

Interim report, January–September 2022

Standing strong in a changing world

- Rental income rose by 12 percent to SEK 1,150 million (1,027).
- The net operating surplus increased by 11 percent to SEK 911 million (821).
- Profit from property management rose by 18 percent to SEK 723 million (611).

– The change in value of properties amounted to SEK 1,230 million (1,260).

– Profit for the period increased to SEK 2,133 million (1,615), corresponding to earnings per share of SEK 48.56 (40.25).

– The long-term net asset value EPRA NRV per share rose to SEK 375.58 (292.75).

– 24 percent of lettable area is environmentally certified, corresponding to 511,505 m².

Significant events in the third quarter

- Catena sold the Vanda 1 property in Kista, Stockholm, via a corporate transaction at an underlying property value of SEK 460 million before deduction of deferred taxes.



Catena in brief

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



124 properties
2,131 thousand m² lettable space
 SEK **26,667** million property value



5.6 years – weighted average lease expiry
96.5 % economic occupancy rate
35.3 % loan-to-value ratio

A vision worth investing in

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



Focused business model

By focusing on strategically located logistics properties, Catena has established valuable specialist expertise and experience. This, paired with long-term ownership, safeguards Catena's strong market position and affords the company's customers a proactive partner that assumes responsibility over time.



Sustainable and efficient project development

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



Long-term customer relationships contribute to strong cash flow

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

Standing strong in a changing world

Catena's rental income rose 12 percent during the period to SEK 1,150 million, while profit from property management amounted to SEK 723 million, an increase of 18 percent compared to the same period last year. Catena has a strong financial position with a low loan-to-value ratio and a good safety margin in its investments. With strong, long-term trends behind it and sustained demand for the company's properties, Catena holds a unique position in the market with exciting opportunities ahead.

The best properties for the best customers

At Catena, we take pride in developing and managing the best logistics properties in the best locations with the best customers. Our customers are market-leading operators in growth segments such as third-party logistics ('TPL'), e-commerce, food and pharmaceuticals. Examples of our customers include state-owned PostNord and partially state-owned DHL in the TPL segment, along with Martin & Servera, Menigo and Apotea in food and pharmaceuticals. Strong underlying trends are driving growth among these operators, and a sustained expansion in their logistical capacity is expected in order to meet current and future needs. What we are currently seeing is that TPL is taking an increasing share of new logistics space, a trend driven by e-commerce companies that want to optimise their cost structure and by strategic decisions by corporate sectors to make cargo flows more robust and reduce their carbon footprint. This shift is part of the major change now taking place whereby we are moving from a logistics network based on the 'just in time' principle to a greater focus on 'just in case', as companies need to be able to handle rapidly changing consumer behaviour and scenarios. Thanks to our unique land bank and sector-leading portfolio, Catena is ready to support current and future customers throughout this transformation.

Strong financial position

Thanks to our strong balance sheet and cash flows, we can support our customers in their growth journey and serve as a long-term partner, regardless of the economic situation. Driv-

en by the invasion of Ukraine and the current energy crisis in Europe, volatility in the capital markets has affected the ability of property companies to raise capital. It is difficult to predict where inflation and interest rates will go, but Catena has established a position with a low loan-to-value ratio and a high interest coverage ratio, giving us the capacity to react to opportunities that can appear in the future and to implement our projects with solid margins. This, together with the fact that an overwhelming proportion of our leases are linked to consumer price index, means that we can reduce the effect of higher inflation and interest rates.

Accelerate the green transition

One year ago, we announced our new sustainability targets which include an objective of net-zero greenhouse gas emissions by 2030. In line with this, we are now accelerating our green investments in areas such as energy from solar panels. As many of our logistics facilities have large roof surfaces, there is a lot of scope for installing solar panels. The energy crisis in Europe entails major challenges for many companies, but also new opportunities and attractive repayment terms for green investments, enabling a different rate of investment than before. It is with great confidence I look at all the opportunities ahead and the results that Catena can achieve in sustainability for our operating environment, business and our customers.

Ongoing team-building

Our results, with close to 20 percent annual average growth



in net asset value, would not have been possible without all of our employees. We at Catena are a dynamic group of colleagues of varied backgrounds and ages. We have people who have worked in the property sector for over thirty years, as well as new additions who bring new expertise and perspectives with them. We are continuously refining our team-building initiatives, which makes our comparatively high results in the annual 'A Great Place to Work' employee survey so pleasing. Everyone at Catena shares our ambitious objectives and drive, which, combined with our unique conditions, makes us well-equipped for the future.

Helsingborg, October 2022
Jörgen Eriksson, CEO

Income and profit

Rental income

Rental income for the period increased by 12 percent to SEK 1,150 million (1,027), corresponding to SEK 709 per m² (660) corrected for non-recurring effects of SEK 6 million. In comparable portfolios, rental income increased by 4.5 percent compared with the preceding year. The remaining increase in income derives from completed projects and the effect of transactions and non-recurring effect linked to a tenant relocating prematurely.

As of February 2022, the crisis in Ukraine has had a significant impact on the market and this, in combination with the after-effects of the COVID-19 pandemic, has contributed to higher market interest rates and inflation. At present, Catena has no operations or commercial links in Russia or Ukraine, so the company's commercial exposure is low.

In principle, all base rents are CPI-linked, but in certain cases there are limitations, so we expect an effect of approximately 90 percent of the change in CPI, calculated across the full rent agreement portfolio.

Property expenses

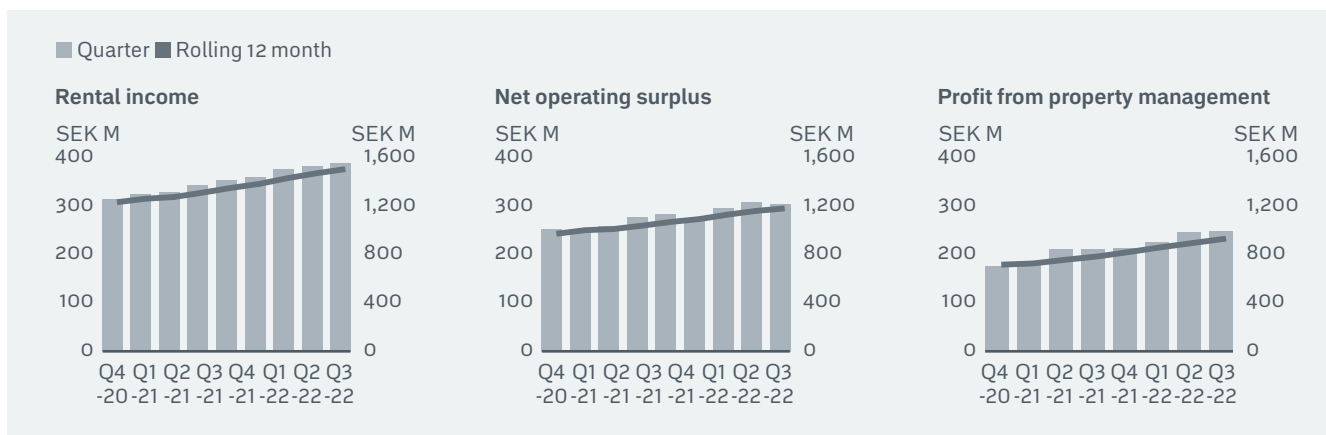
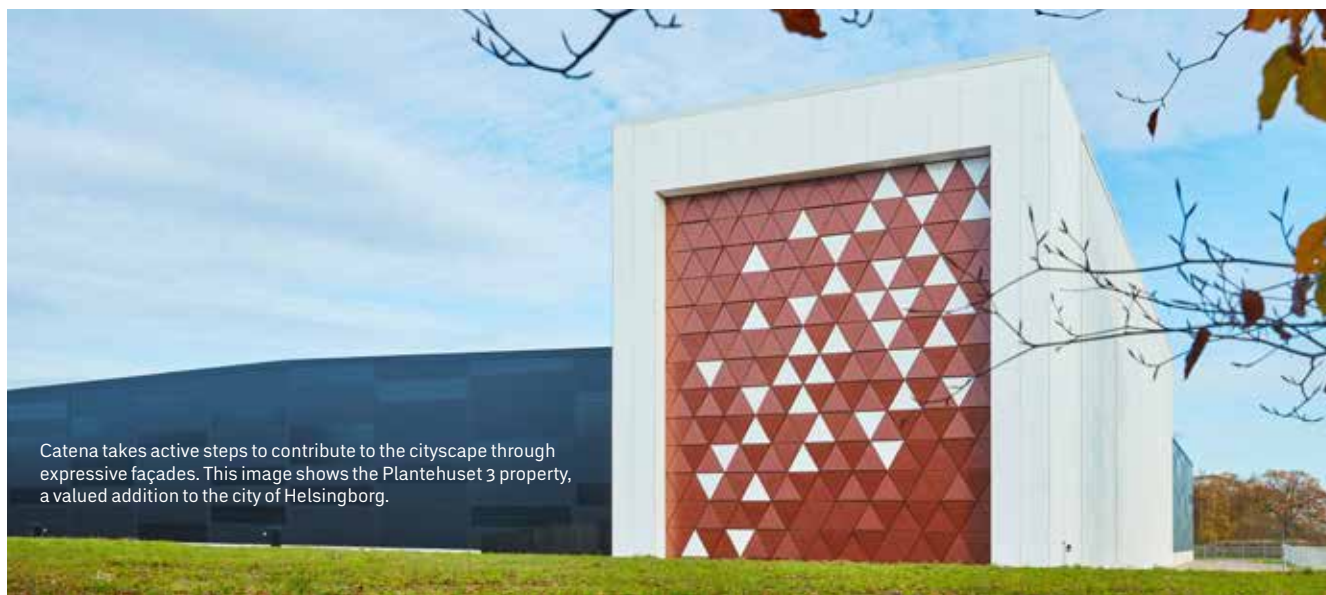
Property expenses increased to SEK -239 million (-206), corresponding to SEK 148 per m² (132). Significantly higher electricity prices have increased the expense per kWh and are the main reason for the higher expense per m² compared with last year. A large part of the increased expense is re-invoiced to the customer.

The property portfolio has grown by a total of 10,253 m² of lettable area compared with the same period last year due to acquisitions and projects.

Net financial items

Financial expenses, excluding expenses for lease liabilities, amounted to SEK -171 million (-181) during the period.

The lower interest expenses are driven by restructuring of the swap portfolio and more favourable loan terms. Furthermore, expenses for interest rate derivatives have been posi-



Rental income, regions												
	2022, Jul-Sep		2021, Jul-Sep		2022, Jan-Sep		2021, Jan-Sep		Rolling 12 month		2021, Jan-Dec	
SEK M	Rental income	Of which, re-invoiced *	Rental income	Of which, re-invoiced *	Rental income	Of which, re-invoiced *	Rental income	Of which, re-invoiced *	Rental income	Of which, re-invoiced *	Rental income	Of which, re-invoiced *
Stockholm	158	12	138	9	453	32	408	29	595	43	551	40
Helsingborg	72	6	66	4	215	16	197	13	284	21	266	17
Malmö	78	17	75	12	230	46	209	33	304	58	283	46
Gothenburg	64	4	48	3	181	11	130	8	227	14	176	11
Jönköping	18	1	27	4	71	7	83	10	99	10	111	14
Total	390	40	354	32	1,150	112	1,027	93	1,509	146	1,387	128

* Re-invoiced expenses.

tively affected by the interbank rate (Stibor, Cibor no longer being negative. Financial income was positively affected during the period in part by a financial lease regarding automation and a currency gain of SEK 14 million linked to the purchase of DKK during the third quarter.

Profit

Profit from property management during the period rose by SEK 112 million to SEK 723 million compared with the preceding year – an increase of 18 percent. The main reasons for the improved profit from property management are higher rental income and financial income and lower financial expenses.

Profit for the period amounted to SEK 2,133 million, which was SEK 518 million higher than in the preceding year. Unrealised changes in the value of properties amounted to SEK 1,130 million (1,260). A positive rental trend and completed projects were the main factors behind the positive unrealised changes in value. The change in the value of derivatives amounted to SEK 643 million (152). Higher long-term market interest rates during the period increased the value of the derivatives portfolio.

The unrealised changes in value are of an accounting nature and do not affect cash flow.

Operating surplus, regions						
SEK M	2022 Jul-Sep	2021 Jul-Sep	2022 Jan-Sep	2021 Jan-Sep	Rolling 12 month	2021 Jan-Dec
Stockholm	130	115	375	341	491	457
Helsingborg	55	50	168	153	219	204
Malmö	52	57	162	157	212	207
Gothenburg	54	41	152	108	190	147
Jönköping	15	20	54	62	72	80
Total	306	283	911	821	1,184	1,095

Quarterly overview								
	2022 Q3	2022 Q2	2022 Q1	2021 Q4	2021 Q3	2021 Q2	2021 Q1	2020 Q4
Rental income, SEK M	390	383	377	360	354	344	329	326
Net operating surplus, SEK M	306	310	295	274	283	279	259	251
Surplus ratio, %	78.5	80.9	78.4	76.1	80.1	81.2	78.5	76.8
Economic occupancy rate, %	96.5	96.2	95.2	94.7	95.9	94.9	93.9	96.2
Profit from property management, SEK M	249	247	227	213	212	211	188	176
Profit for the period, SEK M	273	951	909	1,077	513	346	756	722
Return on equity, %	1.8	7.0	7.8	10.1	5.2	3.6	8.8	10.0
Equity ratio, %	50.7	50.0	45.1	43.5	42.3	41.5	41.1	37.2
Share price at end of period, SEK	331.00	371.20	569.00	564.00	474.00	458.20	385.00	385.00
Cash flow before change in working capital per share, SEK	6.18	5.47	4.70	5.08	5.09	5.16	4.57	4.53
Earnings per share, SEK	6.32	21.04	22.04	26.13	12.42	8.40	19.95	19.15
Long-term net asset value EPRA NRV, per share, SEK	375.58	372.15	347.74	323.74	292.75	278.40	276.29	245.08

Customers and property portfolio

Duration of leases

Year of maturity	Number of contracts	Contractual annual rent, SEK M	Contractual annual rent, %
2022	17	5	0.3
2023	183	219	14.2
2024	62	91	5.9
2025	56	220	14.2
2026	43	240	15.5
2027	21	137	8.9
2028+	68	635	41.0
Total	450	1,547	100

Market and customer processing

Catena works proactively with existing and potential customers to improve the portfolio and increase the number of leases. Catena's customer group consists mainly of well-established, third-party logistics companies, e-commerce companies and retail companies – many of which have experienced strong growth.

In order to strengthen what we can offer the customer and make the most of unique market opportunities, Catena applies a personal and long-term approach to its work with customers. Our large network of contacts combined with our strong brand means that customers can feel secure with Catena as their partner.

Customer and contract structure

Logistics properties differ from traditional real estate. A tenant's structure can vary in terms of the number of properties, lease duration and rent level. Among Catena's largest tenants are state-owned PostNord and the partly state-owned DHL, which combined account for 18 percent of our total contract value. These two players hold 33 individual contracts for 28 properties, providing a diversified rental structure linked to the individual tenant. Any vacancy risk is considered minor, as alternatives to the major logistics infrastructure properties that we offer are limited.

Property valuation

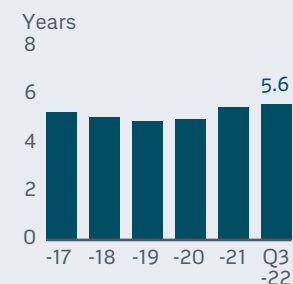
Each quarter, Catena implements internal valuations of all its investment properties, which is used to determine the fair values recognised in the balance sheet. During the period, approximately 76 percent of our property portfolio was valued by third parties. The external valuations that Catena has obtained to verify its internal valuations showed an increase during the quarter of 0-25 basis points of the market's yield requirement, while the inflation assumption has increased for the last two years. This has affected the change in value during the quarter by SEK -123 million. For the period as a whole, the unrealised changes in value of Catena's properties mainly arose as an effect of lower direct yield requirements, renegotiated leases and well-executed projects, and amounted to SEK 1,130 million. This corresponds to 4.4 percent of the total portfolio value before adjustment. As of 30 September 2022, Catena's properties were valued at a weighted average yield of 5.2 percent. Two of the parameters that significantly impact the value of a property are the rental trend and changes in the yield requirement.

Sensitivity analysis

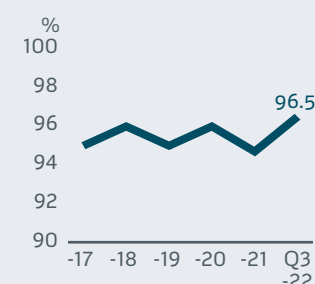
	Impact on value, SEK M	Loan-to-value ratio, %	
Yield requirement, percentage points	+0.5	-2,908	39.6
	-0.5	2,573	32.2
Assumed annual rent growth, percentage points	+0.5	525	34.6
	-0.5	-361	35.8

All of the Group's investment properties are assessed as being at level 3 in the valuation hierarchy. A detailed description of the valuation principles is available on page 99 of Catena's Annual Report for 2021.

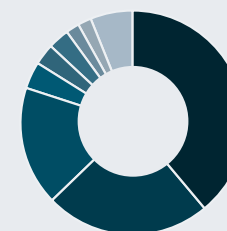
WALE



Occupancy rate

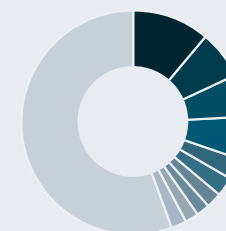


Tenants per segment, contract value



- Logistics and transport, 39%
- Food and beverage, 24%
- Durable goods, 17%
- Healthcare, 4%
- Construction and furnishings, 3%
- Industry, 3%
- Packaging, 2%
- Public sector, 2%
- Others, 6%

Ten largest tenants, contract value



- DHL, 11%
- PostNord, 7%
- ICA, 6%
- Martin & Servera, 6%
- Boozt, 3%
- Nowaste Logistics, 3%
- Intervare, 2%
- Dagab, 2%
- Menigo Foodservice, 2%
- NTG Nordic Transport Group, 2%
- Others, 56%

Sustainable properties

Catena works to create sustainable properties by considering the entire life cycle of the building. Implementing energy efficiency projects and environmental certifications safeguards the energy efficient operation of Catena's buildings, a healthy indoor environment and stricter requirements on the materials chosen for projects. The organisation strives to actively increase its knowledge about the emissions generated during construction projects and solutions to reduce these through measures such as recycling materials.

All of Catena's new construction is certified at a minimum in accordance with Sweden's Green Building Council's Silver classification or BREEAM In-Use 'Very Good'. A further 9 percent of the total lettable area was environmentally certified in 2022. A total 511,505 m² of the portfolio has been certified, corresponding to 24 percent of the total lettable area. In addition, Catena has commenced certification in accordance with BREEAM-SE on a number of major new construction projects to further improve our sustainability requirements.

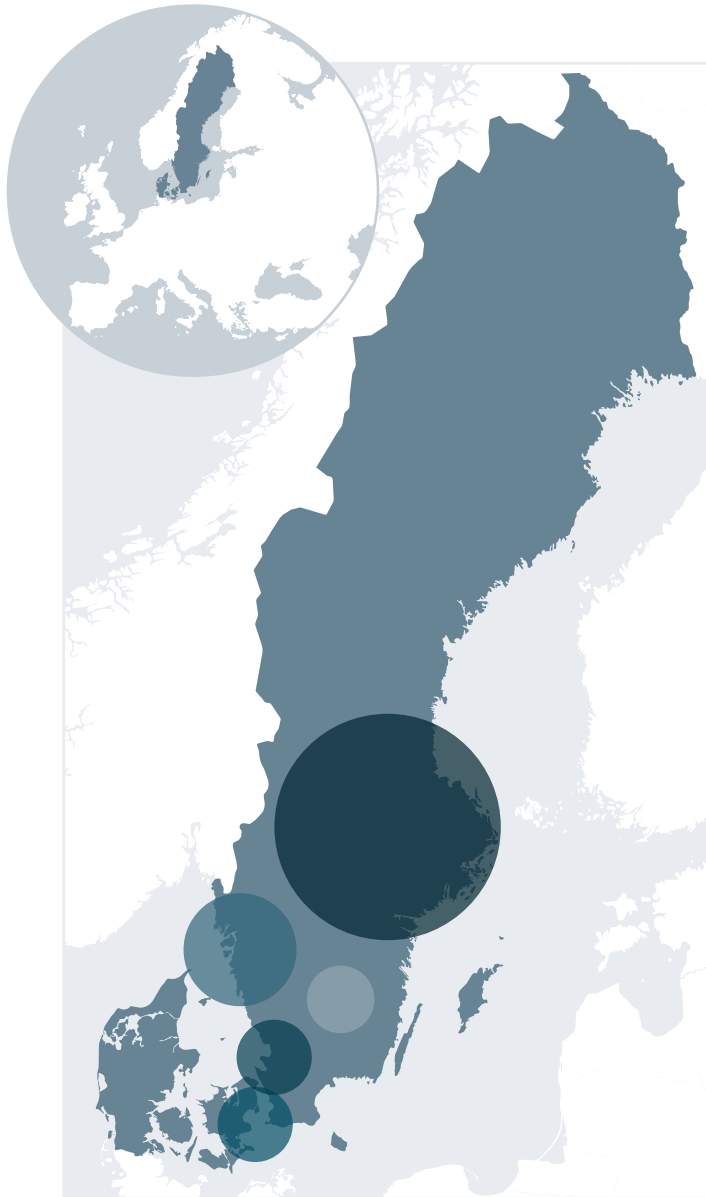
In total, 26 photovoltaic systems have been installed on Catena's rooftops. It is estimated that these achieve a peak power of approximately 10,152 kWp, which produces an estimated 8,552 MWh per year of electricity.

Active property management

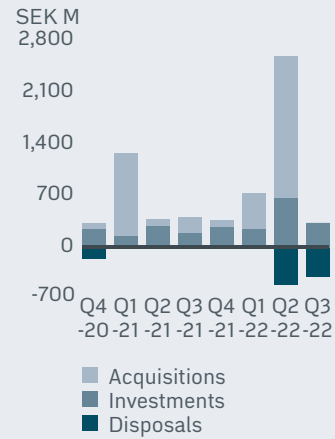
Catena's property management is adapted to the properties' geographical locations and operates from five regions: Gothenburg, Helsingborg, Jönköping, Malmö (which also includes Denmark) and Stockholm (which also includes northern Sweden). This customer-oriented business structure affords Catena considerable opportunities to manage its growing portfolio and develop operations over both the short and long term.



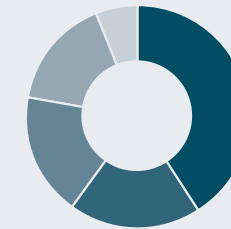
Apotea is Sweden's largest online pharmacy and has grown rapidly over the past few years. The company has its central warehouse, which is owned and managed by Catena, in Morgongåva near Uppsala. This facility also has a major solar panel installation.



Acquisitions, investments and disposals



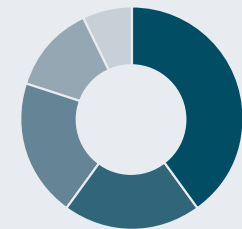
Rental value by region



- Stockholm, 41%
- Helsingborg, 19%
- Malmö, 18%
- Gothenburg, 16%
- Jönköping, 6%

Total: SEK 1,603 million

Property value by region



- Stockholm, 41%
- Helsingborg, 19%
- Malmö, 18%
- Gothenburg, 17%
- Jönköping, 5%

Total: SEK 26,667 million

Properties by region

Regions	Number of properties	Lettable area, thousand m ²	Fair value, SEK M	Rental value, SEK M	Economic occupancy rate, %	Contractual annual rent, SEK M	Surplus ratio, %
● Stockholm ¹	46	833	10,882	653	95	621	83
● Helsingborg	26	480	5,107	310	97	302	78
● Malmö ²	22	322	4,809	294	97	286	70
● Gothenburg	20	349	4,603	260	99	256	84
● Jönköping	10	147	1,266	86	95	82	75
Total	124	2,131	26,667	1,603	97	1,547	79

¹ Includes the properties north of Stockholm.

² Includes the properties in Denmark.

Changes in the property portfolio

During the period, Catena acquired three land holdings at a total value of SEK 482 million. Two are located in the Stockholm Syd area outside Södertälje and one in Landvetter outside Gothenburg. The company also sold two smaller land holdings in Umeå, as well as five properties in Jönköping, Trelleborg, Kista and Växjö during the period. These are older properties with limited development potential. During the second quarter, Catena took possession of Halmslätten Fastighets AB's properties in Halmstad and Umeå, which were acquired for SEK 1,520 before the deduction of deferred tax.

In addition, investments have been made in new construction, remodelling and extensions at existing properties for SEK 998 million. The period's largest investment in an existing property was made at the Plantehuset 3 property at Tostarp Logistics Position outside Helsingborg, where Catena completed a new distribution centre of 15,000 m² and a 5,000 m² extension. Extensive land preparation work has also taken place at part of the Dansered 1:64 site at Landvetter Airport. Major new construction has also taken place at the Bunkagården Mellersta 1 property in Helsingborg, where Catena has built a logistics warehouse of 16,500 m² with PostNord as tenant.

Major modifications to suit tenant requirements have been carried out at a number of properties, including Adaptern 1 in Norrköping, at Törsjö 2:49 in Örebro and Magasinet 3 in Södertälje.

Property portfolio

SEK M	Fair value	Number of properties
Property portfolio at beginning of year	23,400	126
Acquisitions*	1,937	5
Investments in existing properties	998	-
Sales*	-906	-7
Translation differences	108	-
Unrealised changes in value	1,130	-
Property portfolio on 30 September 2022	26,667	124

* Property value after deduction of deferred tax and transaction expenses.

Property acquisition

Property designation	Transfer date	Region	Municipality	Area, m ²	Property value, SEK M*	Rental income/year, SEK M
Part of Dansered 1:64	4 Jan 2022	Gothenburg	Härryda	Land	189	0
Ånsta 2:10	13 Jan 2022	Stockholm	Nykvarn	Land	179	0
Ånsta 2:11	13 Jan 2022	Stockholm	Nykvarn	Land	114	0
Vrangelstro 5:4	13 Apr 2022	Gothenburg	Halmstad	49,980	1,000	43
Logistiken 3	13 Apr 2022	Stockholm	Umeå	23,005	520	23
Total				72,985	2,002	66

* Acquisition of Danish properties at a preliminary exchange rate.

Property sales

Property designation	Transfer date	Region	Municipality	Area, m ²	Property value, SEK M	Earnings, SEK M
Älghunden 3	1 Apr 2022	Jönköping	Jönköping	3,738	42	12
Ätthögen 2	1 Apr 2022	Jönköping	Jönköping	8,709	99	36
Terminalen 1	29 Apr 2022	Malmö	Trelleborg	24,292	129	1
Magneten 6	3 May 2022	Stockholm	Umeå	Land	24	3
Magneten 3	3 May 2022	Stockholm	Umeå	Land	11	1
Fröträdet 1	10 Jun 2022	Jönköping	Växjö	68,580	260	-1
Vanda 1	13 Jul 2022	Stockholm	Kista	23,487	460	48
Total				128,806	1,025	100



Catena sold the Fröträdet 1 property in Växjö during the second quarter to tenant Alwex.

Property development

Catena has an ambition to grow through investments in development projects. This includes both investments in extensions and refinements of existing properties, as well as new production and development of the company's land bank. By managing the current portfolio well and developing new modern logistics properties, Catena generates considerable value for all of its stakeholders.

Land bank





As of the reporting date, Catena has a total potential land bank of approximately 4.7 million m² in strategic logistics locations, primarily in Sweden. The land bank consists of land assets on our own account, as well as via options and joint ventures. At the end of the period, land on the company's books amounted to around 2,3 million m², of which approximately 1.3 million m² has zoning plan approval.

Normally, the business risk is limited by acquiring land with an option where access to the land is only granted when the zoning plan gains legal force. Historically, Catena has successfully acquired, at an early stage, raw land with favourable future opportunities to obtain an approved zoning plan for establishing logistics properties. As of the end of the period, zoning plans are in place for 18 percent of the land bank, and 49 percent is in the process of obtaining approved zoning plans. If complete zoning plans existed for all of its land bank, Catena estimates that the total building rights volume would amount to 1.7 million m².

Over the years, Catena has developed valuable expertise to identify attractive land assets at an early stage and to be able to monitor the zoning process closely. Long-term relationships with municipalities and the business community also generate unique acquisition opportunities and Catena's structured sustainability process helps make Catena an attractive partner for new collaborations.

Catena helps Carepa expand



 Ängelholm municipality
  7,000 m²
 Forecast, zoning plan: Completed
  BREEAM Very Good

Carepa is a rapidly growing supplier of consumables in need of greater logistics space to continue expanding. Catena will build a new facility with an area of roughly 7,000 m² at the Norra Varalöv 31:11 property close to Carepa's current premises, which are also owned and managed by Catena. The objective is for the facility to obtain a minimum BREEAM certification of 'Very Good', and the roof is being prepared for the installation of solar panels.

New production

Growing demand from investors and increased customer needs for modern and sustainable logistics properties has led to a sharp imbalance between demand and the supply of attractive land, especially since zoning and planning processes are often lengthy. This phenomenon pushes land prices up, highlights the value of Catena's land reserves and gives the company a unique competitive advantage. The existing land bank facilitates a future investment volume of approximately SEK 15 billion with significant value adjustments upon completion.

Historically, we have had a margin above the market yield requirement of up to 2-3 percentage points in connection with new construction.

Normally, we commence new projects only when we have signed a lease with a customer to ensure a good safety margin.

Development of existing portfolio

Catena works continuously to streamline and develop its existing portfolio. Our local presence and our own management organisation enables us to build close ties with our tenants and optimise conditions for continuous improvements to the properties over time. Catena applies an eternal horizon in its ownership and is constantly exploring new ways to raise standards and efficiency. In this way, we can reduce operating costs and our climate footprint, thereby improving the properties over time and making them more attractive to existing and new tenants.

Logistics properties are most often built on large land areas where there are opportunities for expansion. In step with growing cargo flows driven by, among other things, growth in e-commerce, our tenants often need to be able to expand an existing property to be able to handle larger volumes. In being able to offer this, we further strengthen our customer offer as well as growth opportunities, both for Catena and for our tenants.

Major projects in progress¹

Projects	Property	Municipality	Lettable area, m ²	Estimated net operating surplus, SEK M	Estimated investment, SEK M	Degree of completion as of Q3 2022, SEK M	Occupancy rate on balance sheet date, %	Completed ²
Warehouse, Tostarp	Plantehuset 3	Helsingborg	15,000	8	124	116	0	Q3 2022
PostNord	Bunkagården Mellersta 1	Helsingborg	16,500	8	132	132	100	Q4 2022
ICA	Planeraren 2	Borlänge	3,570	5	90	2	100	Q1 2023
SGD	Statorn 31	Norrköping	8,400	6	115	14	100	Q3 2023
Lekia	Sockret 4	Malmö	18,700	13	208	57	62	Q1 2024
MM-Sport	Part of Dansered 1:64	Härryda	41,810	30	449	159	21	Q2 2024
Elgiganten	Hyltena 1:98	Jönköping	86,600	45	813	60	100	Q2 2024
Menigo, Landvetter	Part of Dansered 1:64	Härryda	42,300	38	607	115	100	Q3 2024
Carepa	Norra Varalöv 31:11	Ängelholm	6,900	5	83	3	100	Q3 2024
Total, ongoing major projects			239,730	158	2,621	658		

¹ In addition to the large projects reported in the table, minor projects and adaptations for tenants are also carried out.

² Catena considers a project to have been completed when receiving a certificate of completion and/or when the tenant makes their first rent payment.

Large potential projects

Location	Municipality	Total land area, m ²	Participation, %	Forecast, ready-to-build land
Owned/jointly owned (in selection)				
Stockholm Syd	Nykvarn/Södertälje	450,000	100	Ready
Logistics Position Sunnanå	Burlöv	120,000	100	Ready
Folkestaleden	Eskilstuna	75,000	100	Ready
Köpingegården	Helsingborg	46,000	100	Ready
Mappen	Linköping	40,000	100	Ready
Logistics Position Katrineholm	Katrineholm	30,000	100	Ready
Logistics Position Söderåsen	Bjuv	566,000	100	Q1 2023
Örebro Syd	Örebro	920,000	34	Q3 2023
E-City Engelholm	Ängelholm	490,000	100	Q4 2024
Logistics Position Järna	Södertälje	1,000,000	50	Q2 2026
Option				
Logistics Position Ramlösa	Helsingborg	144,000		Q4 2022
Logistics Position Tostarp	Helsingborg	345,000		Q1 2025

Catena's sustainability activities



Our sustainability targets as of 1 January 2022

- Net-zero greenhouse gas emissions by 2030
- The entire portfolio must be net-positive in terms of biodiversity by 2030
- Of the Group's lettable area, 100 percent must be environmentally certified by 2030
- Certified as a 'Great Place to Work' with the ambition of achieving a TrustIndex of 85 percent by 2025 (the industry average in Sweden is 82 percent)
- Exert a positive influence on our business partners and our environment by participating in societal development



In line with our objective of being net-zero in relation to biodiversity, Catena plants meadows and builds insect hotels on the company's plots of land.

Sustainability is a strategic horizon from which Catena operates. Catena is monitoring the development of the EU taxonomy and reporting on proposed parameters. Catena has signed the UN Global Compact and the company's climate goals for Scopes 1 and 2 have been approved by the Science Based Target initiative (SBTi). In addition, all of Catena's sustainability targets are aligned towards 2025 and 2030.

Target: Net-zero greenhouse gas emissions by 2030

Emissions throughout the value chain are included in Catena's net-zero target, including our indirect emissions in Scope 3. Energy consumption per m² has fallen steadily since 2017, and the rolling 12-month energy consumption is 110 kWh/m². These figures are inclusive of operating electricity, see the table on page 13. Catena's lettable area has increased through new construction, extensions and acquisitions. Catena's greenhouse gas emissions increased in 2022 compared to the same period in 2021 due to the fact that we completed more projects and because our greatest impact is the environmental impact of construction projects. To reduce emissions, Catena produces CO₂ budgets for all new construction projects, extensions and renovations. Additional key performance indicators towards the target of net zero greenhouse gas emissions by 2030 are described on page 24.

Target: Net-positive in terms of biodiversity by 2030

Catena's land area of approximately 8.5 million m² is divided into 124 properties. Catena works actively to promote biodiversity in both its existing portfolio and in new construction projects. This means that we use external ecologists who appraise the properties and compile recommendations for measures to promote biodiversity and ecosystem services, which are compiled in an ecological report. These projects include the conversion of lawns into meadows and mounting insect hotels and bird boxes. Catena observes the Swedish

National Board of Housing, Building and Planning's [Boverket] guidelines for ecosystem services developed by the Swedish Environmental Protection Agency (Naturvårdsverket).

Target: Of the Group's lettable area, 100 percent must be environmentally certified by 2030

Catena's objective is that all our properties will be environmentally certified to at least Miljöbyggnad Silver by 2030. In total, 24 percent of the lettable area is environmentally certified, an increase of 5 percentage points quarter-on-quarter.

Target: Certified as a 'Great Place to Work' with a TrustIndex of 85 percent by 2025

We strive to have a gender-equal workforce in all parts of our organisation. Gender equality is an important parameter in Catena's overall sustainability work and covers areas such as fairness, profitability and health. In the third quarter, Catena had 54 employees: 18 women and 36 men. One underlying strategy for achieving the goal of being certified as a 'Great Place to Work' is that 75 percent of our employees take advantage of the wellness allowance. As of the third quarter, 60 percent of employees had utilised this opportunity.

Target: Exert a positive influence on our business partners by participating in societal development.

In accordance with our internal management systems, we work systematically to approve our suppliers based on, among other things, environmental criteria. During the third quarter, we participated in events such as 'Stora Logistikdagen', in which we took part in a panel discussion on sustainability and explained our view of the global situation. We also fulfil our local commitments to the City of Helsingborg through the Helsingborg Declaration and Helsingborg's climate agreement.

Catena welcomes the EU taxonomy

100 percent of Catena's operations fall within the seven activities set by the taxonomy for the construction and property sectors, making Catena's operations 100 percent "eligible" in accordance with the EU taxonomy. Catena owns, manages and develops logistics properties and class our main activity as acquisition and ownership (activity 7.7), as virtually all of our operating costs and most of our investments are linked to this activity. The remainder pertains to investments attributable primarily to the activity of constructing new buildings (activity 7.1) and renovation of existing buildings (activity 7.2).

EU taxonomy

	Jan-Sep 2022, SEK M	Eligible, %	Not eligible, %
Sales ¹	1,150	100	0
Investments ²	2,935	100	0
Costs ³	62	100	0

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

² Investments (Capex) refers to capitalised expenditure which raises the value of our properties, including renovations/extensions, acquisitions and new construction.

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

Preliminary estimate of Catena's property portfolio

	EPC* A, B, C	Other	Total property portfolio	Percentage compatible with EU taxonomy
Property value, SEK M	17,992	8,675	26,667	67
Lettable area, m ²	1,476,604	654,668	2,131,272	69
No. of properties	63	61	124	51

* EPC stands for Energy Performance Certificate and is equivalent to energy categories.

Ratings and awards



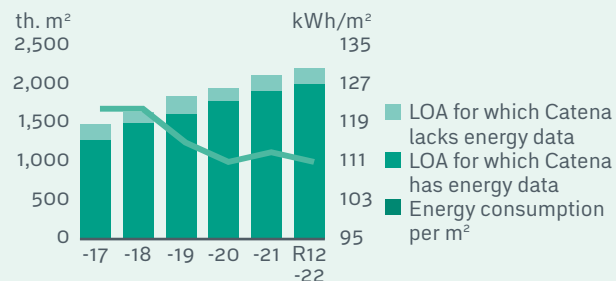
ESG Risk Rating

15.5

Updated Oct 9, 2021



Energy intensity, 2017-2022



Catena's facilities have huge roof surfaces that enable large-scale solar panel installation, allowing the tenant to exploit the energy produced.

Financing

Financial position – in summary

	30 Sept 2022	Finance policy	30 Sept 2021
Interest-bearing liabilities, SEK M	10,876		10,415
Proportion green financing, %	28.4	>50	21.0
Equity ratio, %	50.7	>40	42.3
Interest-coverage ratio, multiple	5.2	>2.0	4.4
Average debt maturity, years	3.3	>2.5	3.2
Number of credit providers	11	>7	11
Credit rating	BBB-	Investment grade	BBB-
Loan-to-value ratio, %	35.3	<50	44.7
Average interest maturity, years	3.3		3.0
Interest rate hedging ratio, %	68.3		66.5
Average interest rate, %	2.7		2.1
Cash and unutilised credit, SEK M	3,808		2,684

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

Catena's financing strategy

Catena makes ongoing efforts to achieve an appropriate capital structure that is commercially justifiable, governed by a finance policy and approved and, when necessary, revised by the Board of Directors. Catena manages its financial position by following up selected key figures that in various ways contribute to managing financial risks.

By working actively to maintain an adequate safety margin linked to the loan-to-value ratio, equity ratio and interest coverage, we ensure a long-term attractive credit profile for investors and lenders. Together with strong cash flows from the existing portfolio and newly-developed properties, sustainable growth is generated for our stakeholders over a long period of time. In line with this objective, we want to achieve and maintain a credit rating of at least Investment Grade, which the company currently has via Nordic Credit Rating (BBB-).

Market situation

Due to rising inflation and the geopolitical situation, market interest rates have risen in 2021 and accelerated in 2022. The five-year SWAP interest rate in Sweden rose to 3.3 percent (0.5) at the end of the quarter and the Danish equivalent has risen to 3.2 percent (0.1). Catena currently observes a wait-and-see attitude in the bond markets, with the course of events linked to the crisis in Ukraine developing rapidly. This is causing fewer new securities to be issued in the primary market and higher credit spreads, which consequently increases refinancing costs for companies that have loans maturing in the near future. Catena has a strong financial position with a high interest coverage ratio, a low loan-to-value ratio and a high proportion of fixed interest rates, which provide a useful counterweight in the current challenging market situation. We believe that the company has good opportunities to continue refinancing its operations on attractive terms and enjoys considerable confidence among its lenders.

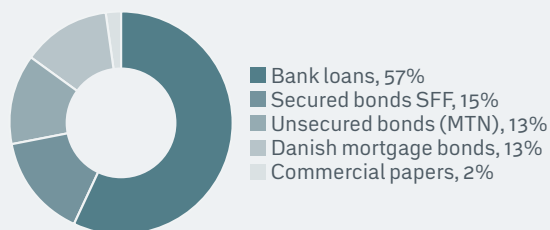
Outstanding bonds

SEK M	Interest terms, %	Maturity, years	Maturity, year
950	1.35+Stibor 3M	4	2025
450	1,588	4	2025

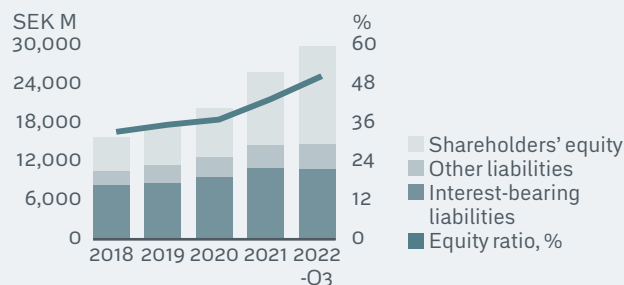
Financing and liquidity

During the third quarter, Catena's borrowing fell by SEK 38 million as a result of acquisitions and sales. The loan-to-value ratio is 35.3 percent which provides us with a secure yet flexible opportunity to continue to invest in development projects. During the year, we increased our granted and unutilised credit facilities to a total of SEK 2.6 billion, of which SEK 2.3 billion was unutilised on the balance sheet date. Together with the cash balance of SEK 1,458 million, this represents a reassuring buffer to handle refinancing, while

Sources of financing



Capital structure



enabling further development of the project portfolio and/or assessing acquisitions.

Debt and interest maturity

Catena strives for predictable financing and, therefore, seeks a diversified set of financing sources with a varied debt maturity structure. To reduce the interest rate risk in the loan portfolio, Catena works with fixed-rate loans and interest rate derivatives to adjust the spread on interest maturities and to adjust the average fixed interest period. During the third quarter, Catena bought new swaps for a nominal amount of SEK 350 million with a 10-year duration to further expand the company's interest rate hedging. At the end of the period, fixed-rate loans and interest-rate swaps amounted to 68 percent of total interest-bearing liabilities, thereby mitigating the impact of the increase in market interest rates experienced during the year. The fixed-interest period is 3.3 years (3.0).

Bank financing constitutes the most significant component of the company's financing. In addition, there is a portion of capital market financing, partly through commercial papers with a framework of a maximum of SEK 2 billion and partly through bond financing (MTN) on the Nordic market with a framework of a maximum of SEK 5 billion.

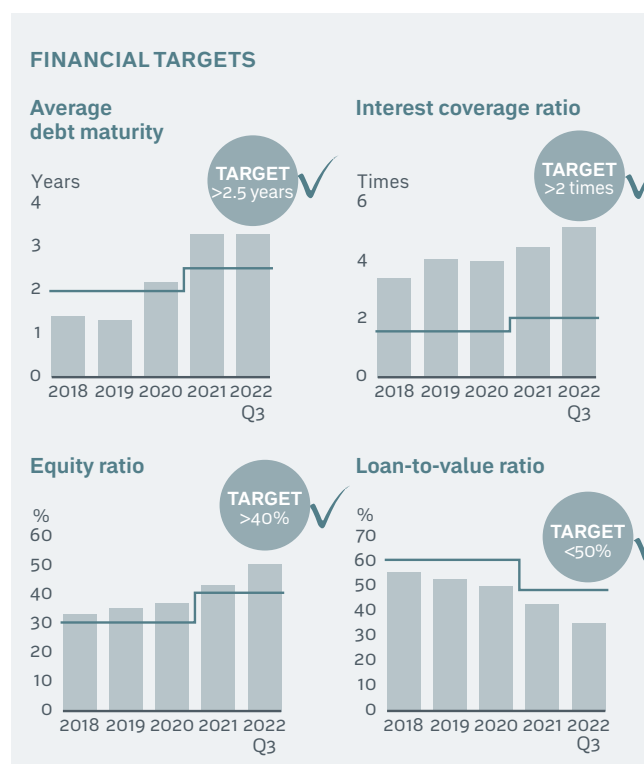
In addition to Catena's own MTN programmes, we also have an indirect opportunity to borrow secured capital market financing through Svensk FastighetsFinansiering (SFF),

which is owned equally by Catena, Diös, Fabege, Platzer and Wihlborgs. On the balance sheet date, the outstanding volume was SEK 1,620 million (1,706). The MTN programme amounts in its entirety to SEK 12 billion. SFF holds a credit rating equivalent to BBB+ from NCR. More about SFF can be found at Svenskfastighetsfinansiering.se.

Catena always secures sufficient backup facilities and is investigating further financing options to reduce refinancing risk and extend the debt maturity. Of the credit volume maturing within 12 months, approximately SEK 1 billion has been fully negotiated and Catena is in positive negotiations concerning the remaining part. On the balance sheet date, secured liabilities amounted to 84.7 percent of the loan portfolio, which is equivalent to a secured loan-to-value ratio of 29 percent. On the balance sheet date, the fair value of the interest rate derivatives belonging to level 2 of the fair value hierarchy was SEK 522 (-191) million, and the change in value impacted the income statement positively by SEK 643 (152) million.

The green transition

Catena is committed to adapting its operations to the company's long-term sustainability goals. On the balance sheet date, the green component of the loan portfolio amounted to 28 percent. The target is for at least 50 percent to be classified as green financing by 2025 at the latest.



Capital and interest maturity

Year	SEK M	Debt maturity		Interest maturity, including derivatives		
		Share, %	Interest, including margin, %	SEK M	Share, %	Interest, including margin, % *
0-1	3,964	36.5	2.9	4,356	40.1	0.9
1-2	2,349	21.6	3.0	0	0.0	0.0
2-3	1,805	16.6	2.7	1,858	17.1	3.8
3-4	178	1.6	2.7	579	5.3	1.0
4-5	1,307	12.0	3.3	600	5.5	3.3
5-	1,273	11.7	1.9	3,483	32.0	4.4
Total	10,876	100.0	2.8	10,876	100.0	2.7

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

Covenants and financial stress test

Catena's loan portfolio and accompanying credit agreements contain limitation clauses, 'covenants', with key performance indicators that may not be underachieved or exceeded, both of which could risk a mandatory repayment of the loans, for example. The most common key performance indicators are the loan-to-value ratio and the interest coverage ratio. This also applies to Catena's covenants. The covenants specify that the loan-to-value ratio must not exceed 60–70 percent, and the interest coverage ratio must not fall below the 1.5–2.0 range. Catena has a satisfactory safety margin on the key performance indicators and works continuously on risk management. This is done through critical reviews of all substantial investment decisions, as well as stress testing of the balance sheet at regular intervals.

To illustrate Catena's financial resilience, a financial stress test is outlined below. The stress test assumes two scenarios in time in which rising yield requirements and rents have an impact on Catena's financial position. Both scenarios are illustrative and are based on Catena's financial position as of Q3 2022.

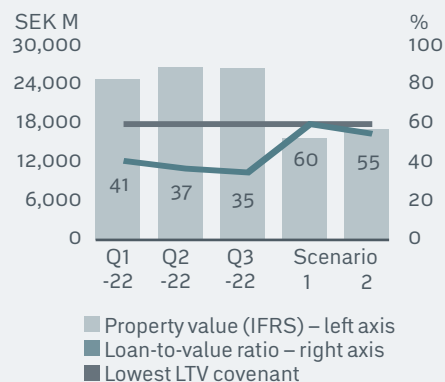
Scenario 1 – The yield requirement is raised, no rise in rents

- The yield requirement on the property portfolio rises momentarily by 2 percentage points
- The rise corresponds to a decrease in market prices of 40 percent, which leads to Catena's loan-to-value ratio increasing to 60 percent

Scenario two – The yield requirement is raised, rents rise

- The yield requirement on the property portfolio rises momentarily by 2 percentage points
- Rental income rises momentarily 5 percent
- The increase in the yield requirement by 2 percentage points together with rising rents of 5 percent leads to a loan-to-value ratio of 55 percent

Financial stress test



Interest coverage

In line with reducing the effects of higher market rates and maintaining a resilient financial position, Catena adopts an active interest maturity strategy. Combined with a strong cash flow, Catena can mitigate the effects of higher borrowing costs. As of the end of the period, Catena has an interest maturity of 3.3 years and an interest rate hedging ratio of 68 percent. This means that higher market rates have a delayed effect on Catena's results, which is important in terms of ensuring that rental levels have time to adjust to meet higher interest expenses. The majority of Catena's rental contracts contain inflation clauses that adjust rent levels in line with inflation. A rate sensitivity table is provided to illustrate the effect of different interest levels.

Interest rate sensitivity analysis

Market interest rate (Stibor, Cibur)	+1%	-1%
Interest expense increase/decrease, SEK m	+32	-32



Market outlook

Logistics properties trends

The driving forces for logistics properties are based on global megatrends where, among other things, the movement of goods needs to be achieved faster, more efficiently and more sustainably. An increasing population, together with urbanisation, generates new needs for modern logistics properties to supply the growing cities in particular. This, together with the digitalisation trend, has changed people's consumer behaviours and preferences, which is accelerating the need for new infrastructure. These megatrends benefit e-commerce, which in Sweden has grown from SEK 14 billion in sales volume in 2006 to SEK 130 billion in 2021 which accounts for 15 percent of total retail sales in Sweden. PostNord estimates that by 2030, e-commerce will account for 30 percent of the total retail volume. This means increasing flows of cargo and goods and thus a strong need for modern logistics facilities.

The view of the logistics property segment has changed in step with the increased demand for logistics facilities at e-commerce companies, third-party logistics companies and cold-storage companies. The process of converting land to establish logistic properties can take 5–10 years and, as a result, the supply of modern logistics properties in the right locations becomes limited, which increases valuations. Paired with an increased transaction volume in the form of an increasing proportion of international investors, this has contributed to the market yields for logistics properties having fallen sharply in recent years. Having predicted this paradigm shift, Catena is, therefore, a leading logistics property company with a modern and growing real estate portfolio.

Macro trends

Catena is an active party in the financial markets to finance both organic and non-organic growth initiatives with an attractive safety margin and good conditions. We follow developments in the fixed income markets closely to ensure attractive financing of the company's operations.

During the year, the outbreak of war in Ukraine led to a wait-and-see attitude in the bond markets which, when combined with rising inflation expectations resulting from the effects of Covid-19, has pushed interest rates upwards. Central banks, led by the US Federal Reserve, are in the midst of an aggressive cycle of interest rate hikes to combat the inflation rate.

As a result of higher inflation and interest rates, there are a number of macro indicators which point to a risk of recession. Catena has a strong financial position and, given that the majority of our leases are index-linked, this provides a hedge against higher operating costs and interest expenses. Together with a positive long-term structural trend, this all provides good conditions for managing increased interest expenses.

Catena supports commitments and activities that contribute to positive and sustainable social developments. Our collaboration with Röggle BK is in line with this, and we have been an arena sponsor since 2019.



Financial statements

Consolidated comprehensive income						
SEK M	2022 Jul-Sep	2021 Jul-Sep	2022 Jan-Sep	2021 Jan-Sep	Rolling 12 month	2021 Jan-Dec
Rental income	390	354	1,150	1,027	1,509	1,387
Property expenses	-84	-71	-239	-206	-325	-292
Net operating surplus	306	283	911	821	1,184	1,095
Central administration	-12	-9	-31	-27	-41	-36
Other operating income	1	-	2	1	7	6
Interest in profits from associates	-	-2	-2	-3	-2	-3
Financial income	17	2	22	7	23	8
Financial expenses	-60	-60	-171	-181	-227	-236
Financial expenses for lease liabilities	-3	-2	-8	-7	-10	-10
Profit from property management	249	212	723	611	934	824
Realised changes in value of investment properties	48	-	100	-	121	22
Unrealised changes in value of investment properties	-123	380	1,130	1,260	2,189	2,318
Changes in values of derivatives	122	42	643	152	695	203
Profit before tax	296	634	2,596	2,023	3,939	3,367
Tax for the period	-23	-121	-463	-408	-730	-675
Profit for the period	273	513	2,133	1,615	3,209	2,692
Other comprehensive income						
Translation difference	8	4	22	8	25	12
Comprehensive income for the period	281	517	2,155	1,623	3,234	2,704
Comprehensive income for the period distributed among the Parent shareholders	281	517	2,155	1,623	3,234	2,704
Key performance indicators						
Equity, SEK per share	335.06	246.78	335.06	246.78	335.06	273.00
Long-term net asset value, EPRA NRV, SEK	375.58	292.75	375.58	292.75	375.58	323.74
Profit for the period, SEK per share ¹	6.32	12.42	48.56	40.25	70.79	66.63
Number of shares outstanding, millions	45.3	41.2	45.3	41.2	45.3	41.2

¹Prior to and after dilution.



Consolidated financial position, summary

SEK M	2022 30 Sep	2021 30 Sep	2021 31 Dec
Assets			
Non-current assets			
Goodwill	461	503	503
Investment properties	26,667	21,973	23,400
Property, plant and equipment	2	2	2
Right-of-use assets	274	335	335
Financial assets	743	192	276
Deferred tax asset	21	46	44
Current assets			
Current receivables	360	421	312
Cash and cash equivalents	1,458	584	993
Total assets	29,986	24,056	25,865
Equity and liabilities			
Equity attributable to Parent shareholders	15,195	10,174	11,255
Non-current liabilities			
Interest-bearing liabilities	7,397	8,862	9,346
Deferred tax liability	2,842	2,253	2,499
Lease liability	272	332	332
Other non-current liabilities	1	193	142
Current liabilities			
Interest-bearing liabilities	3,479	1,553	1,722
Other current liabilities	800	689	569
Total equity and liabilities	29,986	24,056	25,865

Consolidated cash flows, summary

SEK M	2022 Jan-Sep	2021 Jan-Sep	2021 Jan-Dec
Profit before tax	2,596	2,023	3,367
Adjustments for items not included in cash flow	-1,853	-1,412	-2,542
Tax paid	-36	-15	-20
Cash flow before changes in working capital	707	596	805
Change in operating receivables	44	-33	-16
Change in operating liabilities	185	2	22
Cash flow from operating activities	936	565	811
Acquisition of assets via subsidiaries	-917	-534	-534
Disposal of operations	655	-	-
Investments in investment properties	-1,140	-628	-999
Divestment of investment properties	129	-	28
Acquisition of property, plant and equipment	-	-	-2
Disposal of property, plant and equipment	-	-	1
Change in financial assets	-26	-97	-90
Cash flow from investing activities	-1,299	-1,259	-1,596
Rights issue	2,148	1,071	1,071
Change in loans	-1,163	-49	605
Dividend paid	-181	-155	-309
Cash flow from financing activities	804	867	1,367
Cash flow for the period	441	173	582
Cash and cash equivalents, beginning of the period	993	411	411
Exchange rate difference in cash and cash equivalents	24	0	0
Closing cash and cash equivalents	1,458	584	993

Change in equity, summary

SEK M	2022 30 Sep	2021 30 Sep	2021 31 Dec
Opening balance	11,255	7,590	7,590
Comprehensive income for the period	2,155	1,623	2,704
Dividend paid to shareholders	-363	-309	-309
Rights issue	2,148	1,270	1,270
Closing balance	15,195	10,174	11,255

Accounting and valuation principles

Catena AB draws up its consolidated accounts in accordance with the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB), and also with interpretive statements from the IFRS Interpretations Committee (IFRIC), as approved by the European Commission for application in the EU.

For financial assets and liabilities that are reported at amortised cost, the carrying amount corresponds in all material respects to fair value.

The Parent Company applies the same accounting policies as the Group, with due consideration of the recommendations of the Swedish Council for Financial Reporting: RFR 2, Accounting for Legal Entities.

This interim report was drawn up in accordance with IAS 34, Interim Financial Reporting for the Group and according to the Swedish Annual Accounts Act for the Parent Company. The accounting principles are unchanged compared with the annual accounts for the preceding year.

Risks and uncertainties

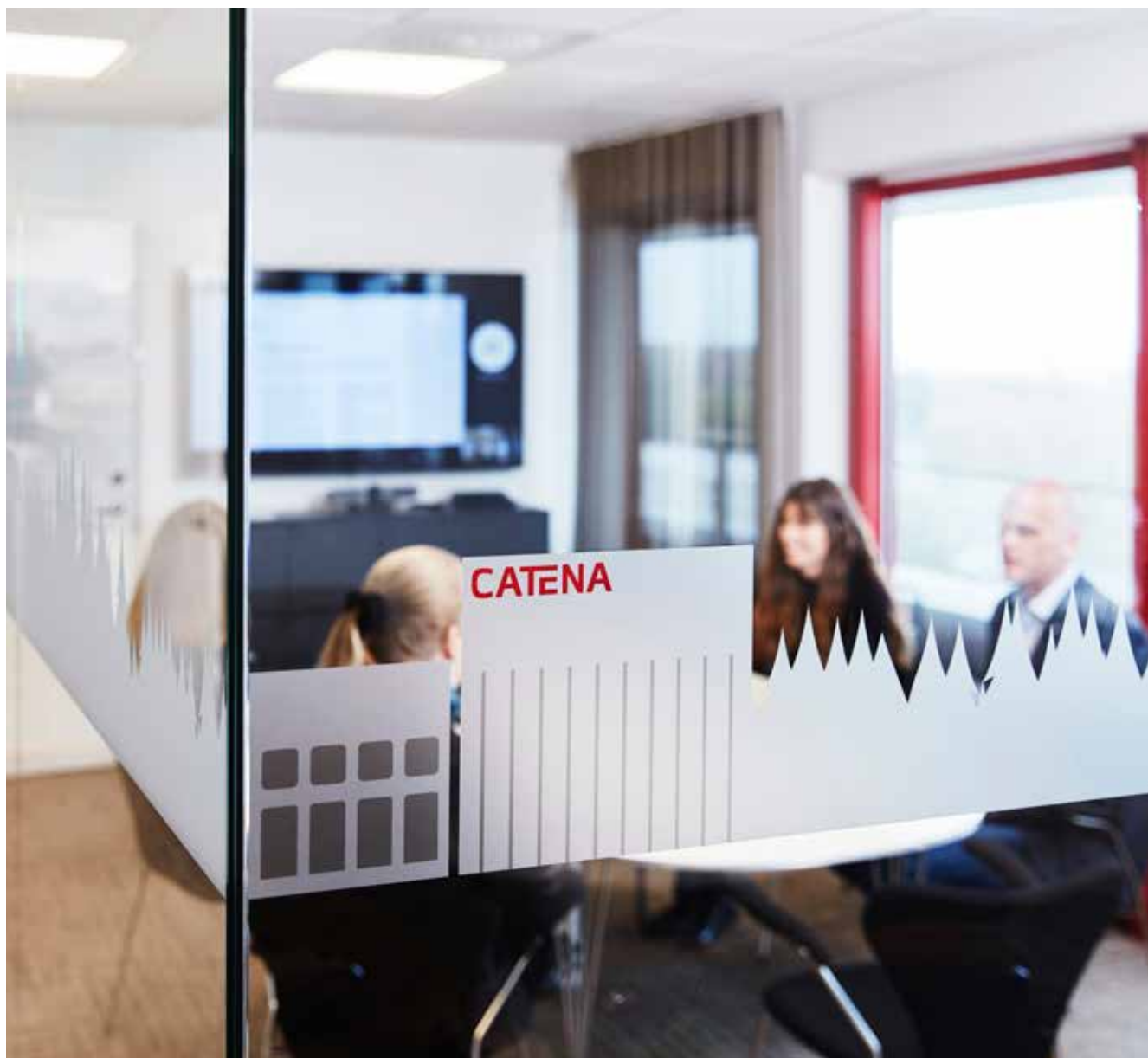
In order to draw up the accounts according to generally accepted accounting principles, the company management must make assessments and assumptions that affect the asset and liability items and the income and expense items disclosed in the annual accounts and also other information provided. Actual outcomes may diverge from these assessments. Catena's financial risks are described in Note 20 on pages 112 and 134–135 of the 2021 Annual Report.

The global economy deteriorated after the publication of the 2021 Annual Report, which has increased the risk of higher inflation and interest rates.

The Board of Directors and the Chief Executive Officer certify that this report gives a true and fair view of the Group's and the Parent Company's financial position and results and describes significant risks and uncertainties that the Group and the companies included in the Group face.

Helsingborg, 27 October 2022
Catena AB

Board of Directors



Parent's financial statements

Parent company income statement, summary

SEK M	2022 Jan–Sep	2021 Jan–Sep	2021 Jan–Dec
Net sales	47	42	55
Cost of services performed	-79	-70	-96
Operating profit/loss	-32	-28	-41
Financial income and expenses			
Other interest income and similar income	837	322	427
Profit from participations in Group companies	–	–	136
Interest expenses and similar expenses	-100	-112	-143
Profit before appropriations and taxes	705	182	379
Appropriations			-10
Tax on profit for the period/year	-145	-38	-95
Comprehensive income for the period/year	560	144	274

No items in the Parent are recognised in other comprehensive income and total comprehensive income is therefore consistent with profit for the period/year.

Parent company balance sheet, summary

SEK M	2022 30 Sep	2021 30 Sep	2021 31 Dec
Assets			
Non-current assets			
Property, plant and equipment	2	2	2
Financial assets	3,237	3,237	3,237
Deferred tax asset	6	42	29
Non-current receivables	31	40	35
Current assets			
Receivables from Group companies	6,837	6,115	5,548
Receivables from associates	10	19	–
Current receivables	13	8	8
Cash and cash equivalents	1,423	568	981
Total assets	11,559	10,031	9,840
Equity and liabilities			
Shareholders' equity			
Shareholders' equity	6,332	3,857	3,987
Untaxed reserves	34	24	34
Non-current liabilities			
Deferred tax liability	108	–	–
Interest-bearing liabilities	878	2,419	2,540
Other non-current liabilities	–	191	–
Current liabilities			
Interest-bearing liabilities	614	–	–
Liabilities to Group companies	3,359	3,346	3,239
Liabilities to associated companies	0	0	0
Other current liabilities	234	194	40
Total equity and liabilities	11,559	10,031	9,840

Shares and shareholders

The share

As per the closing date, the Catena share was registered on the Nasdaq Stockholm Nordic Large Cap list. The closing price on 30 September 2022 was SEK 331.00, against the closing price of SEK 564.00 on 30 December 2021, meaning that the share price had fallen by 41.3 percent over the period. During the period, the highest price noted for the Catena share was SEK 594.00 and the lowest was SEK 288.60. Since the autumn of 2017, Catena's shares have been included in the international property index EPRA.

Directed rights issue to WDP 2022

On 29 March 2022, the Board of Directors of Catena AB (publ) decided to implement a directed new rights issue of 4,122,676 shares at a subscription price of SEK 526.00 per share, corresponding to a premium of 0.1 percent compared with the closing price on 28 March 2022.

The new rights issue means that Catena will receive SEK 2,169 million before deductions for issue expenses. The rights issue was directed to the logistics and property company, WDP NV/SA, which, after the rights issue, will hold 9.09 percent of the outstanding shares and votes in Catena. The new rights issue was conducted with the support of an authorisation from the annual general meeting on 29 April 2021.

Payment for the shares was made in April 2022 and the increase in the number of shares was registered in the same period. The total number of shares in Catena increased by 4,122,676, from 41,226,764 to 45,349,440, entailing a dilution of about 9.1 percent. The share capital increased by SEK 18,139,774.40, from SEK 181,397,761.60 to SEK 199,573,536.00.

Dividend policy

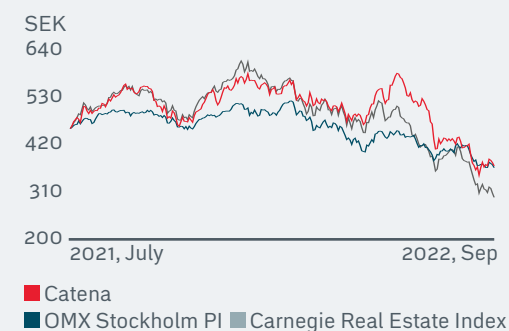
In the long term, Catena's dividends are to amount to at least 50 percent of profit from property management less standard rate tax.

At the annual general meeting on 28 April 2022, it was decided that a dividend of SEK 8 per share will be paid, divided into two payments of SEK 4 each. The first part, totalling SEK 181.5 million, was paid out during the period.

Ownership structure as at 30 Sep 2022, largest shareholders

	No. of shares, thousands	Votes, %
Backahill	11,221	24.7
WDP NV/SA	4,535	10.0
Länsförsäkringar Fonder	2,347	5.2
Cohen & Steers	2,315	5.1
PGGM Pensioenfonds	1,623	3.6
Vanguard	1,279	2.8
Fourth Swedish National Pension Fund (AP4)	1,138	2.5
Gustaf Hermelin	1,064	2.4
SEB Fonder	934	2.0
Norges Bank	720	1.6
BlackRock	682	1.5
AFA Försäkring	588	1.3
Aberdeen Standard Investments	557	1.2
Columbia Threadneedle	526	1.2
Handelsbanken Fonder	419	0.9
Other shareholders	15,401	34.0
Total	45,349	100.0

Share price trend 1 Oct 2021–30 Sep 2022



Current earnings capacity

Earnings capacity								
SEK M	2022 30 Sep	2022 30 Jun	2022 31 Mar	2021 31 Dec	2021 30 Sep	2021 30 Jun	2021 31 Mar	2020 31 Dec
Rental income	1,551	1,531	1,508	1,473	1,429	1,407	1,383	1,315
Property expenses	-320	-334	-329	-321	-312	-307	-302	-300
Net operating surplus	1,231	1,197	1,179	1,152	1,117	1,100	1,081	1,015
Central administration	-39	-39	-39	-39	-37	-37	-37	-37
Interest in profits from associates	0	0	0	0	-5	-5	-5	-5
Net financial items	-280	-214	-206	-212	-214	-230	-236	-226
Ground rent	-8	-11	-10	-10	-10	-10	-10	-10
Profit from property management	904	933	924	891	851	818	793	737
Tax for the period	-186	-192	-190	-184	-175	-169	-163	-152
Profit for the period	718	741	734	707	676	649	630	585
Key performance indicators								
Profit for the period/year, SEK per share	15.8	16.3	17.8	17.2	16.4	15.8	15.3	15.5
Number of shares outstanding, millions	45.3	45.3	41.2	41.2	41.2	41.2	41.2	37.7

In the table, Catena presents its earnings capacity on a 12-month basis. As the table is not equivalent to a forecast, but is intended to reflect a normal year, actual outcomes may differ because of decisions that affect the outcome positively as well as negatively in relation to normal years, like unforeseen events. The presented earnings capacity does not include any assessment of changes in rent, vacancy or interest rate. Catena's income statement is also affected by changes in value and changes in the property portfolio, as well as changes in the value of derivative instruments. None of this has been taken into account in the current earnings capacity. The net operating surplus is based, at the balance sheet date, on contracted leases and normalised property costs for the current portfolio. Financial expenses are based on Catena's average interest rate level including hedges for current loan debt less deducted interest rate in normal project volume. The tax is calculated on a conventional basis in accordance with the tax rate at any given time.



In 2021, Catena completed a new cold-storage facility in Åstorp for the expansive operator Seafargo. The cold-storage market has strong underlying trends, leading to a need for greater capacity and efficient energy consumption.



Key figures for the Group

Key figures ¹				
<i>For definitions of key figures, see page 26.</i>	2022 Jan-Sep	2021 Jan-Sep	Rolling 12 month	2021 Jan-Dec
Property-related				
Rental income, SEK M	1,150	1,027	1,509	1,387
Net operating surplus, SEK M	911	821	1,184	1,095
Surplus ratio, %	79.3	79.9	78.5	79.0
Rental value, SEK M	1,603	1,514	1,603	1,521
Economic occupancy rate, %	96.5	95.9	96.5	94.7
WALE, years	5.6	5.5	5.6	5.5
Loan-to-value ratio, %	35.3	44.7	35.3	43.1
Lettable area, thousand m ²	2,131	2,121	2,131	2,126
Sustainability-related				
Total energy consumption, kWh/m ²	78	81	110	113
Total energy consumption, MWh	167,042	161,641	229,484	224,084
Produced solar energy, MWh	5,712	3,335	5,974	3,597
Proportion of solar energy of total, %	3	2	3	2
Proportion of fossil-free energy, %	99	98	n/a	99
Installed output, solar photovoltaic cells, kWp	10,152	6 400	n/a	6,044
Scope 1, tonnes CO ₂ e	394	177	617	399
Scope 2, market-based, tonnes CO ₂ e	843	973	1,251	1,381
Scope 2, location-based, tonnes CO ₂ e	1,671	1,600	2,305	2,233
Scope 3, market-based, tonnes CO ₂ e	23,231	12,084	31,467	20,320
Scope 3, location-based, tonnes CO ₂ e	22,418	11,276	30,731	19,590
Total emissions, Scopes 1, 2 and 3, tonnes CO ₂ e (market-based)	24,468	13,233	33,334	22,100
Environmental certification, % of total area	24	18	n/a	15

Key figures ¹				
	2022 Jan-Sep	2021 Jan-Sep	Rolling 12 month	2021 Jan-Dec
Financial				
Profit from property management, SEK M	723	611	934	824
Pre-tax profit, SEK M	2,596	2,023	3,939	3,367
Profit for the period, SEK M	2,133	1,615	3,209	2,692
Total assets, SEK M	29,986	24,056	29,986	25,865
Return on equity, %	16.1	18.2	25.3	28.6
Return on total capital, %	7.6	9.2	12.9	14.7
Interest-coverage ratio, multiple	5.2	4.4	5.1	4.5
Average interest rate, %	2.7	2.1	2.7	1.9
Interest maturity, years	3.3	3.0	3.3	3.0
Debt maturity, years	3.3	3.2	3.3	3.3
Equity ratio, %	50.7	42.3	50.7	43.5
Equity ratio, excluding goodwill and lease assets, %	52.0	43.8	52.0	45.0
Share-related				
Share price at end of period, SEK	331.00	474.00	331.00	564.00
Cash flow before change in working capital per share, SEK ²	16.12	14.85	20.23	19.93
Equity per share, SEK	335.06	246.78	335.06	273.00
Profit from property management per share, SEK ²	16.45	15.23	20.63	20.40
Earnings per share, SEK ²	48.56	40.25	70.79	66.63
Number of shares outstanding, millions	45.3	41.2	45.3	41.2
P/E ratio	5	8	5	8

¹ For division into IFRS categories, alternative and other key figures, please refer to page 154 in Catena's 2021 Annual Report.

² Prior to and after dilution.

EPRA Key Figures						
	2022, Jan-Sep		2021, Jan-Sep		2021, Jan-Dec	
	SEK M	SEK/share	SEK M	SEK/share	SEK M	SEK/share
EPRA Earnings (Profit from property management after current tax)	699.4	15.92	592.0	14.75	797.8	19.75
	Profit from property management after the theoretical tax attributable to the profit from property management that Catena would pay without taking loss carryforwards into account. For interim periods, the tax is based on an assessment of expected tax. EPRA Earnings per share (EPS) are calculated based on the weighted average number of shares outstanding.					
EPRA NRV Long-term net asset value	17,032.2	375.58	12,069.1	292.75	13,346.6	323.74
	Long-term net asset value is intended to show the long-term value of net assets without trading of the current property portfolio. This means that assets and liabilities, which do not involve any disbursement in the near future, are excluded. For Catena, this means that EPRA NRV is calculated on the basis of equity with a reversal of the fair value of derivatives, deferred tax and goodwill associated with deferred tax.					
EPRA NTA Current net asset value	16,442.6	362.58	11,593.7	281.22	12,812.5	310.78
	The assumption behind the current net asset value of EPRA NTA is that there is turnover in the property portfolio, which entails the realisation of a certain share of the deferred tax liabilities. Based on transaction history, Catena has assumed that the value of the properties is realised over a 50-year period, with 10 percent being realised as property transactions and 90 percent being sold indirectly through companies where the buyer's tax deduction is 5.15 percent. EPRA NTA is calculated as EPRA NRV with the difference that an adjustment is made for calculated actual deferred tax.					
EPRA NDV Disposal value	14,733.3	324.88	9,671.0	234.58	10,752.0	260.80
	EPRA NDV is intended to represent a disposal value where all assets are sold (such as property transactions) and no liabilities are held to maturity. The value on disposal is calculated as equity with goodwill reversed and adjusted by the fair value of interest-bearing liabilities.					
	2022, Jan-Sep		2021, Jan-Sep		2021, Jan-Dec	
	%		%		%	
EPRA NIY Dividend yield	4.7		5.2		4.9	
	NIY is based on contracted annual rent for properties in our own portfolio as well as our share of annual rent in properties owned through joint ventures after deducting initial discounts. From these annual rents, deductions are made for expected operating and maintenance expenses, property tax and property administration. This surplus is set in relation to investment properties in accordance with the consolidated balance sheet, plus the proportion of investment properties owned through joint ventures and after deducting development land and projects yet to be completed.					
EPRA "topped-up" NIY Dividend yield	4.9		5.4		5.1	
	In calculating EPRA "topped-up" NIY, contracted annual rent is used without deduction of initial discounts.					
EPRA Vacancy rate	3.5		4.1		5.3	
	EPRA Vacancy rate shows how much of the rental value is not received due to vacancies. EPRA Vacancy rate is calculated as the rental value for un-leased space at the end of the period as a percentage of the rental value for the entire property portfolio.					

EPRA, European Public Real Estate Association, is a special interest organisation for listed property companies and investors in Europe, which, among other things, sets standards for financial reporting beyond those imposed under IFRS. EPRA's recommendations for accounting and reporting are described in the EPRA Best Practices Recommendation Guidelines (EPRA BPR). The recommendation aims to increase transparency and comparability between Europe's listed property companies. Catena reports the key figures below in accordance with this recommendation.

Definitions

FINANCIAL DEFINITIONS

Average interest rate

Average interest on the loan portfolio with derivatives being taken into account.

Average number of shares outstanding

Weighted average number of shares.

Cash flow before change in working capital

Cash flow for the year before change in working capital according to the cash-flow statement.

Contracted annual rent

Rental value less vacancy rents.

Debt maturity

The average remaining period of fixed interest in the loan portfolio.

Disposal value EPRA NDV, per share

Shareholders' equity with goodwill reversed and adjusted by the difference from fair value of interest-bearing liabilities.

Dividend yield

Proposed dividend in relation to the share price at year-end.

Earnings per share

Profit for the period/year attributable to the Parent Company's shareholders in relation to the weighted average number of shares outstanding.

Economic letting ratio

Contractual annual rents under leases valid at the end of the period/year as a percentage of rental value.

Equity per share

Equity attributable to shareholders of the Parent in relation to the number of shares outstanding at the end of the period/year.

Equity ratio

Equity including non-controlling interests as a percentage of total assets.

Equity ratio, excluding goodwill and lease assets

Equity including non-controlling interests as a percentage of total assets less goodwill and lease assets.

Interest-coverage ratio, multiple

Pre-tax profit before reversal of financial expenses and unrealised changes in value in relation to financial expenses.

Interest maturity, years

Average remaining period of fixed interest on the loan portfolio with derivatives being taken into account.

Lettable area

Total area available for letting.

Loan-to-value ratio

Interest-bearing liabilities attributable to the properties, less cash and cash equivalents, as a percentage of the carrying amounts of the properties at the end of the period/year.

Long-term net asset value per share, EPRA NRV

Equity with reversal of the fair value of derivatives, deferred taxes and goodwill associated with the deferred tax, calculated per share.

Long-term net asset value per share, EPRA NTA

Equity per share with reversal of the fair value of derivatives and goodwill, adjusted for estimated deferred tax, calculated per share.

Market capitalisation

The number of shares outstanding multiplied by the latest price paid on the specified day.

Net operating surplus

Rental income from property less operating and maintenance costs, property tax and property administration costs.

Net profit for the year

Profit for the year in accordance with the Statement of comprehensive income.

Number of shares outstanding

Registered number of shares on the balance sheet date.

P/E ratio

Share price at the end of the period/year in relation to earnings per share for the period/year.

Profit before tax

Profit before tax in accordance with the Statement of comprehensive income.

Profit from property management

Pre-tax profit with reversal of changes in value.

Profit from property management per share

Profit from property management in relation to the average number of shares outstanding at the end of the period/year.

Rental income

Rents charged and supplements, including compensation for heating and property tax.

Rental value

Contractual rents on an annual basis plus a supplement for assessed market rents for vacant space.

Return on equity

Profit for the period/year as a percentage of average equity.

Return on total capital

Pre-tax profit plus financial expenses as a percentage of average total assets.

Total return on the share

The share price trend over the year with the addition of dividends paid in relation to the share price at the beginning of the year.

Surplus ratio

Net operating surplus as a percentage of rental income from property.

WALE

Weighted average lease expiry (alt. term). It measures the remaining term of leases and is weighted with regards to contracted annual rent.

SUSTAINABILITY DEFINITIONS

Environmental certification, % of property value

The extent to which Catena's property value derives from properties that are environmentally certified.

Environmental certification, % of rental income

The extent to which Catena's rental income derives from environmentally certified properties.

Environmental certification, % of total area

The extent to which Catena's lettable area is certified in accordance with Miljöbyggnad Silver or equivalent.

Installed output, solar cells, kWp

Top effect of the solar cells installed at Catena's properties.

Location-based

"Location-based method" means that the emissions factor corresponds to the total production in the power network or the district heating network from which Catena obtains its energy.

Market-based

"Market-based method" means that the emissions factor is based on the production in the network from which Catena draws its energy, albeit corrected on the basis of origin labelling or green agreements.

Proportion of fossil-free energy, %

The share of fossil-free energy includes energy purchased by Catena.

Scope 1, tonnes CO₂e

Direct emissions from self-controlled sources.

Scope 2, tonnes CO₂e

Indirect emissions from grid-borne energy consumption.

Scope 3, tonnes CO₂e

Other indirect emissions over which the organisation has no direct control but which occur due to its activities. These figures are limited to the tenants' energy consumption, our employees' commuting, completed new construction and extensions and business trips.

Self-produced solar energy, MWh

Self-produced solar energy includes all energy produced at Catena's properties with solar cells.

Total energy consumption

Total energy consumption includes total energy consumed in Catena's properties (operations energy and property energy).

Press releases

Press releases during the quarter

7 July 2022

Catena strengthens the management team.

8 July 2022

Catena signs agreement for the sale of the Vanda 1 property in Kista.

Significant events after the end of the period

21 October 2022

Catena's Nomination Committee in preparation for the 2023 Annual General Meeting appointed.

→ Take a look at all of Catena's press releases at catena.se

Catena is building a new logistics facility in Malmö's harbour district. The tenant is the toy chain Lekia, who has the option to rent the entire facility.



Information

Contacts, IR



CEO

Jörgen Eriksson, telephone +46 (0)42 449 22 42
jorgen.eriksson@catena.se



Deputy CEO, CFO

Sofie Bennsten, telephone +46 (0)42 449 22 41
sofie.bennsten@catena.se



Chief Treasury Officer

David Silvesjö, telephone +46 (0)42 449 22 22
david.silvesjo@catena.se



IR

Eric Thysell, telephone +46 (0)72 510 03 14
eric.thysell@catena.se

Catena AB (publ) is obliged to publish this information under the EU Market Abuse Regulation and the Securities Markets Act. The information was provided by the above contact persons for publication on 28 October at 08.00 a.m. CET.

Addresses

Head Office

Catena AB (publ)

Box 5003
SE-250 05 Helsingborg, Sweden
Switchboard: +46 (0)42 449 22 00

Visiting address

Landskronavägen 23
SE-252 32 Helsingborg, Sweden

catena.se



Regional offices

Helsingborg

Landskronavägen 23
SE-252 32 Helsingborg, Sweden
Switchboard: +46 (0)42 449 22 00

Malmö

Lagervägen 4
SE-232 37 Arlöv, Sweden
Switchboard: +46 (0)42 449 22 00

Stockholm

Gasverksvägen 1
SE-611 35 Nyköping, Sweden
Switchboard: +46 (0)42 449 22 00

Gothenburg/Jönköping, Sweden

Fibervägen 2
SE-435 33 Mölnlycke, Sweden
Switchboard: +46 (0)42 449 22 00

Calendar

Financial reporting

22 February 2023 Year-end Report 2022
27 Apr 2023 Annual general meeting 2023
27 Apr 2023 Interim report, January–March 2023

Presentation of quarterly information

Catena's interim report for January-September 2022 will be presented online on 28 October at 10.00 a.m. CEST. To participate, please see the instructions given on Catena's website. Up-to-date financial information is always available in both Swedish and English on [Catena's website](#).

Information

Capital market

Catena continuously issues information regarding its operations, current events and changes that occur by regularly meeting analysts, investors, shareholders and financiers. Catena plans its own individual meetings with investors and banks, for example, and participates in contexts such as stock partner meetings, capital market days and meetings arranged by banks.

Follow Catena

Catena is easy to deal with and now we've made it even easier to find us. As of 10 October 2022, we have left [catenafastigheter.se](#) and you can now find us at [catena.se](#) instead.

The company's website presents up-to-date information on our operations, our property portfolio, project development, financial statements, key performance indicators, share data and much more. The information on the website is also available in English. To receive information on an ongoing basis, a subscription service on the company's website can be used. Financial information can also be ordered directly from Catena by telephone or by e-mail.

CATENA

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

Catena shares are traded on NASDAQ Stockholm, Large Cap.



Exceeding expectations

We behave professionally in everything we do, large or small, and have the skills needed to meet current and future needs.

Based on this, we always go a little further, daring to be innovative.



Taking long-term responsibility

Both our own work environment and society as a whole are affected by how we act and the decisions we make.

What we deliver must be sustainable over time – ecologically, socially and financially.



Being committed

We work closely with our customers and our colleagues and we are passionate about what we do. At Catena, we believe in having fun at work and we are happy to share this joy with others!



catena.se