant potential negative impact - Important potential negative impact	Policies and other governing documents - Work Environment Handbook - Employee Handbook - ISO 14001 - Supplier Code of Conduct	Targets - Certified as a Great Place to Work, with the goal of achieving a Trust Index of 85 by 2025 Strategies 75% use of wellness allowance (80% outcome 2023) - ISO deviation reporting - Continued low sickness absences - Part of supplier evaluations - Crystal alarm when working alone

Catena's workplaces must be designed in a way that prevents ill health or injury due to their work, whether physical or psychosocial. We aim to have a healthy workplace free from accidents and work-related absences. Sickness absence leads to both direct and indirect costs, such as sick pay and loss of work, as well as unnecessary human suffering that can be prevented with the right measures.

Responsibility and monitoring

Catena's health and safety management system applies to all employees and is based on identified risks and overarching legal requirements. 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 the annual follow-up of work environment matters, and all employees can submit cases or voluntarily participate in management meetings during the time 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 health and safety responsibilities are distributed and, where necessary, delegated within the Group, with the CEO having ultimate responsibility.

Process and governance

Workplace health and safety reporting relates primarily to our

own employees. The physical work environment mainly concerns our own offices. In accordance with our ISO 14001 environmental management system, any deviations or deficiencies in health and safety are reported throughout the year. These are then followed up and, if necessary, procedures are put in place to ensure that similar events do not take place.

In ongoing new build projects, the contractual responsibility for workplace health and safety lies with the general contractor. We therefore do not have any statistics on accidents that occur in projects. However, we view this as an area showing potential for improvement where we can also report accidents and incidents in project activities. A process for introducing the continuous reporting of incidents and near misses in Catena's project activities will be initiated in 2024.

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 and forms for reporting incidents and accidents, as well as investigation procedures. A systematic survey of the work environment is carried out once a year through safety inspections at regional offices and headquarters, for which regional managers are responsible. Both physical and organisational/social work environments are examined and assessed for risk.

For the management organisation, a clear training plan is in place regarding what work environment training is required for each role. Identified risks in administrative work relate to working



Pensions, insurance and benefits for permanent 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.

alone, falls and crushing injuries, hot work and working at height, as well as risks associated with travelling. Identified risks relating to the office environment mainly include stress, workload, and travelling to and from work.

To promote employee health, Catena's employees have access to occupational health care and regular health checks that offer preventive measures. All employees get the option of private health insurance that provides access to preventive health services and medical care. Catena offers all employees an annual wellness allowance of SEK 4,500 per year. The goal is for at least 75 percent of all employees to make use of their contribution.



Outcomes and progress

Catena's health and safety objectives are linked to how employees perceive their work environment and utilise the health-promoting benefits offered. In 2023, 80 percent used their wellness allowance. In the employee survey conducted during the year, 98 percent of employees stated that they think the workplace is physically safe. During the year, Catena offered online psychological support from the Auntie service, which was used by 25 percent of employees. Because Catena's absence notification system does not support reporting the reason for an absence, Catena does not report on the number of employees who experience ill health as a result of their work.

Sick leave

	2023	2022	2021
Women, %	2.0	1.9	2.2
Men, %	2.5	1.5	1.2
Total absence	2.3	1.6	1.6

The table shows total sick leave as a percentage of the planned number of hours worked.

Temporary staff

	2023	
	Number	Of which women, %
Temporary staff	11	9
Hours worked	7,497	18

The table shows the total number of temporary staff and the number of hours worked. The most common type of work is mainly consulting on an hourly basis in new construction projects. Corresponds to 3.8 full-time equivalents. 2023 is the first time we are reporting on temporary staff. Going forward, we expect clearer patterns to emerge for non-employees.

Work-related accidents and accident frequency

	2023		2022	
	Number	Frequency	Number	Frequency
Work-related accidents	2	3.4	3	5.8
Number of serious work-related accidents	0	0	1	1.9
Number of work-related accidents resulting in a fatality	0	0	0	0
Number of days of work-related absence	0	0	0	0

Accident statistics include in-house personnel and temporary staff. The calculations are based on a total of 116,316 working hours. Accident frequency is reported per 200,000 working hours. Serious workplace accident is defined based on the Swedish Work Environment Authority's description: fracture, severe bleeding, severe damage to nerves, muscles or tendons.

10. Human rights

AREA OF INFLUENCE	THE VALUE CHAIN	SIGNIFICANCE	CATENA'S ACTION MEASURES	
• Violations of the local community's human rights • Construction sector, refurbishing and dismantling, material suppliers • Workers (incl. temporary staff) at tenant locations • Workers at contractor and sub-contractor locations • Ensure human rights in the value chain	• Catena, tenants/customers, end consumer/ society, distribution and transport • Catena, suppliers, local community • Catena, tenants/customers, suppliers, distribution and transport • Catena, suppliers • Catena, suppliers	• Significant potential negative impact • Significant potential negative impact • Important potential negative impact • Important potential negative impact • Informative potential positive impact	Policies and other governing documents • Code of Conduct – Our Responsibility • Supplier Code of Conduct	Strategies • Zero cases of discrimination • Zero tolerance of human rights violations • Equal opportunities for promotion and development at work • Part of supplier evaluations
			Goals • Respect for the equal value of all people • Consider human rights	

Catena operates in an industry that has a major impact on the environment and society as a whole. 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 property sector, human rights violations at construction sites are more common than in other industries in Sweden. This also poses risks in the supply chain. Catena does not compromise between profit and people, or between manufacturing and environmental responsibility. These questions are thus the biggest factors when selecting suppliers and partners.

Responsibility and monitoring

There is strong engagement at Catena to advance the development of a more sustainable logistics network and to take long-term responsibility for the environment and society. We support the Global Compact's ten principles, the UN's Universal Declaration of Human Rights, the OECD Guidelines for Multinational Enterprises and the International Labour Organization (ILO) Declaration on Fundamental Principles and Rights at Work. It is Catena's responsibility to select suppliers who can guarantee that no one involved in our processes is harmed or is denied their human rights.

We must 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. Potential cases of discrimination can be identified through employee surveys, line managers, HR managers, trade unions or Catena's whistleblower service. Reprisals against anyone who raises concerns in the workplace are prohibited. Read more on the whistleblower service on page 70.

Process and governance

It is essential that our suppliers share our perspective and respect policies and procedures. Our core values and our Code of Conduct are always our starting point – these guide us in our day-to-day behaviour and our interactions with customers, suppliers and other stakeholders. In addition, we are guided by our internal Sustainability Programme, which describes how we approach supplier assessments. All contractors must be approved as suppliers by Catena before starting collaboration. Suppliers must sign our Supplier Code of Conduct and submit a self-declaration and supporting documents. New suppliers must be approved by the sustainability department before starting collaboration, and current suppliers are regularly reviewed every three years.

Outcomes and progress

Discrimination exists in society, and we operate in sectors where discrimination is not uncommon. We work continuously on issues related to discrimination and conduct careful monitoring. During the period, Catena had a total of 0 reported cases of discrimination. We continue to regularly measure incidences of harassment and discrimination in our workplace, including through employee surveys and follow-up of the whistleblower service.

In 2023, we took additional steps to secure processes related to human rights through internal controls.

Discrimination	2023		2022	
	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.

11. Anti-corruption, compliance and ethics

AREA OF INFLUENCE	THE VALUE CHAIN	SIGNIFICANCE	CATENA'S ACTION MEASURES	
• Corruption and bribes Incl. in the construction industry • Ensuring ethical business practices • Minimising occurrences of corruption	• Catena, suppliers, tenants and customers, distribution and transport • Catena, suppliers • Catena, suppliers, tenants and customers	• Important potential negative impact • Informative potential positive impact • Minimal potential positive impact	Policies and other governing documents • Code of Conduct • Supplier Code of Conduct Goals • Maintain good standards to prevent corruption or distortion of competition Strategies • Code of Code of Conduct – annual updates, all employees • Part of supplier evaluations	

In the Swedish construction and property sector, corruption is considered to be both extensive and widespread. As a leading logistics property company in the Scandinavian market, it is therefore important that Catena has a working structure that counteracts the risk of corruption and other unethical behaviour.

Responsibility and monitoring

Catena has a great responsibility to work to eliminate the risk of corruption and other irregularities in all work-related situations. Our Code of Conduct helps us to integrate the company's values with how we are expected to behave and act in our daily work. The Supplier Code of Conduct clarifies Catena's rules and guidelines regarding anti-corruption, representation and gifts.

Since 2019, Catena's employees, suppliers and customers have been able to anonymously rely on our whistleblower service. All reports are received and investigated by a third party who assesses, investigates and helps the organisation manage various types of irregularities. 2Secure, which manages Catena's external whistleblower service, works in consultation with Catena's Whistleblower Committee, which consists of three people representing the Board of Directors, management and property management. The whistleblower service makes it possible for employees and partners alike to report shortcomings that violate applicable

legislation or Catena's policies, while being guaranteed complete anonymity. Information on how to use the whistleblower service is available on the Catena website.

Process and governance

Catena follows the 'Code to Prevent Corruption in Business', published by the Swedish Anti-Corruption Institute (IMM). Our Code of Conduct guides our anti-corruption efforts. It sets out clear

Corruption cases	2023		2022	
	Number	Frequency	Number	Frequency
Administration	0	0	0	0
Business development	0	0	0	0
Finance	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.

guidelines for our behaviour as Catena employees, in collaboration with one another, our customers, the wider society and other stakeholders. Our behaviours are based on superior ethics, a high degree of integrity and sound business ethics.

All employees and Group Management receive annual training on what Catena's Code of Conduct entails. 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 behave on the basis of good judgement and not put themselves or others in a position that violates our policy or anti-corruption laws.

Outcomes and progress

No cases of corruption were processed by the company in 2023. Nor has Catena had to deal with or be involved in any fines or significant lawsuits.

Catena has not had any reports via the whistleblowing service. We continue to raise awareness among our stakeholders about how our whistleblowing service works, to ensure that everyone is aware of the possibility to report irregularities anonymously.

Sustainability notes

Catena's Sustainability Report has been prepared in accordance with the GRI Standards. This report, which also constitutes the statutory sustainability report, comprises pages 41–93, the risk section on pages 36–39, and the corporate governance report on pages 137–142, 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 2023. The sustainability notes provide further information. Catena also reports as per EPRA's Sustainability Best Practices Recommendations (sBPR).

Accounting principles in the Sustainability Report

The accounting policies serve as a tool for Catena to ensure the quality of the reported information. High-quality information allows the reader to make well-informed decisions about the company's impacts and its contribution to sustainable development. By following the GRI Sustainability Reporting Guidelines and Principles, we ensure that our reporting is credible, transparent, comprehensive and clear. Sustainability information is provided for Catena's material sustainability issues based on the GRI Standards and EPRA's sBPR Performance Measures. Read more on pages 48–70.

To ensure that Catena reports with the highest possible accuracy regarding qualitative and quantitative data presented in text and tables, Catena always presents the assumptions that have been made. In Catena's reporting according to the GHG Protocol, the report is transparent with conversion factors and the source of the factors – a part of reporting with accuracy. The ability to compare data, both historically and with other companies, is always sought. In order to follow Catena's performance over time, we use a like-for-like (LFL) analysis. We use LFL to compare energy use per square metre, and we compare the same surface areas over time in order to illustrate a trend. Much of our sustainability efforts at Catena involve obtaining 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 get an accurate picture of Catena's commitments and climate impact. Furthermore, it is important to report information in an accessible way so that it is clear and easy to understand.

As one example of creating comparability over time, on 31 December 2021 we created an opening balance value, which is a base value for biodiversity used to measure the green area factors (GAFs) at our properties. We use both absolute values and LFL to demonstrate progress on GAFs. As our starting point, we use established metrics and frameworks and we report according to the given structure of the GHG Protocol regarding CO₂ emissions.

Since Catena has properties in both Sweden and Denmark, it is important that we distinguish data whenever possible and when 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 reports. 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 – to both 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 93. In order to report in accordance with the GRI 2021 standard, Catena follows GRI's nine requirements.

Boundaries

All sustainability aspects that Catena has assessed as material have a climate impact, whether positive or negative, short-term or long-term. The impact, in turn, is evaluated according to significance and probability, depending on how severe the impact is, how extensive the impact is and what type of impact it is. The topics that have been assessed as material according to the GRI Standard have been evaluated according to the GRI's recommended process and method. Read more on page 47.

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.

Catena reports energy use for 100 percent of the total lettable area. Catena reports all energy use in either MWh or kWh.

Greenhouse gas emissions are measured and reported according to the GHG Protocol. Since 2018, Catena has reported on Scope 1 and 2 and parts of Scope 3. Accordingly, 2018 represents

Catena’s base year for these values and calculations. In 2021, Catena reported a developed Scope 3 and reported climate impact on project development (new builds and refurbishments). Therefore, the 2023 figures are reported against the 2021 figures.

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).

Combustion of renewable fuels, just like fossil fuels, generates greenhouse gas emissions. The conversion factors for the use of renewable fuels consist of the part of the fuel that is fossil fuel. Therefore, Catena accounts for the 15 percent of E85 fuel that consists of petroleum. Catena does not report the combustion of renewable fuels.

The Swedish Property Federation’s thresholds for top 15% and top 30% energy-efficient properties

On 14 December 2022, the Swedish Property Federation published an update of thresholds for primary energy use (PET) that constitute the national thresholds that the Swedish prop-

erty sector reports against in order to report alignment with the taxonomy (in other words, the definitions for top 15% and top 30% in Sweden).

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

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

EPpet is the primary energy value used for a building, kWh/m² and year
 Euppv is energy for heating, kWh/year
 Fgeo is geographic adjustment factor
 Ekyl is energy for comfort cooling, kWh/year
 Etvv is energy for domestic hot water, kWh/year
 Ef is energy for property electricity, kWh/year
 VFi is the weighting factor per energy carrier
 Atemp is the temperate area of the building, m²

Interpretation of EU Taxonomy Regulation 2020/852

Catena’s interpretation of the EU Taxonomy Regulation for the construction and property sector. Catena must report on activity 7.1 in Construction of New Buildings when initiating a new construction project. 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 the service and paying for it must set the requirements - 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.

Environmental indicators, EPRA

Electricity consumption								
EPRA code	Unit		Total			Comparable portfolio		
			2023	2022	2017 (base year)	2023	2022	Change, %
Elec-Abs	MWh	Purchased by landlord	31,726	58,295	40,249	13,600	13,337	2
Elec-Lfl		<i>of which metered to tenant</i>	<i>N/D</i>	<i>34,394</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	
		Purchased by tenant	126,904	91,104	63,870	54,399	54,399	0
		Self-generated by landlord	5,845	2,898	-	3,826	3,930	-3
		Self-generated by tenant	415	3,826	-	198	209	-5
		Total electricity consumption	164,889	156,123	104,119	72,023	71,875	0
%		<i>Proportion renewables</i>	<i>N/D</i>	<i>42</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	
kWh/m²	Intensity		72	77	79	73	73	0
m²		GLA (average)	2,276,714	2,015,862	1,322,819	980,838	980,838	
%		Proportion of total GLA (31 Dec)	100	92	80	46	50	

The table shows electricity consumption at Catena's wholly owned properties, broken down by purchased sources and self-generated sources. All reported and used self-generated energy originates from local solar cell installations and has been primarily used in Catena's properties. In 2023, extensive work was done to increase the data coverage of our tenants' consumption, which will continue during 2024. For total energy produced, see page 51. In 2023, we bought one of our tenants' a 2,295 kWp solar cell installation. We cannot view the proportion of submetering in Mestro and thus do not have comparative figures.

District heating consumption								
EPRA code	Unit		Total			Comparable portfolio		
			2023	2022	2017 (base year)	2023	2022	Change, %
DH&C-Abs	MWh	Purchased by landlord	4,307	31,303	27,430	1,316	1,454	-10
DH&C-Lfl		<i>of which metered to tenant</i>	<i>N/D</i>	<i>28,737</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	-
		Purchased by tenant	48,217	28,883	18,575	14,729	16,282	-10
		Total district heating consumption	52,524	55,186	46,187	16,044	17,736	-10
%		<i>Proportion renewables</i>	<i>96</i>	<i>95</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	
kWh/m²	Intensity		40	35	42	28	31	-10
m²		GLA (average)	1,321,531	1,572,773	1,103,467	565,397	565,397	
%		Proportion of total GLA (31 Dec)	58	72	66	29	31	

The table shows district heating consumption at Catena's properties. The figures are normal-year-adjusted in accordance with Mestro's degree days. In Mestro, we cannot see the proportion that is sublet to tenants so we therefore lack comparative figures.

Fuel consumption

EPRA code	Unit		Total			Comparable portfolio		
			2023	2022	2017 (base year)	2023	2022	Change, %
Fuels- Abs Fuels-LfL	MWh	Purchased by landlord	1,993	1,210	6,241	151	372	-59
		<i>of which metered to tenant</i>	<i>N/D</i>	<i>273</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	-
		Purchased by tenant	0	255	301	0	0	0
		Total fuel consumption	1,993	1,465	6,542	151	372	-59
	%	<i>Proportion renewables</i>	-	-	-	-	-	-
	kWh/m²	Intensity	10	14	57	3	7	-59
	m²	GLA (average)	194,835	114,239	115,458	55,821	55,821	
	%	Proportion of total GLA (31 Dec)	9	5	7	3	3	

The table shows fuel consumption at Catena's properties. The figures are normal-year-adjusted in accordance with Mestro's setting for climate correction. In general, the Danish properties still use natural gas for heating. For 2023, we have 100% data coverage for heat at these properties - we have not had this before, which explains the increase over last year.

Total energy consumption

EPRA code	Unit		Total			Comparable portfolio		
			2023	2022	2017 (base year)	2023	2022	Change, %
Energy- Int	MWh	Purchased/generated by landlord	43,871	93,707	73,920	18,893	19,094	-1
		<i>of which metered to tenant</i>	<i>N/D</i>	<i>63,404</i>	<i>N/D</i>	<i>N/D</i>	<i>N/D</i>	
		Purchased/generated by tenant	175,564	119,068	82,928	69,326	70,889	-2
		Total energy consumption	219,435	212,775	156,848	88,219	89,983	-2
	kWh/m²	Intensity	96	105	122	58	59	-2
	m²	GLA (average)	2,276,714	2,092,264	1,281,546	1,534,062	1,534,062	
	%	Proportion of total GLA (31 Dec)	100	96	77	72	79	

The table shows the energy intensity at Catena's properties.

Greenhouse gas emissions

EPRA code	Unit	Scope	Emission source	2023	2022	2018 (base year)	Change 2018-2023, %
GHG-Dir-Abs	tonnes CO ₂ e	Scope 1	Natural gas	409	192	1,195	-66
GHG In-dir-Abs		Scope 2	Electricity (market-based)	0	-	-	-
GHG-Int			Electricity (location-based)	2,855	2,151	895	219
			District heating	198	145	1,163	-83
Total Scope 1+2 (market-based)				607	337	2,358	-74
Total Scope 1+2 (location-based)				3,462	2,488	3,253	6
kg CO ₂ e/m ²		GHG intensity (Scope 1+2, market-based)		0.27	0.16	1.57	-83
kg CO ₂ e/m ²		GHG intensity (Scope 1+2, location-based)		1.52	1.19	2.16	-30
m ²		GLA (average)		2,276,714	2,092,264	1,505,297	
%		Proportion of total GLA (31 Dec)		100	96	84	

The table shows direct (Scope 1) and indirect (Scope 2) greenhouse gas emissions and the intensity that arises in connection with the properties' energy use. Other greenhouse gas emissions, including Scope 3, are reported on page 50. It also provides sources for the conversion factors.

Water consumption

EPRA code	Unit		Total			Comparable portfolio		Change, %
			2023	2022	2021	2023	2022	
Water-Abs	m ³	Purchased by landlord	149,598	176,818	154,887	139,065	116,100	20
Water-LfL		Purchased by tenant	97,673	115,045	129,489	90,796	77,400	17
Water-Int		Total water consumption	247,271	291,863	284,376	229,861	193,500	19
	l/m ²	Intensity	114	147	162	131	110	19
	m ²	GLA (average)	2,172,896	1,980,978	1,753,243	1,751,269	1,751,269	
	%	Proportion of total GLA (31 Dec)	95	91	82	77	90	

The table shows water consumption at Catena's properties. All water consumed 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 declaration (EPC)	2,180,249	654,267	472,137	458,898	344,485	149,980	46,036	54,446
	% of total area		96	29	21	20	15	7	2	2

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

Waste								
EPRA code	Unit		Total		Comparable portfolio		Change, %	
			2023	2022	2018 (base year)	2023	2022	
Waste-Abs	tonnes	Hazardous waste	2	0.5	1	2	0.4	100
Waste-Lfl	tonnes	<i>of which to other/unknown treatment method</i>	2	0.5	1	2	0.4	100
	%		100	100	100	100	100	
	tonnes	Non-hazardous	100	502	248	84	475	-82
	tonnes	<i>of which for incineration</i>	52	30	23	38	30	27
	%		52	6	9	45	6	-61
	tonnes	<i>of which for recycling</i>	23	85	114	21	85	-76
	%		23	17	46	25	18	-93
	tonnes	<i>of which for landfill</i>	19	213	11	19	213	-91
	%		19	42	4	23	45	-122
	tonnes	<i>of which for composting</i>	2	7	6	2	7	-70
	%		2	1	2	3	1	-99
	tonnes	<i>of which to other/unknown treatment method</i>	4	167	124	4	140	-97
	%		4	33	50	4	30	-125
	tonnes	Total waste	102	502.5	249	86	476	-82
		GLA (average)	895,105	342,324	481,556	485,744	485,744	
		Proportion of total GLA (31 Dec)	39	16	27	21	22	

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. For 2023, we report on a larger area compared to previous years but lower weight quantities, which is due to limited data from the waste companies.

Voluntary environmental certification					
EPRA code	Unit	Environmental certification system and level	2023	2022	2021
Cert-Tot	m²	Certified by BREEAM-SE or BREEAM In-Use	426,389	114,366	N/A
	% of total area		19	5	
	m²	Certified by Miljöbyggnad Silver or Miljöbyggnad iDrift	457,113	434,683	310,557
	% of total area		20	20	15
	m²	Total certified	883,502	549,049	372,853
	% of total area		39	25	18
	Number of buildings		52	29	19

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

Catena's head office						
EPRA code	Unit		2023	2022	2021	Change 2022-2023, %
Elec-Abs, LfL	MWh	Total electricity consumption	230	226	183	2
DH&C-Abs, LfL		Total district heating consumption	123	97	103	27
Fuel-Abs, LfL		Total fuel consumption	32	0	0	-
Energy-Int	kWh/m²	Intensity	354	324	287	9
GHG-Dir-Abs	tonnes CO ₂	Scope 1	6	0	0	-
GHG Indir-Abs		Scope 2	0	7	7	-100
GHG-Int	kg CO ₂ e/m²	Intensity	7	7	7	-7
Water-Abs, LfL	m³	Total water consumption	275	247	206	11
Water-Int	l/m²	Intensity	277	248	207	12
Waste-ABS, LfL	tonnes	Total (non-hazardous, for recycling and incineration)	19	18	19	4
	m²	GLA	995	995	995	

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

Social indicators

Social sustainability at Catena's properties

EPRA code	Indicator	2023	2022	2021
H&S-Asset	Proportion of properties where health and safety assessment has been performed, %	100	100	100
H&S-Comp	Occasions when health and safety deficiencies have been observed at Catena's properties	16	0	0
Comty-Eng	Proportion of properties where community projects have been implemented, %	100	100	100

At least one health and safety inspection is completed each year and in each property. Discrepancies are reported in accordance with ISO 14001. Correction of previous data for Comty-Eng; for more information, see page 57.

People employed during the year

EPRA code		2023		2022		2021	
		Number	%	Number	%	Number	%
Emp-Turnover	Total no. employed during the year	14	22	10	18	5	11
	Number of women	6	9	2	4	2	2
	Under 30 years	3	5	1	2	0	0
	31-50 years	3	5	1	2	2	4
	Over 50 years	0	0	0	0	0	0
	Number of men	8	12	8	14	4	9
	Under 30 years	1	2	2	4	1	4
	31-50 years	7	11	5	9	2	2
	Over 50 years	0	0	1	2	0	0

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.

Employees who left during the year

EPRA code		2023		2022		2021	
		Number	%	Number	%	Number	%
Emp-Turnover	Total no. who left the company	5	8	2	4	4	8
	Number of women	1	2	1	2	2	4
	Under 30 years	0	0	0	0	1	2
	31-50 years	1	2	1	2	0	0
	Over 50 years	0	0	0	0	1	2
	Number of men	4	6	1	2	2	4
	Under 30 years	2	3	0	0	0	0
	31-50 years	0	0	0	0	0	0
	Over 50 years	2	3	1	2	0	0

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.

Workforce

	2023		2022		2021	
	Number	Of whom women	Number	Of whom women	Number	Of whom women
Total workforce (count)						
Number of employees	65	23	55	18	47	17
Permanent employees	65	23	55	18	47	17
Of which full-time	65	23	55	18	47	17
Of which part-time	0	0	0	0	0	0
Temporary employees	0	0	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 retrieved from the HRM system, Flex Employee.

Staff composition

		2023		2022		2021	
EPRA code		Number	% women	Number	% women	Number	% women
Diversity-Emp	Board of Directors	8	38	8	38	7	43
	Under 30 years	0	0	0	0	0	0
	31-50 years	1	100	1	100	1	100
	Over 50 years	7	29	7	25	6	33
	Management	7	57	7	57	4	50
	Under 30 years	0	0	0	0	0	0
	31-50 years	4	50	4	50	2	0
	Over 50 years	3	67	3	67	2	100
	Other employees	58	33	48	21	43	35
	Under 30 years	7	86	6	50	3	66
	31-50 years	37	32	28	36	27	44
	Over 50 years	14	7	14	7	13	8

The table shows the composition of the company, by gender and age category. Data is obtained from our Flex HRM HR system. No significant annual fluctuations.

GRI index

Statement of use	Catena has reported in accordance with the GRI Standards for the period [1 Jan 2023 to 31 Dec 2023].
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 CODE	REVIEWED BY AN AUDITOR
GRI 2: GENERAL STANDARD DISCLOSURES 2021						X
1. The company and its reporting procedure						X
2-1 Organisational details						X
a. Legal name	100					X
b. Nature of ownership	138					
c. Head office location	100					
d. Countries of operation	41					
2-2 Entities included in the organisation's sustainability reporting						X
a. Organisational entities	28					X
b. Sustainability reporting vs. financial reporting	28, 44, 71					
c. Consolidation of information	71					
2-3 Reporting period, frequency and contact point						X
a. Report period	71					X
b. Reporting cycle	71					
c. Publication date	93					
d. Contact point	41					
2-4 Restatements of information	154-155					X
a. Restatements						X
2-5 External assurance						X
a. External policy and practice	43-45					X
b. External assurance of sustainability reporting	93					
2. Economic activities and employees						X
2-6 Activities, value chain and other business relationships						X
a. Sector (and market)	7					X
b. Value chain	46					
c. Relevant business relationships	112, 131					
d. Organisational changes and changes in value chain	47					
2-7 Employees						X
a. Employees, by gender and region	66, 77-78	a, b	Breakdown by region.	Considering the organ-		X
b. Employees, by type of employment	77		We only have one form of	isation's size, we have		
c. Methodologies and assumptions	77-78		employment.	chosen not to do a regional		
d. Contextual information for understanding data	77-78			breakdown.		
e. Significant annual fluctuations	77-78					
2-8 Workers who are not employees	68					X
a. Non-employees						X
b. Methodologies and assumptions						
c. Significant annual fluctuations						

GRI STANDARD	PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODE	REVIEWED BY AN AUDITOR
3. Governance						X
2-9 Governance structure and composition						X
a. Governance structure b. Highest governance body responsible for sustainability impacts c. Composition of highest governance body	44, 139-141 44, 141 143				Gov-Board	X
2-10 Nomination and selection of the highest governance body	139					X
a. Nomination of the highest governance body b. Selection criteria for the highest governance body					Gov-Select	X
2-11 Chair of the highest governance body						X
a. Chair's operational role and responsibilities b. Management of conflicts of interest	137-139 139-140				Gov-Col	X
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 b. The highest governance body's strategic and tactical impacts on sustainability processes c. The highest governance body's organisational review	44, 139-141 44, 141 44, 141					X
2-13 Delegation of responsibility for managing impacts						X
a. Highest governance body's delegation of responsibility for sustainability b. Reporting	44, 141 44, 140-141					X
2-14 Role of the highest governance body in sustainability reporting	44-141					X
a. Highest governance body's role and responsibility for sustainability information b. Reason for delegation of responsibility for sustainability reporting						X
2-15 Conflicts of interest						X
a. Highest governance body's management of conflicts of interest b. Reporting of conflicts of interests	139-140, 142 142				Gov-Col	X
2-16 Communication of critical concern						X
a. Communication of critical concerns to the highest governance body b. Number of critical concerns reported	44, 142 142					X
2-17 Collective knowledge of the highest governance body						X
a. Collective knowledge for sustainable development	44, 141					X
2-18 Evaluation of the performance of the highest governance body	141-142					X
a. Evaluation process b. Whether evaluations independent, and their frequency c. Actions in response to the evaluations						X
2-19 Remuneration policies	Remuneration guidelines*					X
a. Remuneration policies for highest executives b. Sustainability weighting in regard to remuneration policies						X
2-20 Process to determine remuneration						X
a. Process for determining remuneration b. Stakeholders' participation in the process	Remuneration guidelines					X

* Remuneration report and guidelines are available at www.catena.se

GRI STANDARD	PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODE	REVIEWED BY AN AUDITOR
2-21 Annual total compensation ratio	106-107					X
a. Remuneration ratio		a-c	Reports average salary and remuneration to the CEO			X
b. Remuneration percentage increase						
c. Information for understanding the remuneration data						
4. Strategy, governing documents and process control						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	43-44, 70					X
b. Commitment to human rights	44, 69					
c. Links to policy commitments	44					
d. Approval level	44					
e. Extent of policy commitments	44					
f. Communication of policy commitments	43-46					
2-24 Embedding policy commitments						X
a. How policy commitments are embedded in own activities and business relationships	44, 47-58, 64-69,					X
2-25 Processes to remediate negative impacts						X
a. Remediation of negative impacts	70, 142	e	No process exists for evaluation of grievance mechanisms.			X
b. Grievance mechanisms	70					
c. Other processes to remediate negative impacts	142					
d. Stakeholders' participation in the process	70					
e. Evaluation of grievance mechanisms	-					
2-26 Mechanisms for seeking advice and raising concerns	70					X
a. Whistleblower service						X
2-27 Compliance with laws and regulations						X
a. Instances of non-compliance	70	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	70,					
d. Determination of significant instances of non-compliance						
2-28 Membership associations	43-44					X
a. Participation in industry and member associations						X
5. Approach to stakeholder engagement						X
2-29 Approach to stakeholder engagement	44-45, 47					X
a. Engaging with stakeholders, categories, identification						X
2-30 Collective bargaining agreements	43, 67					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, 2023						X
3. Management of material topics						X
GRI 3: Material topics						X
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						

GRI STANDARD	PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODE	REVIEWED BY AN AUDITOR
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	70				X
GRI 205: Anti-corruption, 2016	205-1 Operations assessed for risks related to corruption	70				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	70					X
a. Number and percentage of governance body members that the anti-corruption policies have been communicated to						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	70					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	58				X
GRI 301: Materials	301-1 Materials used by weight or volume	50, 76				X
a. Total weight of volume of material		a	Included in LCA for new builds. Reported as part of climate impact/m².			X
301-2 Recycled input materials used						X
a. Proportion of material reused	Data not available.	a	Process for data collection not available.			X
Energy						X
GRI 3: Material topics	3-3 Management of material topics	51				X
GRI 302: Energy 2016	302-1 Energy consumption within the organisation					X

GRI STANDARD	PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODE	REVIEWED BY AN AUDITOR
a. Total fuel consumption from non-renewable sources, by fuel type used	74		Sales of heat, cooling and gas. We only		Fuels-Abs,	X
b. Total fuel consumption from renewable sources, by fuel type used	73-74		sell back electrical energy from our		Fuels-LfL	
c. Total energy use, by energy type	73-74		solar cell installations.		DH&C-Abs, LfL	
d. Total energy sold	73-74				Elec-Abs, LfL	
e. Total energy consumption	74					
f. Standards, methodologies, assumptions, and/or calculation tools	50, 73-74					
g. Conversion factors	50					
302-2 Energy consumption outside of the organisation						X
a. Energy consumption outside the organisation	50, 73-76					X
b. Standards, methodologies, assumptions, and/or calculation tools	48-50					
c. Conversion factors	50					
302-3 Energy intensity						X
a. Energy intensity	52, 73-74				Energy-Int	X
b. Denominator for the calculation	52, 73-74					
c. Types of energy included	52, 73-74					
d. Boundaries	52					
Water						X
GRI 3: Material topics	3-3 Management of material topics	54				X
GRI 303: Water and effluents 2018	303-1 Interactions with water as a shared resource	54, 75				X
a. Total water consumption					Water-Abs,	X
b. Water consumption in areas with water stress					Water-LfL,	
c. Water storage					Water-Int	
d. Standards, methodologies, assumptions, and/or calculation tools						
Biodiversity						X
GRI 3: Material topics	3-3 Management of material topics	55-56				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
		21-26, 55-56	Catena does not operate in areas of high biodiversity value.			X
304-2 Significant impacts of activities, products and services on biodiversity	55-56					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	55-56					X
a. Size and status for all habitats protected or restored, and whether the success was approved by independent external experts						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	56					X

GRI STANDARD	PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODE	REVIEWED BY AN AUDITOR
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
Greenhouse gas emissions						X
GRI 3: Material topics 3-3 Management of material topics	48					X
GRI 305: Emissions 2016 305-1 Direct (Scope 1) GHG emissions	49-50, 75					X
a. 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	49-50, 75					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	49-50, 75					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	53					X
GRI 306: Waste 2020 306-1 Waste generation and significant waste-related impacts	53, 76				Waste-ABS, LfL	X
306-3 Total weight of waste by type and handling method	76					X
306-4 Waste diverted from disposal	76					X
306-5 Waste directed to disposal	76					X
Work environment						X
GRI 3: Material topics 3-3 Management of material topics	65					X
GRI 401: Em- ployment 2016 401-1 New employee hires and employee turnover	77				Emp-Turnover	X

GRI STANDARD	PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODE	REVIEWED BY AN AUDITOR
401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	67					X
401-3 Parental leave	66					X
GRI 404: Training and education	404-1 Average hours of training per year per employee	66				X
a	Number of hours of training, by gender and region				Emp-Training	X
404-2 Programmes for upgrading employee skills and transition assistance programmes	65-66					X
a.	Programmes implemented to upgrade employee skills					X
b.	Transition assistance programmes provided					X
404-3 Percentage of employees receiving regular performance and career development reviews	65					X
a	Number of employees that had a development review, per gender and type of employment				Emp-Dev	X
GRI 405: Diversity and equal opportunities	405-1 Diversity of governance bodies and employees	78				X
a.	Diversity within the organisation's governance bodies	b	We do not report diversity.		Diversity-Emp	X
b.	Diversity of employees, by employee category					X
405-2 Ratio of basic salary and remuneration of women to men	66					X
a.	Ratio of basic salary and remuneration, by employee category and significant locations of operation				Diversity-Pay	X
b.	Definitions for significant locations of operation					X
Health and safety						X
GRI 3: Material topics	3-3 Management of material topics	67				X
GRI 403: Occupational health and safety 2018	403-1 Occupational health and safety management system	44, 67				X
a.	Management system					X
b.	Scope of workers, activities and workplaces covered					X
403-2 Hazard identification, risk assessment and incident investigation	67				H&S-Emp, H&S-Asset, H&S-Comp	X
403-3 Occupational health services	67					X
403-4 Worker participation, consultation and communication on occupational health and safety	67					X
403-5 Worker training on occupational health and safety	67					X
403-6 Promotion of worker health	67					X

GRI STANDARD	PAGE	OMISSION REQUIREMENT	REASON	EXPLANATION	EPRA CODE	REVIEWED BY AN AUDITOR
403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	67					X
403-8 Workers covered by an occupational health and safety management system	67					X
a. Scope of OHS management system (inclusion) b. Exclusions from this disclosure c. Standards, methodologies, assumptions, and/or calculation tools						X
403-9 Work-related injuries	67-68					X
a. Number and rate of injuries, for all employees 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						X
403-10 Work-related ill health	67-68					X
a. Number and type of work-related ill health, for all employees 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						X
Human rights						X
GRI 3: Material topics	3-3 Management of material topics	69				X
GRI 406: Non-discrimination	406-1 Incidents of discrimination and corrective actions taken	69				X
Land use						X
GRI 3: Material topics	3-3 Management of material topics	57				X
GRI 413: Local communities	413-1 Operations with local community engagement, impact assessments and development programmes	57, 77	i, iii-viii	Data not available.	Comty-Eng	X
	413-2 Operations with significant actual and potential negative impacts on local communities	57, 77				X
Other disclosures						X
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	44-45				X
	207-3 Stakeholder engagement and management of concerns related to tax	44-45				X
	207-4 Country-by-country reporting	45				X

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 property 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 and 2022 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 gross lettable area, which for 2023 is 2,277,566 square metres.

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 properties' energy consumption. The gross lettable area (GLA) 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 stock consists of the properties for which we have measurement data for both full years 2022 and 2023; the slight deviation in surface area is due to minor extensions.

Estimate of landlord's consumption

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

The use of the office space is also included in the figures reported for the total.

Third-party review

Catena's Sustainability Report has been prepared in accordance with the GRI Standards and audited by KPMG in accordance with ISAE 3000. The EPRA index on pages 79-86 highlights the indicators that have been reviewed by auditors. See the assurance report on page 93.

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

Normalisation

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

Segment analysis (geography, building type, etc.)

Catena's property holdings comprise logistics properties and a few office buildings. As the proportion of offices is low and they are often located within 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 can be interesting in terms of energy consumption, for example, since Catena's properties in Denmark are still heated by natural gas, unlike our Swedish properties. However, we do not currently have a country-by-country breakdown in our report.

Reporting for the company's own offices

Catena reports the 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 73-78.

Explanations of outcomes

Explanations of the outcomes of the various indicators are presented in the notes beneath each table on pages 73-78. Further disclosures and activities are detailed on pages 48-59 and 65-70.

Reporting period

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

Materiality

Catena's materiality analysis is presented on page 47.



Proportion of turnover from products or services associated with taxonomy-aligned economic activities - disclosure covering year 2023

Financial year 2023	2023			Substantial contribution criteria						Do no significantly harm (DNSH) criteria (h)										
	Code (a) (2)	Turnover (3)	Proportion of turnover, 2023 (4)	Climate change mitigation (5)	Climate change adaptation (6)	Water and marine resources (7)	Pollution (8)	Circular economy (9)	Biodiversity and ecosystems (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water and marine resources (13)	Pollution (14)	Circular economy (15)	Biodiversity and ecosystems (16)	Minimum safeguards (17)	Proportion of taxonomy-aligned (A.1) or -eligible (A.2.) turnover, year 2022 (18)	Category (enabling activity) (19)	Category (transitional activity) (20)	
Economic activities (1)		MSEK	%	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	1021	56%	Y	N/EL	N/EL	N/EL	N/EL	N/EL	-	Y	-	-	-	-	Y	51%	-	-	
Turnover of environmentally sustainable activities (Taxonomy-aligned) (A.1)		1,021	56%	56%	-	-	-	-	-	-	Y	-	-	-	-	Y	51%			
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	787	44%	EL	N/EL	N/EL	N/EL	N/EL	N/EL								49%			
Turnover of taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities) (A.2)		787	44%	44%	-	-	-	-	-								49%			
A. Turnover of taxonomy-eligible activities (A.1+A.2)		1,808	100%	100%	-	-	-	-	-								100%			
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																				
Turnover of taxonomy-non-eligible activities		0	0%																	
TOTAL		1,808	100%																	



Proportion of CAPEX from products or services associated with taxonomy-aligned economic activities - disclosure covering year 2023

Financial year 2023	2023			Substantial contribution criteria						Do no significantly harm (DNSH) criteria (h)									
Economic activities (1)	Code (a) (2)	CAPEX (3)	Proportion of CAPEX, year 2023 (4)	Climate change mitigation (5)	Climate change adaptation (6)	Water and marine resources (7)	Pollution (8)	Circular economy (9)	Biodiversity and ecosystems (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water and marine resources (13)	Pollution (14)	Circular economy (15)	Biodiversity and ecosystems (16)	Minimum safeguards (17)	Proportion of taxonomy-aligned (A.1) or -eligible (A.2.) CAPEX, year 2022 (18)	Category (enabling activity) (19)	Category (transitional activity) (20)
		MSEK	%	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/ CE.3.2	1,117	36%	Y	-	N/EL	N/EL	-	N/EL	-	Y	-	-	-	-	Y	13%	-	-
Acquisition and ownership of buildings	CCM 7.7	1,209	38%	Y	N/EL	N/EL	N/EL	N/EL	N/EL	-	Y	-	-	-	-	Y	63%	-	-
CAPEX of environmentally sustainable activities (taxonomy-aligned) (A.1)		2,326	74%	74%	0%	-	-	-	-	-	Y	-	-	-	-	Y	76%		
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	439	14%	EL	-	N/EL	N/EL	-	N/EL								12%		
Acquisition and ownership of buildings	CCM/ CCA 7.7	383	12%	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)		822	26%	26%	-	-	-	-	-								24%		
A. CAPEX of taxonomy-eligible activities (A.1+A.2)		3,148	100%	100%	-	-	-	-	-								100%		
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																			
CAPEX of taxonomy-non-eligible activities		0	0%																
TOTAL		3,148	100%																

* Activity 7.1 goes towards B component/CAPEX plan.



Proportion of OPEX from products or services associated with taxonomy-aligned economic activities - disclosure covering year 2023

Financial year 2023	2023			Substantial contribution criteria						Do no significantly harm (DNSH) criteria (h)									
Economic activities (1)	Code (a) (2)	OPEX (3)	Proportion of OPEX, year 2023 (4)	Climate change mitigation (5)	Climate change adaptation (6)	Water and marine resources (7)	Pollution (8)	Circular economy (9)	Biodiversity and ecosystems (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water and marine resources (13)	Pollution (14)	Circular economy (15)	Biodiversity and ecosystems (16)	Minimum safeguards (17)	Proportion of taxonomy-aligned (A.1.) or -eligible (A.2.) OPEX, year 2022 (18)	Category (enabling activity) (19)	Category (transitional activity) (20)
		MSEK	%	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	42	42%	Y	N/EL	N/EL	N/EL	N/EL	N/EL	-	Y	-	-	-	-	Y	36%	-	-
OPEX of environmentally sustainable activities (taxonomy-aligned) (A.1)		42	42%	42%	-	-	-	-	-	-	Y	-	-	-	-	Y	36%		
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	58	58%	EL	N/EL	N/EL	N/EL	N/EL	N/EL								64%		
OPEX of taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities) (A.2)		58	58%	58%	-	-	-	-	-								64%		
A. OPEX of taxonomy-eligible activities (A.1+A.2)		100	100%	100%	-	-	-	-	-								100%		
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																			
OPEX of taxonomy-non-eligible activities		0	0%																
TOTAL		100	100%																

Proportion of turnover/total turnover		
	Taxonomy-aligned per objective	Taxonomy-eligible per objective
CCM	56%	100%
CCA	0%	0%
WTR	0%	0%
CE	0%	0%
PPC	0%	0%
BIO	0%	0%

Related to the EU Taxonomy, the sustainability report must include quantitative values for the total turnover, capital expenditure and operating expenses, as well as the percentage of these three key indicators that is taxonomy-eligible.

Turnover

Included: All income from economic activities linked to the properties Catena owns.

Not included: Income from properties that Catena does not own, or other Group income that is not related to the properties that the company owns.

Proportion of CAPEX/total CAPEX		
	Taxonomy-aligned per objective	Taxonomy-eligible per objective
CCM	74%	100%
CCA	0%	0%
WTR	0%	0%
CE	-	35%
PPC	0%	0%
BIO	0%	0%

CAPEX

Included: All investments linked to the company's properties, as well as investments that are individually defined in the taxonomy.

Not included: Investments in the Group in addition to those related to the properties, such as equipment and software.

See note 13 on page 110.

Proportion of OPEX/total OPEX		
	Taxonomy-aligned per objective	Taxonomy-eligible per objective
CCM	42%	100%
CCA	0%	0%
WTR	0%	0%
CE	0%	0%
PPC	0%	0%
BIO	0%	0%

OPEX

Included: According to the EU Taxonomy rules, only property expenses linked to the following activities should be included:

- Research and development.
- Building renovation measures.
- Short-term leases.
- Maintenance and repair.
- Any other direct expenditures 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.

Definitions in the Sustainability Report

Definitions of the KPIs Turnover, CAPEX and OPEX.

The definitions follow the EU Taxonomy's definitions of turnover, capital expenditure and operating expenditure in accordance with the Taxonomy Regulation, Article 8, Annex 1.

Abbreviations in the smaller tables are as follows:

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

Source: <https://www.far.se/kunskap/hallbarhet/fragor-och-svar-om-hallbarhet/>

Not included: Expenditures for district heating, property electricity, bio-gas 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 6 on page 105.

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

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

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 2023. Catena AB has defined the scope of its Sustainability Report and statutory sustainability report on pages 41-92 of this document.

Responsibilities of the Board of Directors 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. The criteria are described on page 71 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 ISQ M (International Standard on Management Control 1) and accordingly maintains a comprehensive system of quality control including documented guidelines and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements. We are independent of Catena AB in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our 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, 22 March 2024
KPMG AB

Camilla Alm-Andersson
Authorised public accountant

Torbjörn Westman
Specialist member of FAR