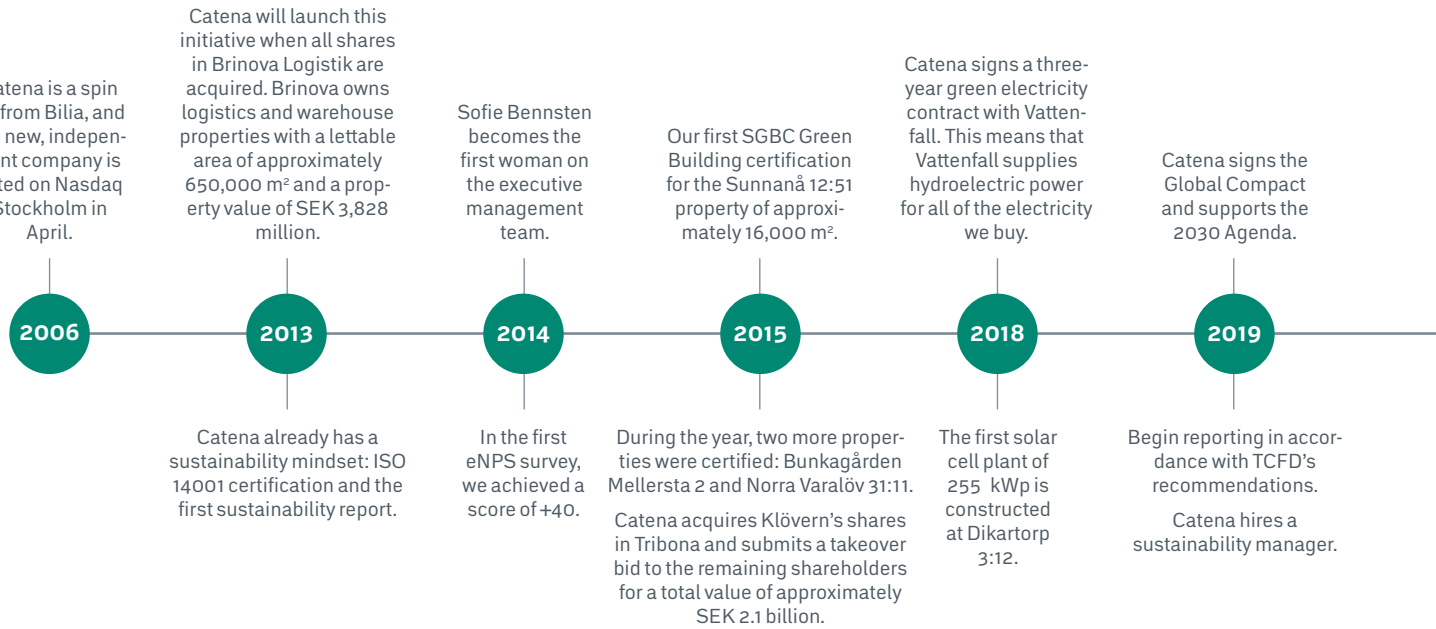
Sustainability Report

Sustainability – an essential part of doing business

Sustainability is a cornerstone of our corporate strategy.

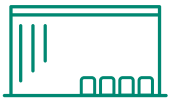
A responsible company must continuously develop its operations to remain competitive and attractive. 2022 was a year when nearly everything was put to the test. Due to the war in Ukraine and other reasons, the energy issue is now at the top of the agenda, driving the advance of renewable energy. Continued outbreaks of COVID-19 across the world are necessitating more buffer stocks, and the questions of where production takes place and ensuring sustainable supply chains remain central.

Catena operates in a context that has a significant impact on the environment and society. The property and construction sector accounts for 40 percent of greenhouse gas emissions globally. Our tenants' production and transport operations, construction processes, choice of materials, operations and energy use, in turn, also account for significant emissions, which we urgently need to reduce. Closely linked to our impact on people and the environment is the question of land and land use, which is why our 2030 goal of being net positive regarding biodiversity is crucial for our business. When it comes to logistics properties, location is key – every kilometre that can be saved for our tenants makes a huge impact on the environment, and proximity to important infrastructure and major population centres is central. Finally, efficient and sustainable logistics properties are critical to safeguarding a well-functioning society, something that has become apparent in recent years. It is a balancing act between all of society's needs, and how we meet these needs while taking the environment and biodiversity into account. Our facilities must not only be able to handle cargo and goods. They are also workplaces where we seek to create conditions that are as favourable as possible for the people who work there so that they can feel well and thrive. Naturally, the same high standards apply to our own workplace. Catena's sustainability activities are governed by the precautionary principle, which requires us to work actively to mitigate our negative impact on the environment and people. This means that we must 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. Catena sets its ambitions high, and we are a social partner who makes a difference with our choices and with our com-



27 properties
with solar cell plants

1,224,959 m²
area identified in an ecological report



25 % m²
certified area

88 %
GPTW – Trust Index

mitment. With well-conceived strategies and a long-term approach, we strive to promote environmental, social and economic values.

In 2021, we decided to further tighten our sustainability targets. In 2022, we saw progress on all fronts.

Catena's sustainability targets

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

This year's annual report is thus the first in which we report on our overarching long-term sustainability targets. We will move forward together with partners and subcontractors, in both existing properties and development projects. During the year, we identified Catena's potential to step up the pace of change, and sustainability issues remain at the top of the Board and management team's minds. At Catena, there is a desire for our company to be a driving force in sustainability.

Catena follows up and reports on the outcome of our sustainability targets each quarter in our quarterly report, in our annual report and in internal quarterly report reviews. Everyone in the company must take responsibility and identify targets in their day-to-day activities in order to achieve progress over time. We have, therefore, broken down the overarching targets into departmental targets and regional targets. Every employee need to be aware of how we are progressing towards our goals, so that we can modify our approaches and step up the pace even more when needed. Together, we are taking huge strides towards our ambitious objectives.

2020

The first environmental certification in accordance with Miljöbyggnad Silver, Plantehuset 3.

Awarded Most improved and sBPR Silver by EPRA.

Science Based Targets initiative, approved targets for Scopes 1 and 2.

2021

Climate risk analysis conducted using MSCI's Value at Risk (VaR) tool.

Certification for new builds with BREEAM-SE begins.

The first existing property is certified in accordance with Miljöbyggnad iDrift.

Another woman, Malin Nissen, joins the executive management team, which now has a 50/50 gender balance.

The first solar cell plant of 500 kWp is installed at the Broby 57:5 property.

Awarded sBPR Silver by EPRA.

A green framework is set up and the first green bonds are issued.

Catena achieves 88 percent in the Great Place to Work Trust Index.

2022

We adopt long-term sustainability targets to apply starting from 1 January 2022 through 2030

Net-zero GHG emissions by 2030.

The entire portfolio must be net-positive in terms of biodiversity by 2030.

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

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

Exert a positive influence on our business partners and our environment by participating in societal development.

2022

25 percent of lettable area is environmentally certified, start of two new BREEAM-SE Excellent new-build projects

Reporting according to GRESB, 70 pts.

14.4 percent of total land area is surveyed by an ecologist.

Awarded sBPR Gold by EPRA.

27 properties with solar cell plants.

Great Place to Work certification retained. Catena retains a Trust Index of 88 percent.

One of the stock exchange's most gender-equal companies according to the Allbright Report 2022.

Sustainability Manager Amanda Thynell joins the management team.

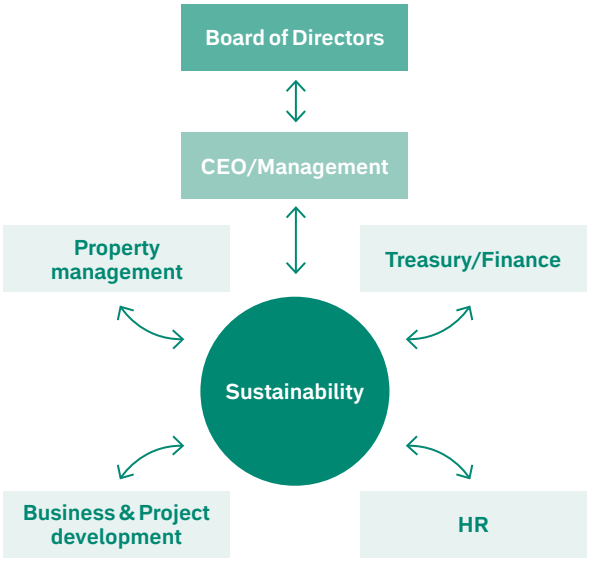
Marketing manager Annie Nyblom joins the management team. The balance is now 60 percent women and 40 percent men.

Management approach

Sustainability forms a natural part of our operations and is managed through our internal environmental management system that comprises shared policies and guidelines, measurable targets and direct action plans. The fact that Catena works according to the precautionary principle is integrated in our Sustainability Policy and in the processes and procedures that drive our follow-up around our measurable targets.

Catena's internal environmental management work is certified in accordance with ISO 14001. Cooperation between different departments internally ensures that Catena lives up to its social and environmental standards. All employees receive compulsory basic training in Catena's sustainability work as part of our onboarding process. During the year, all employees are involved in current issues by, for example, taking part in breakfast courses and personnel meetings.

The sustainability team consists of two sustainability specialists and a Sustainability Manager. Our Sustainability Manager is a member of the management team and makes strategic decisions regarding current economic, social and environmental issues. During the year, the management team focussed on stepping up the pace of change to reach our targets. Catena's Board has ultimate responsibility for material topics. Each year, Catena reviews risks in the area of sustainability. Data are submitted to the Board, which is ultimately responsible for the company's risk review.



Governing sustainability documents

Regulations that govern Catena's sustainability activities

Internal regulations

- Sustainability policy
- Work environment handbook
- Code of conduct
- ISO 14001
- Internal control
- Tax policy

Membership

- GRI 2021 standards
- Agenda 2030 and the Sustainable Development Goals
- The Global Compact's 10 principles
- Green factor (GYF)
- Science Based Targets
- TCFD
- Sustainability certifications: Miljöbyggnad, BREEAM, WELL
- GRESB
- EPRA Sustainability Best Practices Recommendations

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

Membership and framework

In addition to its own procedures and policies, Catena works according to international frameworks and certification programmes and is a member of various organisations. We do this to ensure the quality of our operations and for our customers and stakeholders to be able to feel secure with what we deliver.

BRE certification in accordance with the British BREEAM In-Use standard for existing properties takes place through BREEAM's own certification programme, BRE.

EPRA – The European Public Real Estate Association (EPRA) is an interest organisation that has established a standard for valuing property companies on equal terms. The organisation supports and promotes a transition towards sustainable construction using Sustainability Best Practices Recommendations (sBPR). Catena has been included in the EPRA index since 2017. In 2021 Catena received the EPRA sBPR Silver award, and in 2022 received the sBPR Gold award for its sustainability report.

The EU Taxonomy Regulation – Catena voluntarily reports according to the taxonomy and will only be legally obliged to meet its reporting requirements in 2025. Through in-house training, cross-functional teams have been established to build up internal structures to meet future requirements. As all parts of the organisation are affected, all employees have attended an internal introductory course.

GPTW – Great Place to Work is an international standard for workplace assessment, in which employees share their personal experience of their workplace through a thorough examination of the workplace culture. In 2021, Catena began its work within the standard by conducting its first survey.

GRI – Catena reports in accordance with the GRI (Global Reporting Initiative). In the spring of 2022, Catena conducted a new materiality analysis in accordance with GRI Universal Standards. Catena reports in accordance with GRI Universal Standards 2021.

ISO 14001 – Our internal environmental management work complies with ISO 14001. The environmental management system involves third-party verification of the procedures, policies and processes that are in place and address environmental issues. Every year we carry out an internal and external audit in accordance with ISO 14001, and the results are used to drive our work forward. Every three years, a recertification is performed to demonstrate that the procedures and processes comply with our internal environmental management system.

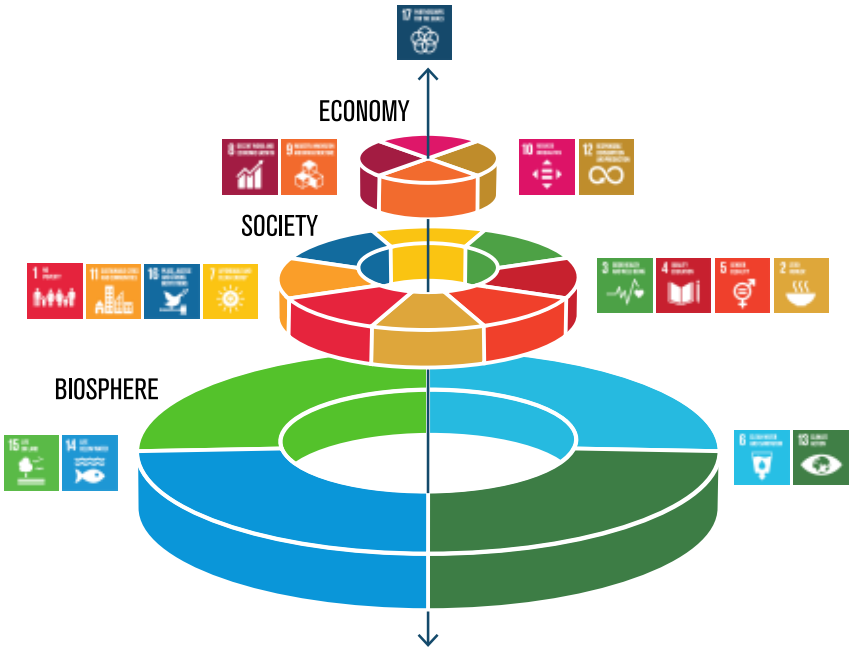
SBTi – Since 2020, Catena has applied a target for greenhouse gas emissions that has been approved by the Science Based Targets initiative (SBTi). The target requires that Catena reduces its emissions in Scopes 1 and 2 by 50 percent by 2030 compared with 2018 to ensure that we are in line with the Paris Agreement's target to limit global warming to 1.5 degrees. Although we are keeping within the limit, we want to do more and have, in preparation for 2022, adjusted the target, including our Scope 3, which will be net zero for greenhouse gas emissions.

SGBC – The Sweden Green Building Council (SGBC) is Sweden's leading member organisation for sustainable community development. We conduct our certifications for BREEAM-SE and Miljöbyggnad through SGBC.

TCFD – The Task Force on Climate-related Financial Disclosures (TCFD) is an voluntary framework for reporting climate-related financial risks. Catena follows TCFD's recommendations on climate risk reporting in order to navigate towards a CO_2-efficient economy. By working on climate-related risks, both physical and transitional, Catena sees opportunities to make informed decisions, manage future regulations and become more competitive.
→ Read more on pages 96–99.

The Sustainable Development Goals

Since 2019, Catena has been working towards the Sustainable Development Goals (SDGs), and the prioritised goals are aligned with Catena's sustainability targets.



The bottom layer, the base, is environmental sustainability. The planet sets the framework, and it is non-negotiable. We have inflicted a lot of damage on our planet and it is time to change, quickly. But there is hope – we can do it. As the saying goes, "the penny has finally dropped", both among decision-makers and the general public.

Johan Rockström
Creator of the SDG model, and professor at and head of the Stockholm Resilience Centre.*

The SDGs were developed by the United Nations and are part of the Agenda 2030 for Sustainable Development. The wedding cake model is used to describe the fact that societies and economies are integral parts of the biosphere. Catena has chosen to use the model as a starting point because it clearly illustrates the connection between the three spheres and their interdependence. The biosphere layer in the model, together with ecosystem services, is the prerequisite for both societies and business activities.

In Catena's case, we also depend on natural resources to run our business. The societal layer reflects Catena's position and how we can make a difference through actions like our choice of materials and promoting renewable energy production. Finally, the top layer – the economy – reflects the performance of our business and partnerships. A transition is required in all parts of the model in order to lay the foundation for achieving a sustainable society.

* Azote Images for Stockholm Resilience Centre.

Catena's priority SDGs

GENDER EQUALITY
5.5 Ensure full participation for women in leadership and decision making.
→ Catena was named as one of the industry's most gender-equal in terms of executive team, with a distribution of 60/40 (women/men).

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.
→ *Increase the share of renewable energy.* Catena enables customers to install solar cells on roofs and Catena also installs solar cell plants that Catena owns.

DECENT WORK AND ECONOMIC GROWTH
8.8 Protect labour rights and promote safe and secure working environments for all workers.
→ 100 percent of Catena's employees are covered by a collective agreement.

INDUSTRY, INNOVATION AND INFRASTRUCTURE
9.4 Upgrade infrastructure and retrograde industries to make them more sustainable.
→ The Group's lettable area, 100 percent must be environmentally certified by 2030. (25 percent to date, 2022).

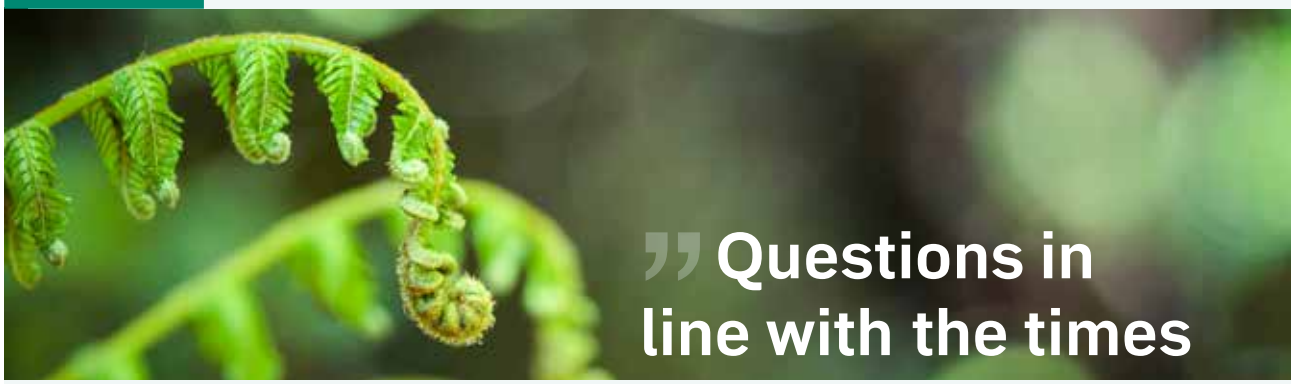
SUSTAINABLE CITIES AND COMMUNITIES
11.6 Reduce the adverse environmental impact of cities.
→ Catena has signed the Helsingborg Declaration and Helsingborg Climate Agreement to align our target of net-zero greenhouse gas emissions with the city's initiative.

CLIMATE ACTION
13.1 Protect biodiversity and natural habitats.
→ Biodiversity is an incredibly important issue that Catena measures using the GYF (green factor) KPI in order to show over time how we as property owners can create and protect green and blue areas within properties.

PEACE, JUSTICE AND STRONG INSTITUTIONS
16.5 Substantially reduce corruption and bribery.
→ Mandatory 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.

ECOCOMP



"Questions in line with the times

The EcoComp project (funded by Vinnova) intends to create a functioning, quality-assured market solution for trading in compensation services, for the sake of biodiversity and carbon sequestration, with the help of ecosystems.

Catena's main focus in achieving its sustainability targets is to reduce emissions. But other efforts are also vital – for instance, Catena has chosen to be a test pilot in the development of EcoComp's platform. To reach Catena's net-zero greenhouse gas emissions target by 2030, effective and reliable offset measures are likely to be part of the solution. The objective of this solution is to enable positive changes for endangered species on a large scale while increasing carbon stock in Swedish ecosystems.

"These are current topics that are definitely in line with the times, combining climate and biodiversity," says Marie Kristoffersson, project manager for EcoComp.

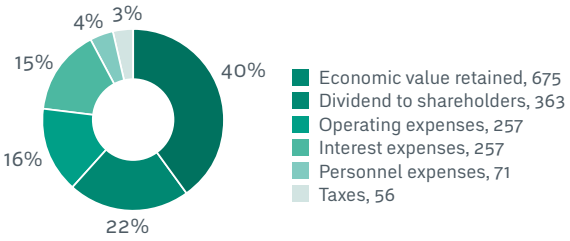
Catena believes that improvements are needed in terms of increased transparency and follow-up linked to compensation, and is happy to contribute to this development. There is also a clear link to Catena's operations, with land use issues at their core – a unique opportunity to ensure that land with high natural values is protected.

Long-term view and partnership – keys to a sustainable society

Catena is a property company with a total of 125 logistics properties in Sweden and Denmark. At the national level, the National Board of Housing, Building and Planning estimates that the climate impact from the construction and property sector amounts to roughly 20 percent of Sweden's total carbon dioxide emissions.

Sustainable logistics shows great potential to bring about long-term impact on society in terms of its environmental, social and economic aspects. Involvement in networks and regular meetings with municipal management teams, partner organisations and interest groups allow Catena to offer the company's view of society's logistics challenges while we also learn and gain new perspectives.

Created and distributed economic value, MSEK



The diagram shows how Catena's income in 2022 was distributed among various stakeholder groups. The total economic value created amounts to SEK 1,679 million, of which economic value distributed is SEK 1,004 million.

EVENTS, LOGISTIKTRENDER

Helsingborg, Clarion Hotel and Congress SeaU 4 May 2023

"Concerns that affect us all

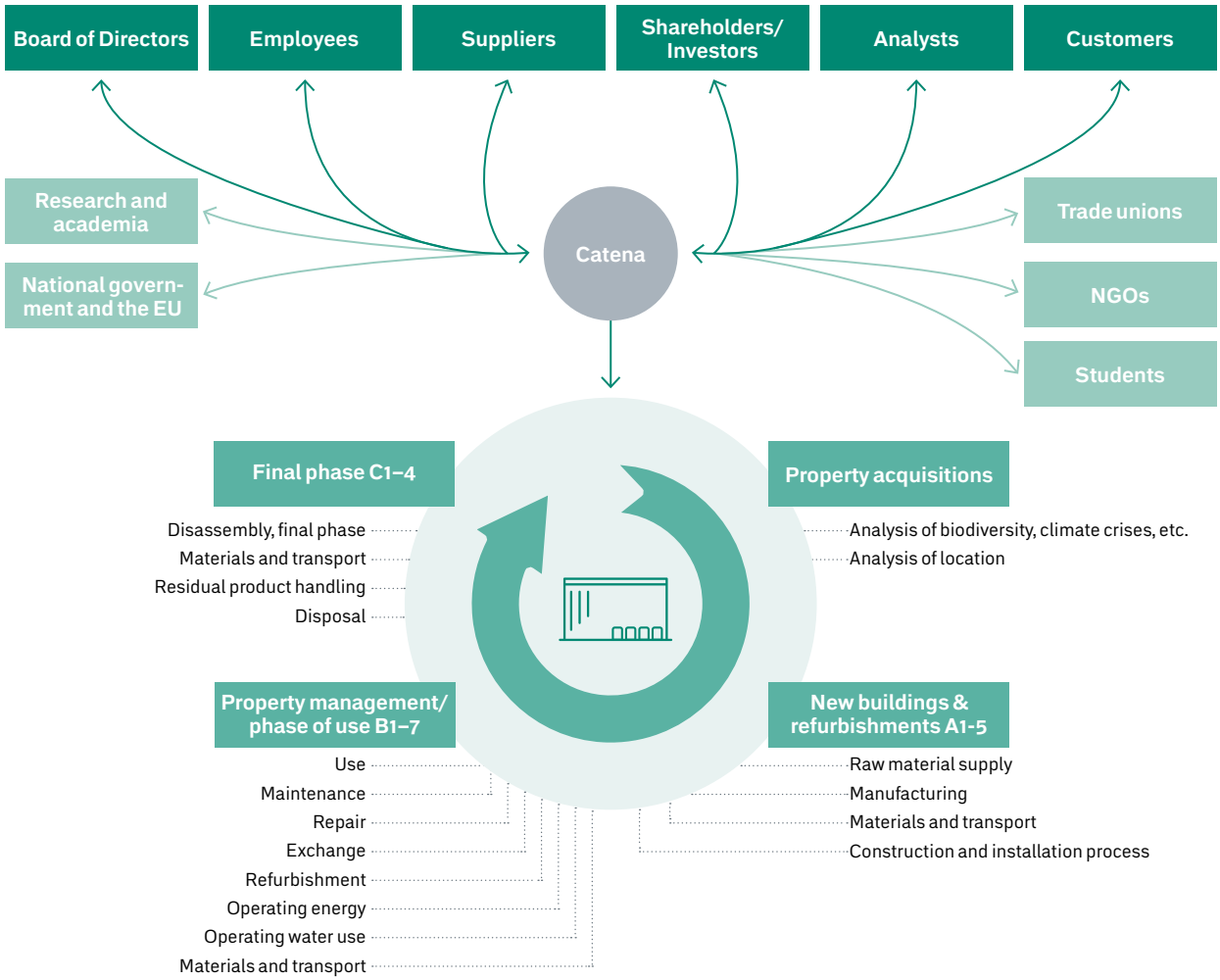
By making a contribution in contexts where several stakeholders with different perspectives and skillsets work together, we can achieve results with an even greater effect and impact.

As a knowledge leader, we want to share insights that can support the advancement of logistics. On 5 May 2022, we hosted our annual event, Logistiktrender. It was an inspiring day on the theme of 'Choices', with interesting speakers and rewarding conversations with industry colleagues.

Summing up the day, moderator Katarina Wallin said, "These topics affect everyone, and we are taking a slightly broader approach to make it easy to get inspiration and apply ideas to whatever business you work in."

Logistiktrender 2023 takes place on 4 May, and the theme for the day is 'The Hidden Power'. Read more at www.catena.se/logistiktrender.

Catena's operational model



Part of this work consists of partner sponsorships. We have clear guidelines in place for sponsorship and a goal for at least 50 percent of our sponsorship proceeds to go towards social and humanitarian efforts, 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. In 2022, we made donations to UNHCR, UNICEF, Médecins Sans Frontières and Reporters Without Borders in response to Russia's invasion of Ukraine. Through sponsorships, we seek to create value or benefits for all parties involved. We view our partner sponsorships as part of our community engagement and overall marketing communication. We currently support several different initiatives, organisations and activities. One of our more extensive partner sponsorships is with Rögle BK. At Catena, we are thrilled to be able to follow and be a part of this hockey club's development. Besides entertaining SHL hockey, Rögle conducts a broad range of activities that mean a lot to children and young people.

In addition, Rögle contributes to positive and sustainable societal development, particularly with its green-white sustainability initiative in which the club aims to take the leader jersey in Sweden when it comes to active sustainability efforts. During the year, Catena also committed to completing the financing of a water restoration project, together with the project "Four measures for more Baltic fish" (see page 86).

Through various partnerships, we get the chance to both engage and gain inspiration from others, and to share success stories. We consider partnerships and collaborative projects as a matter of course for moving forward in our transition efforts. For example, during the year, Catena participated in the Helsingborg City EXPO H22, where we gave lectures and took part in panel discussions focusing on the role of logistics in society. We also showcased what happens in a logistics property through a video made in collaboration with our customer Nowaste Logistics.

Together with our tenant Boozt, Catena has initiated a partnership with Malmö University. We are collectively seeking a research grant for participating in a study on the benefits of environmental certifications. This year was the eleventh consecutive year that Catena hosted our own event, LogistikTrender. During this full-day event, we offer a

forum for partners and industry colleagues for networking, learning and gaining inspiration. The theme of Logistik-Trender for 2022 was *"Choices"*.

Furthermore, Catena is a co-owner of the company Urban Services, which operates in Arenastaden in Solna, Sweden, and is participating in the research project "HITS", sponsored by Vinnova. Both projects focus on creating more efficient, coordinated and sustainable solutions for the "last mile" – the final stage of delivering items in cities. We are also involved in LFM30, a local initiative in Malmö to create a local plan to accelerate the construction and property sector's climate transition and implementation of Agenda 2030. We are taking a similar approach in Helsingborg, where we have aligned our sustainability targets with the city by signing 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.

A strong sustainable logistics brand generates value for our company's shareholders and opens up opportunities for green financing. In the autumn of 2022, a customer survey was conducted that targeted Region Gothenburg. It served as a first draft for identifying how we can systematically ensure that our customers are satisfied over time and that we implement effective measures for sustainability. In 2023, Catena will conduct a more extensive customer survey to create input for additional efforts.

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. The tax policy is available in its entirety on Catena's website. Put briefly, it states that:

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

Materiality analysis during 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 therefore updated its materiality analysis in accordance with the updated GRI standards.

The materiality analysis has aimed to determine Catena's material topics, 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 and 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 that we interact with in the 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 poten-

Summary of tax paid, MSEK

	2022	2021
Income tax	16	27
Property tax	40	38
VAT	-19	73
Stamp duty	0	3
Energy tax	9	8
Social security contributions and payroll tax	16	14
Total tax paid	**62**	**167**

Tax – breakdown by country

2022, MSEK	Sweden	Denmark
Number of employees	55	0
Assets excl. cash and cash equivalents	26,677	2,362
Income	1,416	128
Of which revenue from sales to third parties	1,416	128
Of which income from intra-Group transactions with other jurisdictions	-	-
Profit before tax	2,491	-46
Tax paid	-8	-8
Deferred tax	-440	7
Profit for the year	**2,043**	**-47**

tial impacts, a desktop analysis of impacts 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 engagement 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 following stakeholders were interviewed:

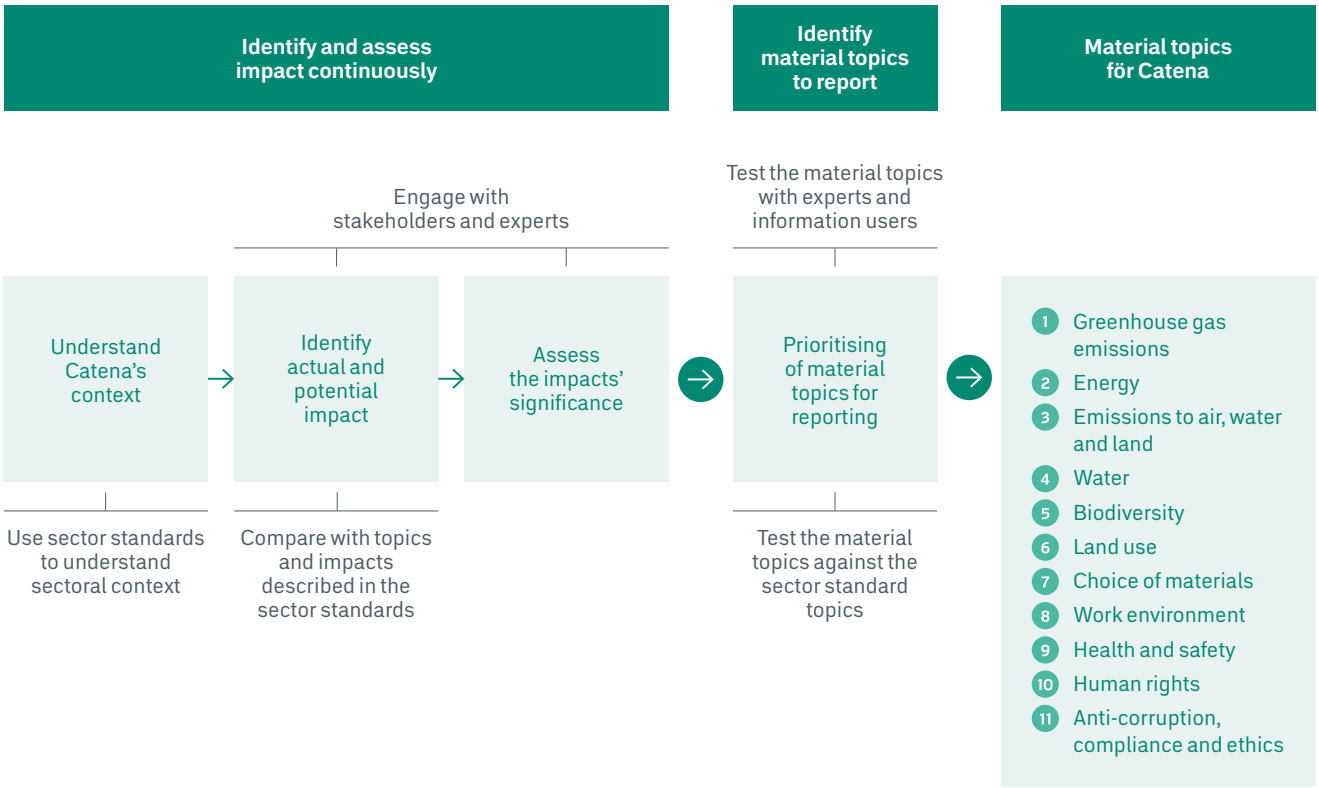
- Catena's employees
- Banks
- Customers
- Municipalities
- Experts in construction, nature and human rights
- Researchers
- Shareholders and investors

The results from the stakeholder engagement were used to directly communicate the impacts that Catena has and their significance.

Step 3: Assessing impact significance
The survey and stakeholder engagement 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 engagement and external sustainability experts. Catena's different types of impact were compared with each other, and negative impact and positive impact were analysed separately. The significance of negative impacts was assessed based on severity, a combination of scale, scope and remediation. The significance of positive impacts was assessed based on scale and scope. For potential likelihood, probability was also taken into account.

Step 4: Prioritising the most significant impacts
Based on the analysis in step 3, the impact was prioritised from highest to lowest significance. A threshold was set based on discussions internally and with external sustainability experts. The table below 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.

3–2 Generic list (material topics)
In order to report in accordance with GRI 2021, Catena has updated its materiality analysis according to the described process. Unlike in previous reports, the number of material topics has decreased, from fourteen areas to eleven. Completely new material topics are land use and development, emissions to air, water and soil, water management and use, and choice of materials. For the most part, the topics that have been removed from last year's report are captured in the new material topics, which are fewer but cover larger areas. In addition, by bringing together questions, Catena can more easily report in accordance with the updated standard and GRI's topics standards.



MATERIAL TOPICS

1 Greenhouse gas emissions

Area of influence	The value chain	Significance	Catena's action measures	
Scope 1 and 2 emissions Incl. Catena's premises and business travel	Catena	Critical actual negative impact	Policies and other governing documents	• Sustainability policy • Guidelines for travel and meetings • Sustainability programme (internal document)
Scope 3 emissions Incl. tenants, transport operations, buildings and additional suppliers	Catena, suppliers, tenants/customers, distribution and transport	Critical actual negative impact	Goal	• **Net-zero greenhouse gas emissions by 2030**
Reduce emissions (Scopes 1, 2 and 3) Incl. solar cells, energy efficiencies	Catena, suppliers, tenants/customers, distribution and transport	Informative actual positive impact	Target	• Carbon budget for substantially reducing climate impact in our construction projects • Move 10% of properties to a significantly better energy class each year through energy projects • Expand 20 MWp of solar cells in 2023 • 100 percent fossil-free energy by 2028 (91% 2022) • Net-zero greenhouse gases Scopes 1 and 2, 2025
Reduce emissions (Scopes 1, 2 and 3) Incl. energy efficiencies and energy transitions	Catena, tenants and customers, distribution and transport	Informative potential impact		

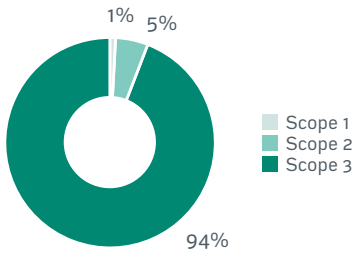
In line with the vision of net-zero emissions by 2050, Sweden should have no net emissions of greenhouse gases released to the atmosphere by that year. For many years, Catena has worked actively to reduce emissions in Scopes 1 and 2, and emissions have already decreased by 34 percent compared with 2018. In 2020, Catena 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. Since Catena operates in an industry that needs to significantly reduce its climate impact in the coming years, we see it as a matter of course to place higher demands on ourselves and work towards the goal of net-zero greenhouse gas emissions in Scopes 1, 2 and 3 by 2030.

According to Catena's net-zero greenhouse gas emissions target, by 2030 Catena aim to have no emissions in Scopes 1–3. We intend to achieve this primarily by reducing our climate impact and by avoiding emissions. Secondly, we will work on carbon offsetting. Through measures such as solar cell expansion and energy efficiency projects in existing properties, Catena continues to work towards the targets. The majority of Catena's emissions come from indirect emissions in Scope 3, where around 90 percent of our total emissions occur. About 55–75 percent occur in construction projects, which depends of course on how much we build per year. To reduce our climate impact in new builds and refurbishments, we apply carbon budgets. The target is supported by a number of strategies. For example, during the year we calculated various carbon budgets for each type of construction project. We consider carbon budgets as an important tool for creating transparency in the construction and property industry and a strategic way to reduce environmental impact in the construction phase, where we also have the largest emissions. For new buildings, the carbon budget is 285 kg CO_2e/m^2, for refrigeration and freezer facilities 300 kg CO_2e/m^2 and for extensions 230 kg CO_2e/m^2. We are aware that new builds and refurbishments are the activities that per square metre generate the greatest climate impact, in terms of materials, transport, energy and heating, as well as waste. It is, therefore, essential that we adapt the property to the customer's building needs in order to optimise the space. Life cycle analyses and carbon budgets guide us in finding more ways to reduce our emissions, and we are in the process of establishing a materials guide for both new builds and refurbishments.

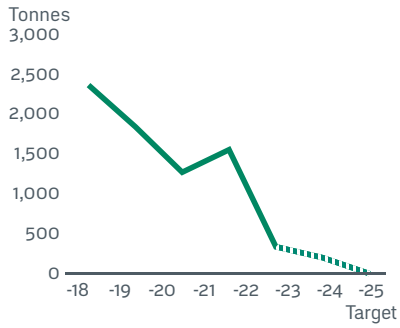
Catena follows the Greenhouse Gas protocol (GHG protocol). Last year, Catena identified the need to expand

its Scope 3 accounting, and we decided to follow the guidance developed by the United Kingdom's Green Building Council (UKGBC) for accounting for Scope 3 for commercial properties[1]. Catena reported according to proposed parameters in last year's annual report, where we reported on the climate impact of construction projects based on standard values from completed life cycle analyses for construction stages A1–A5. In the autumn of 2022, the Swedish property association Fastighetsägarna published guidance for commercial properties[2] which is largely based on UKGBC guidance. Catena has chosen to continue down the established track, and in 2023 will continue to work on identifying Scope 3 impacts in order to determine relevant targets and actions. Since Catena is continuing to identify Scope 3 emissions, the GHG values will most likely increase as more parameters become known. In 2022, we successfully reduced our emissions in Scope 1 and 2, partly thanks to a greater degree of re-invoicing. For more detailed data and emission factors, see pages 75 and 108. Our greatest environmental impact occurs in Scope 3.

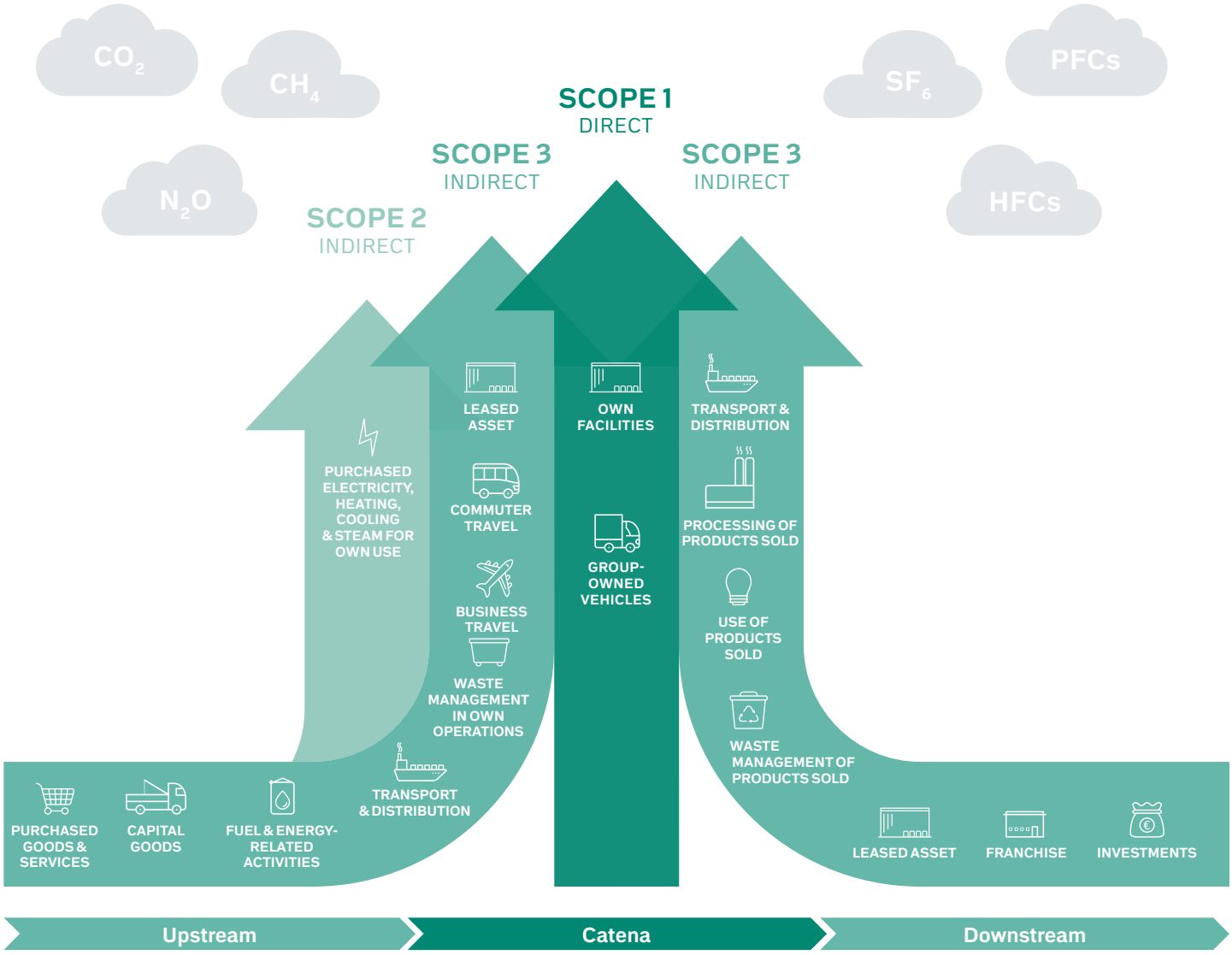
Distribution of greenhouse emissions per Scope 2022



Catena's greenhouse gas emissions (Scopes 1+2, market-based), tonnes CO_2e



[1] https://www.ukgbc.org/ukgbc-work/scope-3-reporting-in-commercial-real-estate/
[2] Guidance: "Rapportering av utsläpp i Scope 3 för fastighetsägare" – Swedish Property Federation (fastighetsagarna.se)



We work according to GHG Protocol's definitions where the Scope is defined as follows:
Scope 1 – Direct emissions from self-controlled sources.
Scope 2 – Indirect emissions from grid-delivered energy use.
Scope 3 – Other indirect emissions over which the organisation has no direct control but which occur due to its activities.

Catena thus strives to share knowledge and remain close to our tenants in order to optimise our customers' operations and energy use (often referred to as operating electricity). In the autumn of 2022, Catena was one of the initiators of the energy optimisation campaign #Husförhus. The campaign aimed to encourage property owners to work closely with their tenants to find smart ways to reduce energy use in their buildings. Several property companies are behind the campaign, which has had a major impact. 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 with optimisation of the properties' operation. Our customers' energy use is usually reported in Scope 3, depending on who is responsible for the provider contract. It is important to note that we have updated the factor for calculating location-based. We use the Swedish Environmental Research Institute's value for the Nordic energy mix, 0.09 kg CO_2e/kW, which is significantly higher than the calculation factor from previous years. We are doing this because we believe that it provides a fairer value since the electricity market is complex. We also calculate using a common standard value for new buildings and renovation. We are seeing a shift in district heating use from Scope 2 to Scope 3, due to more re-invoicing.

Emission source in accordance with the GHG Protocol reporting categories	Data source	Source	Emission factor	Tonnes CO_2e 2022	Tonnes CO_2e 2021	Tonnes CO_2e, base year 2018	Share %	Covered by our net-zero target
Scope 1								
Natural gas	Vitec	The Swedish Environmental Protection Agency	0.205 kg CO_2e/kWh	192	168	1,195	0	Yes
Refrigerant leakage	Refrigerant reports with a one-year lag	Refrigerant reports		267	67	257	0	Yes
Company car	AutoPlan	Transport plan	0.140 kg CO_2e/km (petrol car) 0.160 kg CO_2e/km (diesel car) 0.0 kg CO_2e/km (electric car)	59	164	165	0	Yes
Scope 2								
District heating	Vitec	Emission values from each district heating provider (in some cases with a one-year lag)		145	1,381	1,163	0	Yes
Electricity **(location-based)**	Vitec	IVL, Nordic energy mix	0.09 kg CO_2e/kWh	2,152	852	895	5	Yes
Electricity **(market-based)**	Vitec	Vattenfall's emission factors for green electricity agreements	0.00002 kg CO_2e/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_2e/m^2	25,256	12,292	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 GHG Protocol -domestic air travel NTM -train	 0.140 kg CO_2e/km 0.171 kg CO_2e/km 0.004 kg CO_2e/km	14	6	46	0	Yes
7 Employee commuting	Employee survey	Swedish Transport Agency -petrol car -diesel car -plug-in hybrid NTM -moped/MC -bus -train	 0.140 kg CO_2e/km 0.160 kg CO_2e/km 0.0 kg CO_2e/km 0.092 kg CO_2e/km 0.085 kg CO_2e/km 0.004 kg CO_2e/km	57	39	42	0	Yes
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				14,589	7,253	6,601	35	Yes
14 Franchises								N/A
15 Investments	Data not available							
TOTAL	**(location based)**			**42,731**	**22,222**	**24,025**	**100**	

MATERIAL TOPICS

2 Energy

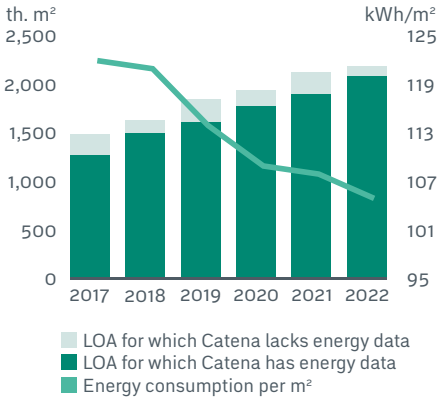
Area of influence	The value chain	Significance
Energy consumption in buildings and facilities	Catena, tenants/ customers	Significant actual negative impact
Energy use in transport and distribution	Catena, tenants and customers, distribution and transport	Significant potential negative impact
Fossil-free energy	Catena, tenants/ customers, final consumer/society	Informative potential positive impact
Energy efficiencies	Catena, tenants/ customers	Informative potential positive impact
Minimise energy use	Catena, tenants/ customers	Informative actual positive impact

Catena's action measures	
Policies and other governing documents	• Sustainability policy
Goal	• **Net-zero GHG emissions by 2030**
Target	• Become more energy efficient – Move 10% of properties to a significantly better energy class each year through energy projects • Connect all properties, 100% LOA with energy data (2023–2024) • Expand 20 MWp of solar cells in 2023 • 100% fossil-free energy by 2028 (91% 2022) • Net-zero greenhouse gases in Scopes 1 and 2, 2025

The largest climate impact of a building already erected is energy use. Catena actively works on energy efficiency projects and has been reducing energy use per m² by 14 percent since 2017. This figure includes both business electricity and property electricity. By 2030, 100 percent of Catena's energy will be fossil-free. Although the target focuses primarily on energy purchased by Catena, the company is also working to identify fossil-free solutions for energy purchased by customers. In this regard, we see opportunities to make it easier for customers who want to build solar cell plants themselves, and for us as property owners to accelerate the expansion of renewable energy in and around our properties. We thus have a responsibility to reduce energy use per square metre while enabling the expansion of renewable energy. Our hope is to also be able to sell energy to the grid and thus support electrification of the wider society. Today, Catena's energy is 91 percent fossil-free. We have set a target for 100 percent fossil-free energy in all of Catena's properties by 2028.

With the help of green electricity agreements, we ensure that all electricity purchased for the properties in Sweden is renewable. The remaining fossil-fuel energy (9 percent) derives from the electricity consumed at one of Catena's properties in Denmark and two buildings that are heated with natural gas. District heating also contains a small amount of fossil fuels. At the same time, Catena is developing and strengthening its collaboration with tenants, providing increased knowledge and additional opportunities for influence in terms of their purchased energy sources. For a building to be environmentally certified, one of the requirements is that the tenants purchase renewable energy.

Energy intensity



Production of renewable energy

	2022	2021	2020
Self-generated solar energy, MWh[1]	6,724	3,597	2,764
– of which Catena	2,898	1,846	856
– of which tenants	3,826	1,751	1,908
Total no. solar cell plants installed[2]	27	19	13
– of which Catena	24	16	10
– of which tenants	3	3	3
Total installed output, kWp[2]	10,152	6,400	4,627

[1] Distribution between Catena and the tenant is governed by subscription holdings.
[2] Distribution between Catena and tenant is governed by investment.

MATERIAL TOPICS

3 Emissions to air, water and land

Area of influence	The value chain	Significance
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
Goal	• **Net-zero GHG emissions by 2030** • **Net-positive in terms of biodiversity by 2030** • **100 percent environmentally certified space by 2030**
Target	• Carbon budget for substantially reducing climate impact in our construction projects

Catena uses environmental certifications as tools for reducing the environmental impact of both existing properties and new production. Quality assurance of properties by a third party offers a way of ensuring superior sustainability performance that is transparent and established. According to Catena's sustainability goals, 50 percent of the portfolio must be certified by 2025, and the entire portfolio must be environmentally certified by 2030. 25 percent of the LOA was certified in 2022. For existing properties we work primarily with BREEAM In-Use, and for new builds with BREEAM-SE, at a minimum level of Very Good. We are also running a new-build project where we will test WELL Core. WELL certification focuses on the users and social aspects of the certification. It is the first logistics property with WELL certification in Sweden, and we look forward to learning how we can work even more on the social aspects of properties. We also use the certifications Miljöbyggnad and Miljöbyggnad iDrift. The Miljöbyggnad certification requires more environmentally friendly materials, such as FSC-labelled wood. BREEAM-SE is more comprehensive and includes, in addition to energy, materials and indoor environment, requirements for soil and ecology, governance and management, waste, water, transport and contamination. In 2022, an additional 10 percent of our total area was certified, which means that a quarter of Catena's LOA is environmentally certified (549,049 m^2) according to either Miljöbyggnad Silver, Miljöbyggnad iDrift or BREEAM In-Use.

Waste is an important issue, both in projects and in the operation of Catena's properties. In most of our properties, our tenants themselves are responsible for waste management. Otherwise, Catena is responsible for the waste. In the properties where we are also responsible for waste management, this involves all fractions. In projects where Catena is the client, we are also ultimately responsible for the waste generated and that forms part of our overarching goal of reaching net-zero greenhouse gases by 2030.

The data available on the amount of waste that Catena managed in 2022 is reported in accordance with EPRA's Recommendations on page 111.

MATERIAL TOPICS

4 Water

Area of influence	The value chain	Significance
Management and use of water Incl. in construction, refurbishment, management, use and dismantling of properties, municipal water use, stormwater management	Catena, tenants/ customers	Critical potential negative impact

Catena's action measures	
Policies and other governing documents	• Sustainability policy
Goal	• **Net-positive in terms of biodiversity by 2030** • **100 percent environmentally certified space by 2030**
Target	• Measure water consumption in properties, increase the percentage of connected properties • Promote nature-based solutions for stormwater management at the properties

The water used in Catena's properties is municipal water. Through our follow-up system, Vitec, we have an opportunity to monitor water consumption. We currently have measuring points on 91 percent of the properties. We are working continuously with our tenants to share data to enable good documentation for follow-up purposes.

Another important aspect regarding water in properties is our stormwater management and stormwater detention. As the climate changes and we face more extreme precipitation events, stormwater management is growing in importance. We clearly see how our work on biodiversity benefits us in terms of water management and water use. Through these efforts, we can identify strategic practices for managing increasing volumes of water, and better understand the importance of vegetation that can retain water for longer periods of time to avoid drought. Today, we mainly use stormwater ponds and ditches, although we are also looking at other methods. In one of our new projects at Logistics Position Landvetter, Menigo's new warehouse and office are being built where we will collect water from the roofs and save it in a cistern for use when flushing toilets and watering plants.

Catena views water as a vital resource and a central issue for land use. We aim to create circular flows, in order to be able to release water back to the system faster and to retain water naturally around the properties for protection during extreme weather. Permanent ponds on our properties also create habitats for animals and insects while fulfilling a practical function in the event of torrential rain. In our biodiversity efforts, water thus plays a key role in creating social values and opportunities for recreation for people, as well as habitats for plants and animals. As part of these efforts, we also describe areas with and for water and water management on the property as blue areas.

Examples of blue areas include ditches, ponds, stormwater ponds and rain gardens.

→ See page 108 for Catena's water consumption over time.

Water at our properties

Subfactors for water

Water areas in ponds, brooks and ditches

Paved surfaces with high permeability

Paved surfaces with medium permeability

Paved surfaces with low permeability

Impermeable surfaces like asphalt, concrete and roof area (building's footprint)

Additional factors for water

Biodiversity, water

Biologically available, permanent water surfaces

Vegetation surfaces with temporarily lingering water

Ditches

Removal of water from paved surfaces for plant beds and rain gardens

Recreational values

Fountains, recirculation systems and similar

Control of local temperature/water

Trapped water in ponds and similar

Rainwater collection for irrigation

Stormwater detention from impermeable surfaces in a basin

MATERIAL TOPICS

5 Biodiversity

Area of influence	The value chain	Significance	Catena's action measures	
Construction impacts Incl. new builds, refurbishments, altered landscape	Catena	Significant actual negative impact	Policies and other governing documents	• Sustainability policy • Sustainability programme (internal document)
Impacts on biodiversity in the use of, and transport to and from, facilities	Catena, tenants/customers	Significant potential negative impact	Goal	• **The entire portfolio must be net-positive in terms of biodiversity by 2030**
Restoration, increase and minimisation of biodiversity damage	Catena, suppliers, tenants/customers	Minimal potential positive impact	Target	• 2 biodiversity projects/region (8 in total) • GYF factor • Area with ecological report 14 percent • Handbook for biodiversity

Biodiversity means that a great diversity of species (including animals and plants, both domestic and wild) with high genetic diversity is preserved, as well as a high diversity of ecosystems. By 2030, our property portfolio aims to be net positive in terms of biodiversity. This target involves significant challenges for us. Yet we do not see any other way forward, so we intend to measure and evaluate our biodiversity efforts so that we can show progress over time. Our work on biodiversity follows the principle of the impact mitigation hierarchy – we want to preserve, minimise damage, restore and, ultimately, compensate.

Catena affects ecosystem services as well as biodiversity, both directly and indirectly through the business. Catena's properties in Sweden and Denmark cover a total area of roughly 8.5 million m². The impact comes partly from our use of land for construction and indirectly through CO_2 emissions, which contribute to increased climate impact and thus affect biodiversity overall. Human-based land use change is one cause of decline in biodiversity and ecosystem services on a global scale. Changes in ecosystems can also drive the spread of invasive species that, in turn, cause serious damage to ecosystems, infrastructure or human health.

Work towards our goal of a net-positive portfolio in terms of biodiversity is therefore an important goal that demonstrates how Catena continues to update its business model and operations to take responsibility for the areas we use. Biodiversity and ecosystem services are already an integral component that we as a company need to account for, through measures such as Activity 7.1 in the taxonomy. Catena also acknowledges that the upcoming standard for joint sustainability reporting, the European Sustainability Reporting Standard (ESRS), emphasises how we address these issues. In Sweden, the municipalities' zoning processes help to ensure a carefully considered and appropriate use of land.

In order for Catena to be able to measure and report on the sustainability target of a net-positive portfolio in terms of biodiversity by 2030, the organisation has started to apply the green area factor (GYF) in its calculations. GYF is a planning tool that measures and ensures that green and blue qualities are achieved or preserved during construction. GYF also measures the number of ecosystem services. In a first stage, we have chosen not to report the number of ecosystem services, but rather continue our work on the methodology for them. To a large extent, we have taken inspiration from the City of Stockholm's use of GYF and their model for both the description and weighting of factors[1]. We consider it an advantage to build on an established model with predetermined factors, which provides both increased transparency and credibility. In 2022, GYF was calculated for all Catena properties based on input values from 31 December 2021. The input values, in turn, are based on measured surface areas that are weighted differently. After establishing a status quo, consultant ecologists were contacted to identify Catena's

[1] https://tillstand.stockholm/globalassets/foretag-och-organisationer/tillstand-och-regler/tillstand-regler-och-tillsyn/lokal-och-fastigheter/handbocker-och-riktlinjer-vid-byggnation-i-stockholm/gyf-for-kvartersmark.pdf)

HONEY PRODUCER Borås

Tiny environmental heroes

Vindtunneln 1 and 2 outside Gothenburg are two of Catena's properties that feature bee colonies to give an extra boost to biodiversity in the area. A bee community ensures full pollination in the environment around the hive, where the bees fly within a radius of 3–4 kilometres.

"When providing a home for these tiny yet important environmental heroes, warehouse and logistics properties are particularly beneficial because they are large, easily accessible areas," says Andrés Amaya, project manager at Beepartners and collaborator with Catena.

In 2022, more than 30 kilos of honey was harvested from our two bee hives.

opportunities to create more spaces for greenery and biodiversity at our properties, in both existing portfolios and ongoing projects. The GYF value is based on what the property looked like as of 31 December 2021 and is then compared with changes realised through what are known as biodiversity projects. In these biodiversity projects, an ecologist surveys the total property area, takes into account the surrounding nature, and suggests how the property could be better adapted to connect it with its surroundings. Proposed measures are implemented, and after biodiversity projects are carried out at the property, another GYF calculation is made to transparently show the progress towards our goals and the success of our efforts. So, if we have built or otherwise altered a land area that contributes negatively to biodiversity, it will show up as a negative outcome.

Our trend for 2022 indicates a modest change that is negative. Despite extensive measures at several properties, extensions to existing buildings have resulted in a decrease in the eco-efficient area. In 2022, we tested improving the quality of ponds, putting out beehives, insect hotels and planting meadows. With the help of the GYF

BIODIVERSITY EFFORTS Helsingborg

Beyond a sole focus on logistics space – green areas will also be carefully considered and planned

At Logistikposition Tostarp in Helsingborg, Catena has undertaken several efforts to promote biodiversity in the area. For example, several green spaces have been landscaped with meadow grasses, bulbous plants and other native perennials that attract pollinators. Birdhouses that are adapted for kestrels, which are birds of prey found in the immediate area, have been installed at the properties, and plants have been placed next to the entrances.

”A property owner who takes on full responsibility doesn't just focus on the logistics areas – the green spaces around them are also well planned and well thought-out to support local wildlife,” says Sofhie Mandusson, communications manager at Nowaste Logistics, which is a major tenant in the area.

In the next phase, additional work will be done to ensure that the embankment facing the highway is provided with more plants that are particularly beneficial for biodiversity.

model, however, we can clearly see which measures benefit biodiversity and ecosystem services more and which bring somewhat less of a benefit. For example, a mowed lawn does not add value in terms of biodiversity. Our ambitions going forward require a shift for us as an organisation that will take time, though we have started in earnest this year. We can confidently say that addressing biodiversity creates much joy and pride, and generates many positive side effects (including our own honey). Catena has set an interim target of 2 major biodiversity projects per region in 2023 to further accelerate the pace of transition. The results, wherever they have been possible to follow up, have thus far been documented through photos and videos during site visits. Examples include investigating whether frogs and tadpoles were found in the stone cairns Catena built in order to create new habitats, or ensuring that a new meadow has grown as intended. Logistics properties are typically large areas covered with concrete, gravel or asphalt. This is why the entire industry must rethink and take action. For example, we can create hybrid surfaces with materials like grass-reinforced concrete for increased water permeability, or replace the asphalt altogether where it is not necessary. At the Mätaren 6 property in Umeå, we broke up the concrete and instead planted trees and plants during the year.

In 2022, Catena completed biodiversity projects at properties for a total area of 416,635 m². The scope and nature of these initiatives varied depending on the starting point. During all projects, an ecologist was present to provide a status assessment and suggestions on efforts to increase biodiversity. Many of the projects took place when the property was certified to BREEAM-SE. Since we aim to be net positive in terms of biodiversity by 2030, it seems natural for us to obtain the ecology points that we

Biodiversity in established properties excl. project areas	Gothenburg	Helsingborg	Jönköping	Malmö SE	Malmö DK	*Malmö, total*	Stockholm	Total
2022								
GYF factor per m², established properties	0.49	0.28	0.32	0.17	0.17	*0.17*	0.51	**0.39**
Land area in m², established properties	1,035,544	1,239,952	522,833	515,177	485,921	*1,001,098*	2,532,990	**6,332,417**
2021								
GYF factor per m², established properties	0.43	0.36	0.41	0.30	0.18	*0.25*	0.52	**0.42**
Land area in m², established properties	862,956	1,239,952	747,517	657,840	408,421	*1,066,261*	2,556,114	**6,472,800**
GYF factor, established properties comparable portfolio 2022	0.42	0.26	0.32	0.17	0.18	*0.18*	0.52	**0.39**
GYF factor, established properties comparable portfolio 2021	0.43	0.26	0.32	0.17	0.18	*0.18*	0.52	**0.39**
Land area in m², established properties comparable portfolio	862,956	958,180	522,833	515,177	408,421	*923,598*	2,456,255	**5,723,822**
GYF factor, comparable portfolio established properties, %	-0.89%	0.00%	0.00%	0.00%	0.00%	*0.00%*	0.00%	**-0.15%**

Biodiversity in project areas	Gothenburg	Helsingborg	Jönköping	Malmö SE	Malmö DK	*Malmö, total*	Stockholm	Total
2022								
GYF factor per m², project areas	4.36	1.64	0.90	0.94	0	*0.94*	4.80	**2.48**
Land area in m², project areas	213,350	1,180,711	219,900	120,486	0	*120,486*	484,150	**2,218,597**
2021								
GYF factor per m², project areas	0	1.64	0.90	0.94	0	*0.94*	0	**1.49**
Land area in m², project areas	0	1,180,711	192,600	120,486	0	*120,486*	0	**1,493,797**
GYF factor, project areas comparable portfolio 2022	0	1.64	0.90	0.94	0	*0.94*	0	**1.49**
GYF factor, project areas comparable portfolio 2021	0	1.64	0.90	0.94	0	*0.94*	0	**1.49**
Land area in m², project areas comparable portfolio	0	1,180,711	192,600	120,486	0	*120,486*	0	**1,493,797**
GYF factor, comparable portfolio project areas, %	-	0.00%	0.00%	0.00%	-	*0.00%*	-	**0.00%**

can within the framework of the certification. During the year, thanks to the internal GYF efforts and consultant ecologists, Catena increased the understanding of biodiversity at the organisation. This resulted in a handbook on biodiversity and ecosystem services for properties, available on our website. The handbook shows our calculation method and explains the method's main concepts. It is our tool for working in a transparent, practical way to improve biodiversity and ecosystem services at our properties. The handbook and GYF model also give us more clarity around the requirements we should place on ecologists, and what our biodiversity efforts really mean – for example, different efforts are weighted differently. Using the GYF model, we also see progress on a yearly basis both at an aggregate level and a property level.

Catena is involved in various projects to continuously learn more about biodiversity. In 2021, Catena became a partner in the Vinnova-sponsored compensation project EcoComp. EcoComp aims to create a Swedish trading platform for environmental compensation. Other stakeholders involved in the project include Calluna, the School of Business, Economics and Law in Gothenburg and the Swedish Institute for Standards. EcoComp intends to develop a market-based trading solution for environmental compensation and enable the interaction of stakeholders who need to compensate for their activities with those who have access to land and expertise in land use. Catena wants to carry out conservation primarily according to the impact mitigation hierarchy, and then minimise, restore and ultimately compensate. Nevertheless, we at Catena are aware that compensation may probably need to be used as an alternative. By being transparent and contributing to developments, we hope to obtain better future solutions for compensation. Another project we have engaged in is CLImB. In this initiative, the environmental consulting agency Ecogain, together with the Business Biodiversity network, have enabled several industries to join forces in order to develop new methods for measuring biodiversity. The project focusses on finding ways to quantify and communicate direct, negative and positive impacts on biodiversity. Even if we ourselves are already taking action, it is important for Catena to be involved in the discussion and stay up-to-date when new measurement methods are developed. Catena is part of the reference group for the CLImB project, which also aims to measure biodiversity by quantifying direct, negative and positive impacts.

MATERIAL TOPICS

6 Land use

Area of influence	The value chain	Significance
Impact on the land Incl. ecosystems, dismantling, development and decommissioning	Catena	Significant actual negative impact
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

Catena's action measures	
Policies and other governing documents	• Sustainability policy • Sustainability programme (internal document)
Goal	• **Net-positive in terms of biodiversity by 2030**
Target	• 2 biodiversity projects per region • GYF factor IB • Area identified 14.4 percent • Handbook for biodiversity

Issues concerning land and land use are always top of mind for all property companies. When it comes to logistics properties, location is crucial. Every kilometre that can be saved for our tenants makes a huge impact on the environment, and proximity to important infrastructure and major population centres is central. Finally, efficient and sustainable logistics properties are critical to safeguarding a well-functioning society. Sustainable solutions demand a balance between all of society's needs and how we meet them, as well as how we can take the environment and biodiversity into account. Regardless of where we establish new logistics properties, natural values are taken into account in project development, which we have clarified in Catena's Sustainability Programme. The programme introduces strict requirements for our approach to ecology and the environment in all projects. Catena follows the development of various initiatives on how to measure biodiversity.

In 2021, we therefore began efforts to update our purchasing and selling procedures to ensure that we consider these aspects even before buying land. We will prioritise strategic areas with lower natural values, as well as areas that the municipality indicates are future areas of economic activity in its master plans. This approach ensures that we take greater account of the various interests involved in land use matters. In 2022, Catena continued working on defining a method for valuing biodiversity and ecosystem services. Catena has also established a process where we create a biodiversity survey that gives us a good picture of the starting conditions and allows us to calculate the input value of a property.

→ Read more on pages 80–83.

We see great opportunities to improve biodiversity at our existing properties. Older properties have not infrequently been built without regard to natural values, and we can achieve net positivity through various efforts. Various pilot projects were planned and completed in 2022. Examples of measures include converting grassy areas into species-rich meadows, installing insect hotels and birdhouses, laying out dead wood, and planting trees and shrubs.

An important part of the work involves knowledge building both internally and externally. We aim to develop our services and our practices, and part of this work is about developing our relationships with contractors and our tenants to increase their understanding of why biodiversity is important. Working more actively on the issues and striving to turn a negative impact into a positive one is undoubtedly challenging. We still do not have all the answers as to how we will approach biodiversity, and we have a lot left to learn.

Since 2021, Catena has been a partner in the Vinnova-sponsored compensation project EcoComp. EcoComp aims to create a Swedish trading platform for environmental compensation. Other stakeholders involved in the project include RISE, Calluna, the School of Business, Economics and Law at the University of Gothenburg and the Swedish Institute for Standards. Catena is also involved. We are part of the CLImB project (Changing Land Use Impact on Biodiversity) run by the consulting agency Ecogain, with support from Vinnova and Swedish Mining Inovation as well as funding from the Swedish Energy Agency and Formas. CLImB is thus both a tool and a valuation model for biodiversity. In the reference group that Catena is a member of, we test different work processes in order to identify a systematic approach.

MATERIAL TOPICS

7 Choice of materials

Area of influence	The value chain	Significance
The selection of building materials affects human rights	Catena, suppliers	Important potential negative impact
Choice of materials affects the environment and climate	Catena, suppliers	Important potential negative impact
Sustainable building materials	Catena, suppliers, tenants/customers	Informative potential positive impact

Catena's action measures	
Policies and other governing documents	• Sustainability policy • Sustainability programme (internal document)
Goal	• **Net-zero GHG emissions by 2030** • **Net-positive in terms of biodiversity by 2030**
Target	• Implement a bigger recycling project (2023) • Create a bill of materials (2023) • Perform a life cycle analysis of tenant modifications to obtain a threshold to continue working on (2023) • Carbon budget: New buildings 285 kg CO_2/m², refrigeration and freezing facilities 300 kg CO_2/m², extensions 230 kg CO_2/m².

We know that we must reduce our environmental impact during new builds and renovations, so we must actively take steps with regards to materials and waste. We want to use resource-efficient materials while reducing the amount of waste generated. The careful selection of materials is important for ensuring healthy and safe premises with a low environmental impact. It also affects the buildings' maintenance needs and energy performance during operation. To ensure a low environmental impact and avoid hazardous substances in new builds, an online logbook is always compiled via the Byggvarubedömningen building product assessment service, where contractors document built-in products. Selected materials must be approved by the system before being used in our properties. The system ensures that Catena complies with the Environmental Code's precautionary principle, meaning that Catena must prevent both conceivable and possible harm and hazards to human health or the environment.

A large part of our emissions occur in connection with construction projects. The materials accounting for around 90 percent of new builds and that we see as having the greatest environmental impact are steel and sheet metal products, concrete and insulation. Catena strives to take responsibility for the entire lifespan of the property, from raw materials to end-of-life. In this way, we take a circular approach to our use of land and properties. In Catena's Sustainability Programme, we set a threshold for greenhouse gas emissions per square metre in larger projects. To achieve this, we need to find more environmentally friendly alternatives for material selection. Striving for more resource-efficient construction and utilisation of resources in the property industry requires a comprehensive shift. The reuse of resources is central and can help us transition to a more circular society. Leaving behind linear resource utilisation in favour of circular resource flows is also an environmental objective in the EU taxonomy. For us, it is important to explore, discover and get involved in developing new materials.

Current examples are Menigo's new head office and warehouse, as well as a new office and warehouse for MM Sports under construction at Logistics Position Landvetter In both the new-build projects, Catena's sustainability programme is followed. This in turn aligns with BREEAM-SE and is based on the responsible sourcing of construction products by setting requirements for FSC-labelled or PEFC wood, among other measures. We also use the Building Product Assessment (Byggvarubedömningen) requiring suppliers of large building components to certify these products. A lesson for future projects is to set clearer requirements at an early stage concerning how many deviations are allowed. In our projects worth over 10 million kronor, we carry out a life cycle analysis (LCA) A1–A5 at an early stage and an LCA in the final stage to verify that we have built according to plan. Our goal is to reduce our carbon budgets by 15 percent per project. In the projects at Logistics Position Landvetter, we have based our work on our requirement for a refrigeration and freezing facility of 300 kg CO_2/m², but in the early stage have landed at en estimate of approximately 200 kg CO_2/m². At the end of the project, we will be able to measure the amount of waste.

LCA results:
A1–A3: About 130 kg CO_2/m², BTA for both buildings. There will certainly be additional data, we therefore calculate that the final amount will be somewhat higher, 150–160 kg CO_2/m², BTA.

A4: Approx. 10–15 kg CO_2/m², BTA.

A5: Standard of 30 kg CO_2/m², BTA.

However, we measure energy use in the project and construction waste, so we will probably be able to specify it in more detail at the end of the project. In Dansered, we are building with glulam frames and a TEQTON floor plate, bringing down the kg CO_2/m² compared with other solutions.

Life cycle analysis (LCA)

Year	Property designation	Type
2022	Dansered 1:66 (preliminary)	200 kg/CO_2 (new builds) A1–A5 fridge/freezer
2021	Åstorp Broby 57:5	248 kg/CO_2 (new builds) A1–A3 fridge/freezer
2021	Lagret 4	142 kg/CO_2 (new builds) A1–A3

COLLABORATION AND LESSONS LEARNED WITH SPORTFISKARNA

More fish in healthy waters

The aim of the 'Fyra åtgärder för mer Östersjöfisk' (Four measures for more Baltic Sea fish) project is to improve stocks of pike, perch and trout along the Baltic Sea coast. The project is run by Sportfiskarna – the Swedish Anglers' Association. In 2022 Catena decided to support the project, which had previously been granted government aid with support from the water conservation projects ordinance (the LOVA ordinance). The government's share of the financing may not exceed 80 percent of the total costs so, with Catena's financial support, the project can be initiated. With Catena's financial support, the project can be initiated.

"With a strong co-financier like Catena behind us, we at Sportfiskarna can now completely focus on another project to ensure robust water conservation, and set our sights on increasing the number of fish in fresh water habitats," says Nils Ljunggren, head of Region Mitt at Sportfiskarna.

For Catena, collaboration with other companies, stakeholder organisations and associations are a key factor for successful sustainability efforts. Besides helping to create better aquatic environments, Catena's goal for the project is to collect key take-aways about water conservation – knowledge that can be useful both in terms of our existing properties and Catena's new buildings.

"We are very pleased that Catena wants to contribute to Sportfiskarna's efforts to help protect the Baltic coast's fish stocks and ecology," Ljunggren concludes.

MATERIAL TOPICS

8 Work environment

Area of influence	The value chain	Significance
Employee workplace environment Incl. Catena's employees and tenants' employees through, for example, the design of the property	Catena, tenants/ customers	Important actual negative impact
A sustainable and safe workplace	Catena, tenants/ customers, transport and distribution	Informative potential positive impact

Catena's action measures	
Policies and other governing documents	• Work environment handbook • Employee handbook • Code of conduct • Internal governing documents
Goal	• **Certified as a Great Place to Work, with the goal of achieving a Trust Index of 85 percent by 2025**
Target	• Continued low sickness absences • Zero tolerance of discrimination • Work environment part of the employee development review • Work environment part of onboarding • Part of supplier evaluations

At Catena, we pride ourselves on being a great workplace that all employees feel proud to belong to and be a part of. At Catena, we always strive to be a sustainable employer. We want to give all employees the opportunity to develop and grow. We are convinced that when our employees thrive, both the individual employee and Catena benefit. As a Catena employee, you should be able to have a positive work-life balance, and no one should be affected by ill health or be injured on the job. The employees' view of our company as a sustainable employer is backed up in several different ways – through annual employee surveys, company healthcare with recurring health check-ups, annual development reviews and more. Catena takes steps to ensure that at least 75 percent of our employees make use of their wellness allowance. By using annual salary surveys, we ensure that all employees get equal pay for equal work.

Great Place to Work

Since 2021, Catena has been collaborating with Great Place to Work in order to evaluate the organisation. It is an independent consulting company that operates in over 90 countries and annually assesses more than 10,000 organisations using a common methodology. The annual employee survey results in what is known as a Trust Index, which measures trust, pride and community among employees according to a research-based model. A Trust Index of over 70 percent is needed to be certified as a Great Place to Work.

This year's survey at Catena was conducted in September and was answered by 93 percent (100) of employees. Based on the survey, we can conclude that we rank highly compared with the industry average. We are happy and proud to have achieved a Trust Index of 88 percent in 2022, as we did in 2021, and that an entire 90 percent (89) think that Catena offers a great workplace experience. We continue to work on maintaining our strengths and improving in areas where we see the greatest need for development and change. In 2023, we will develop our leadership and clarity in communication, among other measures. As a result of the 2021 survey, in 2022 we introduced regular online breakfast meetings for all employees, which we will continue doing and develop further in 2023.

Apart from the pride we feel in Catena as a Great Place to Work, the certification is also valuable when we want to attract new colleagues to the company.

Equal career opportunities in a safe and stimulating work environment

Continuous skills development is crucial for Catena's employees to continue understanding and being able to resolve our customers' current and future expectations and needs, and for each employee to feel that Catena is a long-term sustainable employer that invests in its employees. Through annual employee development reviews that are conducted with all employees, training plans are produced. There are extensive opportunities for employees to choose including practical training sessions, courses

and seminars, which help both the individual employee develop and the company evolve.

Core prioritised areas of training include property management, finance, environmental issues and law. In 2022, company-wide training in leases was carried out in the property management organisation.

Gender equality and diversity

At Catena, everyone should enjoy the same opportunities regardless of ethnicity, religion or other beliefs, disability, sexual orientation, transgender identity or expression, age or social origin. During recruitment, promotions and on an ongoing basis, expertise, experience and personal characteristics are evaluated.

Catena works long-term to achieve an even distribution between men and women in the organisation and aims to takes steps to increase gender equality and diversity at the company. Catena's HR manager is responsible for working towards this long-term objective in all recruitment processes. As Catena's personnel turnover is low, the conditions are created for a more even distribution in the company primarily through growth. In 2022, the recruitment guidelines were clarified and a decision made to apply affirmative action.

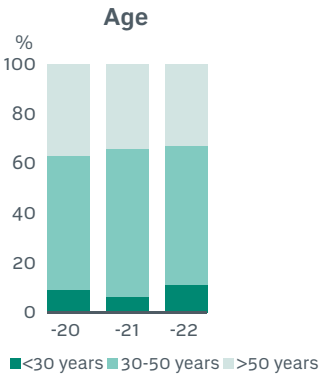
To ensure that there are no unreasonable pay gaps due to gender, we conduct an annual salary survey. If necessary, the survey is supplemented with an action plan.

Gender pay ratio

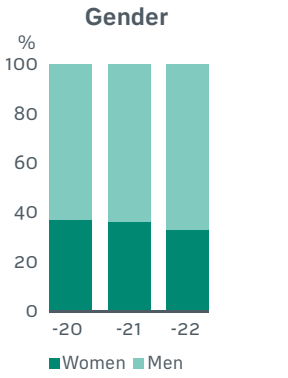
	2022	2021
Board of Directors, %	89	84
Group management, %	61	68
Group management, excl. CEO, %	89	95
Management (all regions)	75	73
Management, Region Gothenburg / Jönköping	69	#
Management, Region Helsingborg	#	#
Management, Region Malmö	#	#
Management, Region Stockholm	84	78
Administration	58	69
Business & Projects	#	#

Catena works strategically to increase 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 and remuneration committees.

Employee distribution, 2022



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



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

Hours of training

	2022	2021	2020
Average, all	11	10	24
Women	16	15	24
Men	9	9	23
Management	38	18	12
Other employees	9	9	24
Other employees/category			
Property Management	9		
Business & Projects	6		
Administration	5		

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

Absence

	2022	2021	2020
Sick leave total, %	1.6	1.6	2.2
Women, %	*1.9*	*2.2*	*2.5*
Men, %	*1.5*	*1.2*	*2.0*
Parental leave total, %	3.7	1.5	3.0
Women, %	*8.8*	*2.3*	*5.3*
Men, %	*1.1*	*1.0*	*1.7*
Total absence	**5.3**	**3.1**	**5.2**

The table shows total sick leave as a percentage of the planned number of working hours. Anyone who has been on parental leave has returned and is still working after 12 months. The right to parental leave is 100 percent.

MATERIAL TOPICS

9 Health and safety

Area of influence	The value chain	Significance
Catena's employees Incl. staffing levels, stress and mental illness, construction industry, physical injury	Catena	Significant actual negative impact
Workers at supplier locations Incl. construction industry, choice of materials, physical injury, stress and mental illness	Suppliers	Significant potential negative impact
Workers (incl. external consultants) at tenant locations	Tenants/customers	Significant potential negative impact
Workers at distribution and transport	Distribution and transport	Significant potential negative impact
Local residents and users of surrounding land, the public and other stakeholders	Local community	Important potential negative impact

Catena's action measures	
Policies and other governing documents	• Work environment handbook • Employee handbook • ISO 14001 • Supplier code of conduct
Goal	• **Certified as a Great Place to Work, with the goal of achieving a Trust Index of 85 percent by 2025**
Target	• 76% use of wellness allowance (75% target) • ISO deviation reporting • Continued low sickness absences • Part of supplier evaluations

The following are cornerstones of Catena's efforts to promote a sense of security and health for all employees:

- Collective agreement.
- The work environment handbook, which contains a work environment policy, rules for occupational health and safety management (AFS 2010:1), and reporting and investigation incidents and accidents.
- External company healthcare.
- Pension and insurance advisory services.
- Private health insurance.
- A recurring theme at both in-person and online staff meetings is the importance of a good workplace environment. At such meetings, information about the workplace is disseminated via our intranet.

In 2022, a health survey in the form of a lifestyle analysis with the potential to give feedback was offered to all employees. At the company level, it emerged that the balance between stress and recovery is at a level that is not entirely satisfactory. In 2023, we will work on improving this balance.

Major responsibility for a healthy workplace lies with Catena's senior management team and managers with staff 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, insecure working situations, reviews are held with the responsible manager, CEO or HR manager. Reporting and investigation follow the model from the work environment handbook and, if necessary, decisions are taken on implementing remedial measures. The work environment for subcontractors working at Catenas is ensured in agreements between Catena and the contractor. Since 2019, Catena has also had a whistleblower programme in place to enable anonymous reporting of misconduct with the highest degree of confidentiality.

Catena's work environment policy sets the framework for systematic workplace health and safety efforts. This year's work environment review shows that we are succeeding in our workplace environment efforts, as the number of identified risks is few and of a less serious nature.

To set the tone from the outset for how important a positive work environment is for Catena, our work environment handbook and work environment policy form a natural part of the onboarding process for new hires. Whenever needed or requested, supplementary training can also be provided in this area. For the management organisation, a clear

Work-related accidents and accident frequency

	2022		2021	
	Number	Frequency	Number	Frequency
Work-related accidents	3	5.8	0	0
Number of serious work-related accidents	1	1.9	0	0
Number of work-related accidents resulting in death	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 102,960 working hours. Accident frequency is reported per 200,000 working hours.

Pensions, insurance and benefits for permanent employees at Catena

	Included
Occupational pension	Yes
Occupational group life insurance	Yes
Accident insurance	Yes
Parental insurance	Yes
Health insurance	Yes
Company healthcare services	Yes
Private health insurance	Yes
Pension and insurance advisory services	Yes
Stock options	No

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

training plan is in place regarding what work environment training is required for each role. Temporary personnel also receive the same training.

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. Although the management team is responsible for the annual follow-up of work environment matters, 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 handbooks is available for all employees on the company's intranet. The work environment policy contains instructions and forms for reporting incidents and accidents, as well as investigation procedures. From time to time, an appointed investigation group ensures that no employees are subject to reprisals. There is a total ban on reprisals against anyone who highlights any deviations from the policy in the workplace. Incidents are followed up by the management team and a health and safety representative if one has been appointed. During 2022, the position of health and safety representative was vacant, and all incidents therefore had to be reported to the CEO. Each year, a review of the work environment is conducted through safety inspections at each department and regional office. Catena also conducts an annual risk assessment, using action plans and follow-up of the systematic work environment efforts. Based on annual checks, assessments are made regarding what needs to be changed in the work environment.

Catena has signed an agreement for company healthcare services for all locations where Catena's employees are posted. Health check-ups and specific interviews about preventive measures are conducted with all employees every two years to identify, minimise and eliminate health risks. The check-ups are performed by an independent third-party workplace healthcare provider. Employees can also contact our company healthcare service themselves when needed. This should first be approved by the employee's manager or HR. Catena offers all employees an annual wellness allowance. Involvement in various activities is encouraged, such as employee participation in various fun runs and other events they can participate in together. All employees also have the chance to take out private health insurance, a benefit that is voluntary for the employee and is taxable.

MATERIAL TOPICS

10 Human rights

Area of influence	The value chain	Significance
Violations of the local community's human rights	Catena, tenants/ customers, end consumer/society, distribution and transport	Significant potential negative impact
Building, refurbishing and dismantling, material suppliers	Catena, suppliers, local community	Significant potential negative impact
Workers (incl. external consultants) at tenant locations	Catena, tenants/ customers, suppliers, distribution and transport	Important potential negative impact
Workers at contractor and subcontractor locations	Catena, suppliers	Important potential negative impact
Ensure human rights in the value chain	Catena, suppliers	Informative potential positive impact

Catena's action measures	
Policies and other governing documents	• Code of conduct • Supplier code of conduct
Goal	• Respect for the equal value of all people • Consider human rights
Target	• Zero cases of discrimination • Zero tolerance of human rights violations • Equal opportunities for promotion and development at work • Part of supplier evaluations

Catena's mission is to be a developer and long-term manager of efficient logistics facilities in a sustainable, collaborative way. We have a clearly stated growth target. At the same time, we are well aware that we operate in an industry that unequivocally has a major impact on society and the environment. There is a strong drive within Catena to advance the development of a more sustainable logistics network and to take long-term responsibility for the environment and society. As our starting point, we always apply our shared core values and our code of conduct – these guide us in our day-to-day behaviour and our interactions with customers, suppliers and other stakeholders. Catena follows developments regarding the EU's social taxonomy and welcomes the upcoming legislation on human rights, as part of the Corporate Sustainability Reporting Directive, CSRD.

At Catena, we use external suppliers for property management and for refurbishments and new builds. This means that a key part of our sustainability efforts takes place in partnership with suppliers. To secure consensus, we actively apply supplier evaluations as part of our internal environmental management system, ISO 14001. Suppliers performing work at Catena's properties and where Catena expects to purchase services for more than 250,000 kronor annually must be approved in accordance with our supplier code of conduct. Supplier approval means that suppliers are informed about our sustainability policy and our supplier code of conduct, and must sign and agree to both the general and the specific requirements listed in the code of conduct. Companies with more than 20 employees also fill in a self-declaration, including additional questions that must be answered.

In 2023, we will review our supplier processes and hope to be able to collaborate with our industry colleagues to ensure fair working conditions. We will focus on creating 100 percent transparency in the supply chain to ensure to ensure compliance with our sustainability requirements.

Discrimination

	2022		2021	
	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.

MATERIAL TOPICS

11 Anti-corruption, compliance and ethics

Area of influence	The value chain	Significance
Corruption and bribes Incl. in the construction industry	Catena, suppliers, tenants/customers, distribution and transport	Important potential negative impact
Ensuring ethical business practices	Catena, suppliers	Informative potential positive impact
Minimising occurrences of corruption	Catena, suppliers, tenants/customers	Minimal potential positive impact

Catena's action measures	
Policies and other governing documents	• Code of conduct (also includes anti-corruption guidelines) • Supplier code of conduct
Goal	• Maintain good standards to prevent corruption or distortion of competition
Target	• Code of conduct – annual updates, all employees • Part of supplier evaluations

In 2021, a code of conduct policy was adopted. This policy sets out clear 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. 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 rule and guidelines regarding anti-corruption, representation and gifts.

All employees undergo mandatory training in our code of conduct each year. For new hires, the training in anti-corruption and our code of conduct is 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. No cases of corruption were handled by the company in 2022, nor has Catena had to address or become involved in any fines or significant lawsuits.

Whistleblowing

People both inside and outside the organisation should feel secure when they report irregularities that could seriously harm the business or our employees.

To make it easier for those who want to provide information about misconduct contrary to current legislation, ethics, morals or Catena's policies, we provide a whistleblower service. Catena's whistleblower service makes it possible for employees and partners alike to report shortcomings that go against applicable legislation, ethics, morals or Catena's policies. Using this service allows employees and partners to provide information while being guaranteed complete anonymity. Reports are received and investigated by a third party who assesses, investigates and helps organisations manage various types of irregularities. Thus far, Catena has never had any such reports. We will keep on raising awareness among our stakeholders about how our whistleblowing service works, to ensure that everyone is aware of the possibility to report irregularities anonymously.

→ The whistleblower service is available on our website at https://www.catena.se/hallbarhet/ansvarsfullt-foretagande/visselblasning/

Corruption cases 2022

	2022		2021	
	Number	Frequency	Number	Frequency
Helsingborg	0	0	0	0
Gothenburg/Jönköping, Malmö & Denmark	0	0	0	0
Stockholm	0	0	0	0
Board and management	0	0	0	0

Suspicions of irregularity/conduct that violates Catena's guidelines on anti-corruption and more are reported to the line manager or via the whistle-blower service.

LIFESTYLE ANALYSIS

Valuable information about my health

All employees at Catena are offered a regularly scheduled health check-up. In 2022, employees could supplement their health check-ups with a lifestyle analysis. By using a measurement device attached to the body, the employee's pulse was recorded for three days to obtain an individual overview of stress levels and ability to recover.

"The lifestyle analysis gave me valuable information about my health and well-being. It was both instructive and exciting to be made aware of how different events in my everyday life affect me, and to get an idea of what my sleep habits are like too," says Marie Sigbo. Marie works as an economist at Catena and was one of the people who took part in the lifestyle analysis.

In total, 70 percent of employees chose to take the survey. They were also offered personal coaching based on the results that emerged from both the lifestyle analysis and the health survey.

Catena wants to ensure a sustainable workplace environment primarily through prevention. Along with other measures, the lifestyle analysis aims to address unhealthy stress levels at an early stage and provide the scope and tools for recovery in the individual's daily life.

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 proposed parameters and processes of the EU taxonomy.

The EU Taxonomy Regulation (EU) 2020/852 is a framework and key tool in the European Commission's Green Deal action plan to increase the share of green investments, create comparability across sectors and steer towards the EU's targets of net-zero greenhouse gas emissions by 2050. 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 guiding our investors and other stakeholders on how to align with the EU Taxonomy to facilitate industry comparability. In this year's annual report, Catena voluntarily reports following the proposed parameters of the EU taxonomy.

In 2021, several delegated acts were adopted to complement the Taxonomy Regulation, including the technical screening criteria. The delegated act on technical screening criteria sets out the criteria for an economic activity to be classified as environmentally sustainable (taxonomy-aligned) in the EU as linked to the two environmental objectives of climate change mitigation and climate change adaptation. In order for an economic activity to be considered sustainable under the EU taxonomy, it must meet these criteria:

- Contribute to one or more of the environmental objectives in the regulation.
- Do no significant harm to any of the six environmental objectives.
- Meet minimum safeguards regarding labour law and human rights, such as the OECD Guidelines for Multinational Enterprises and UN Guiding Principles on Business and Human Rights. Read more on page 95 about the minimum safeguards.

The Taxonomy Regulation contains six environmental objectives:

1. Climate change mitigation.
2. Climate change adaptation.
3. Sustainable use and protection of water and marine resources.
4. Transition to a circular economy, with improved waste management and recycling.
5. Pollution prevention and control.
6. Protection and restoration of biodiversity and ecosystems.

As of 31 December 2022, the technical review criteria thus cover environmental objective 1 (climate change mitigation) and environmental objective 2 (climate change adaptation). Catena's business is 100 percent eligible under the EU Taxonomy in accordance with Article 8 of the EU Taxonomy Regulation. All activities identified for the construction and property sector 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 primarily with the construction of new buildings (activity 7.1), as well as the other business activities.

EU taxonomy

	2022, MSEK	Eligible, %	Not eligible, %
Turnover[1]	1,544	100	0
Investments[2]	3,816	100	0
Costs[3]	85	100	0

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

Thus, alignment with the taxonomy takes place per activity. Read more about the technical review criteria for the construction and property sector, as well as the national

thresholds in our accounting principles in the sustainability report (see page 100).

The absolute majority of the property portfolio falls within the scope of activity 7.7, acquisition and ownership. In order for an activity to be classified as green within the framework of 7.7, the property must either have energy class A or be within the top 15 of the national building stock. At the end of 2022, the Swedish Property Federation presented updated national information for the thresholds for the top 15 and top 30 percent of the most energy-efficient buildings in Sweden to enable alignment with the Taxonomy Regulation. Catena uses the federation's inventory and logistics thresholds to identify the top 15 percent for buildings erected before 31 December 2020, for activity 7.7 (acquisition and ownership). Furthermore, Catena uses primary energy values from completed energy declarations as a basis for classification against the association's established thresholds. Catena's Danish properties have also been included in this classification, as seen in the column "Malmö DK" since there are no Danish thresholds for primary energy values to consider.

100 percent of Catena's operations qualify in these building categories. For 2022, Catena primarily reports alignment with environmental objective 1 (climate change mitigation). To meet the criteria for environmental objective 2 (climate change adaptation), measures must have been carried out in accordance with a climate risk and vulnerability analysis. An analysis was performed in the autumn of 2022 and action plans are scheduled for 2023.

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.

Do no significant harm (DNSH)
Under the DNSH criterion, an activity can be classified as green according to the EU taxonomy if it makes a significant contribution to one or more environmental objectives while causing no material harm to the other environmental objectives and while maintaining minimum safeguards. Catena works methodically to ensure that the DNSH criterion, as well as minimum safeguards, are maintained.

Minimum safeguards
We have made our assessment of minimum safeguards in line with the EU Taxonomy Regulation. This includes having processes at the Group level for ensuring anti-corruption, taxation, human rights and fair competition. Regarding fair competition and human rights, we are now working in 2023 to further secure our processes with the help of internal controls. 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 human rights cases.

Green financing
Catena takes a long-term approach to achieving a sustainable society and has, therefore, designed a green framework. 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, Appendix 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.

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

Building category	Primary energy value top 15, 2022	Primary energy value top 30, 2022
Stores and warehouses for groceries	75	101
Stores and warehouses for other business	67	85

* Top 15 and 30 percent (fastighetsagarna.se).

Summary of economic activity that is applicable to and complies with the EU Taxonomy Regulation

	Applicability in %	Compliance in %
Revenues/turnover	100	51
Capex	100	76
Opex	100	36

Climate-related financial disclosures (TFCD)

From the start, Catena was certified to ISO 14001 and has since then methodically addressed environmental issues at the company. Our work has intensified as the company has grown. 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. In the spring of 2021, all employees were involved in a total of six workshops to identify and evaluate climate-related risks and opportunities that Catena's business faces in accordance with TCFD's recommendations. The analysis was then based on the IPCC's Shared Socioeconomic Pathways (SSPs), SSP5-8.5 and SSP 1-2.6[1]. The analysis resulted in the following specific activities and procedures that were implemented in 2021 and 2022:

- Catena's sustainability programme. This is used in all major projects worth more than 10 million, and includes requirements that ensure that materials, the environment, energy, waste, transport operations and water are taken into account. Applies from 2021 and is regularly updated to align with the taxonomy.
- A need to take inventory of Catena's existing portfolio (a summary analysis was made in 2021 and a more in-depth one in 2022).
- Updates to Catena's sustainability targets, implemented in 2021.

A first inventory of Catena's existing portfolio was carried out in the autumn of 2021 using MSCI's tool 'Climate Value at Risk', a first mapping of both physical and transition risks based on global data. In 2022, a more in-depth climate risk assessment was performed. The analysis, based on national databases, was conducted for Catena's portfolios in both Denmark and Sweden.

Catena updated its overall sustainability targets for 2021 and is working to achieve the net-zero greenhouse gas emissions target by 2030, which includes Scopes 1–3. Catena intends to take responsibility and take proactive steps to create and drive change in the construction and property sector. This is the fourth year that Catena is reporting the company's climate-related risks and opportunities in accordance with the TCFD. 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 99 for references to the company's climate reporting. The table corresponds to the proposed model 'Recommendations and Supporting Recommended Disclosures'[2].

Physical risks

Acute risks
Floods

Extreme heat/ extreme cold

Wildfires

Storms and increased precipitation

Long-term risks
Temperature fluctuations

Altered precipitation patterns

Sea level rise

Transition risks

Regulatory risks
(Legislation, CSRD, EU taxonomy)

Technical risks
Investments required to adapt properties to both physical and transition risks

Market and brand risks
Higher costs for energy and building materials

Brand and reputation

By understanding climate risks, we act wisely

Catena owns and manages properties in both Sweden and Denmark. In 2022, all properties were reviewed based on the 28 climate-related risks listed in the taxonomy in order to identify climate-related risks and vulnerabilities and to create implementation plans for minimising risks and boosting resilience. The analysis is thus part of our reporting according to the taxonomy to ensure that DNSH (do no significant harm) criteria are met for activities 7.1 (construction of new buildings), 7.2 (renovation of existing buildings), 7.7 (acquisition and ownership) for the objectives of climate change mitigation[1] and climate change adaptation[2].

Climate-related risks can involve both extreme individual events (acute) and gradual change (chronic or long-term) that affect the need for maintenance over time. The purpose is to highlight economic activity from an expected lifestyle perspective to identify whether and how physical climate risks can be influenced. In cases where physical risks are present, an action plan is created to increase resilience.

Method

The analysis is performed in accordance with the EU taxonomy criteria. In a first stage, nine risks have been identified as relevant to our properties in both Sweden and Denmark, as the two countries are considered to have similar climates and weather conditions. Furthermore, the identified risks have been analysed at the property level.

[1] https://www.ipcc.ch/site/assets/uploads/2018/03/emissions_scenarios-1.pdf
[2] https://assets.bbhub.io/company/sites/60/2021/07/2021-TCFD-Implementing_Guidance.pdf

Scenario 1

”We stick to our old ways

Sweden 2050
SSP5-8.5: Global warming above 4°C

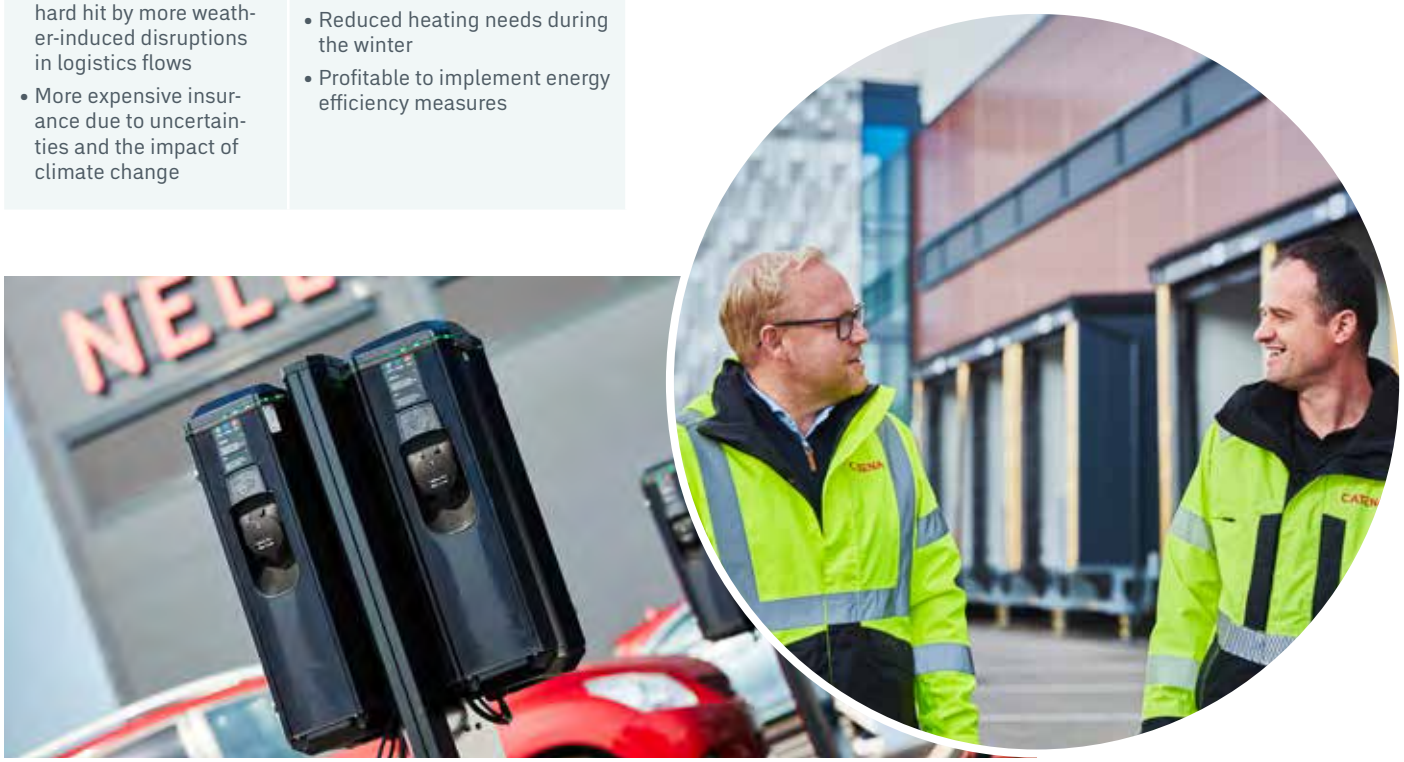
Risks	Opportunities
• Increased operating and maintenance costs as well as repairs – e.g., warmer climates increase demand for cooling in buildings • Increased requirements for construction projects to cope with a tougher climate – e.g., more expensive building materials • Increased rainfall and need for bigger storm-water 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	• 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

Scenario 2

”We fulfil the Paris Agreement

Sweden 2050
SSP1-2.6: Global warming to 2°C

Risks	Opportunities
• Properties that are not classified as sustainable lose value • Major investments to make properties more environmentally friendly • Limited degree of development of the land • High investment costs for untested new technologies with uncertain outcomes The wrong strategy can result in limited funding 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 planing in the construction process can lead to a more efficient process with major opportunities to leverage reuse and reduce waste



[1] https://ec.europa.eu/finance/docs/level-2-measures/taxonomy-regulation-delegated-act-2021-2800-annex-1_en.pdf
[2] https://ec.europa.eu/finance/docs/level-2-measures/taxonomy-regulation-delegated-act-2021-2800-annex-2_en.pdf

Classification of climate-related risks

	Temperature-related	Wind-related	Water-related	Related to solid mass
Chronic	Temperature fluctuations (air, freshwater, seawater)	Changes in wind patterns	Changes in precipitation patterns and types (rain, hail, snow and ice)	Coastal erosion
	Heat stress		Variations in precipitation	Soil degradation
	Temperature fluctuations		Ocean acidification	Erosion
	Thawing permafrost		Saltwater intrusion	Soil flow (landslides)
			Rising sea levels	
			Water level stress	
Acute	Heatwaves	Cyclones, hurricanes, typhoons	Drought	Avalanches
	Cold wave/frost	Storms (including snow, dust storms)	Heavy precipitation	Landslides
	Wildfires	Tornados	Flooding (coastal waters, fluvial, pluvial and ground-water)	Land subsidence
			Glacial lake outburst flooding	

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.

Data sources used for the Swedish properties include Scalgo Live, flood maps from the Swedish Civil Contingencies Agency, Sweden's coastal database, forecasts for future climate from the Swedish Meteorological and Hydrological Institute, data from the Public Health Agency of Sweden on heat stress, and the terrain map from the National Land Survey. For Danish properties, the 'Climate Atlas'[1] climate modelling model has mainly been used. The Climate Atlas is a tool developed by the Danish Meteorological Institute and builds on the IPCC's RCP scenarios and methodology.

The climate risk assessments are performed automatically, without manual adjustment. It is, therefore, likely that a number of areas are either overestimated or underestimated relative to the climate risks. Factors and scenarios that are currently considered generally established will change as new knowledge and new observations are added.

Identified physical climate risks assessed as relevant to Catena are:

- Heatwaves
- Forest fires
- Storms
- Sea level rise
- Floods
- Heavy precipitation
- Altered precipitation patterns
- Land subsidence

Since weather and climate-related data and modelling tools differ between countries, climate risks are reported by country.

Sweden (115 properties)
The National Board of Housing, Building and Planning recommends that climate scenario RCP8.5 be used as a starting scenario for calculating torrential rain, flooding and water flows.

Identified risks for our Swedish properties:

- Risk of torrential rain
- Risk of heatwave
- Snowfall
- Forest fires
- Landslides

Denmark (10 properties)
The Danish Meteorological Institute suggests RCP4.5 for economic activities with a 2050 time horizon, and RCP8.5 for activities with a horizon or lifespan beyond 2050. This is justified by the fact that RCP8.5 is considered the worst-case scenario and thus more robust solutions are created.

Identified risks for our Danish properties:

- Heavy precipitation
- Storms
- Heavy rainfall or change in hydrology
- Land subsidence
- Heatwaves

[1] https://www.dmi.dk/klima-atlas/data-i-klimaatlas/?paramtype=temp&maptype=kom

In 2022, we began to prepare action plans linked to physical climate risks, and in 2023 will draft a time-bound action plan for the entire portfolio.

Financial impact
Catena is working strategically and operationally on reaching the overarching target of net-zero greenhouse gas emissions by 2030. This entails a transformation of the entire business to become even more resource-efficient and reduce the climate impact in our value chain and in that of our suppliers and tenants. In our new build projects, it is therefore crucial that we bring down the thresholds for CO_2kg/m² and increase the share of recycled materials. This also means that the continuous energy-efficiency improvements in existing properties and Catena's willingness to produce renewable energy itself are cornerstones. Existing properties face both transition risks and physical climate adaptation. We believe that our efforts around biodiversity at our properties is the key to success. Trees, for example, are capable of handling increased precipitation by retaining water and thus reducing the risk of flooding, while lowering temperatures in an increasingly warmer climate by providing shade and through transpiration when water from the leaves evaporates. In the slightly longer term, we see that future regulations, especially CSRD, will create more comparability among companies in the same sector, which in turn will continue to drive and accelerate the transition to a low-carbon society.

Short-term, <5 years
- Environmental certification of properties
- Investments and revenues from self-generated renewable energy
- Investments for climate adaptation and for increasing biodiversity and ecosystems around our existing properties to better meet both physical and transition risks
- Investments to promote biodiversity and ecosystem services for both existing and planned properties Improved loan terms for climate-adapted properties and optimised operations
- Investments for energy efficiency in existing properties
- Lower operating and maintenance costs with the help of continuous energy efficiency efforts and adaptation for physical climate risks

Medium-term, 5–30 years
- Investments and revenues from self-generated renewable energy
- Investments for climate adaptation of existing properties
- Better loan terms for our properties with lower emissions

Long-term, 30–80 years
- Investments

Looking ahead to 2023
At the end of 2022, Catena issued a press release about a successful directed share 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.

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, pages 64–67, 70–72, 120–124.	A) Climate-related risks and opportunities identified by Catena and their impact, pages 120–124.	A) Catena's processes for identifying climate-related risks, page 96.	A) Catena's indicators for assessing climate-related risks and opportunities, pages 96–99.
B) Role of management in assessing and managing climate-related risks and opportunities, pages 64, 70–72, 120–124.	B) Impact of risks and opportunities on the organisation's operations, strategy and financial planning, pages 120–124.	B) Catena's processes for managing climate-related risks, pages 96–99 and 120–124.	B) Scope 1, 2 and 3 emissions in accordance with the Greenhouse Gas Protocol, see the table on page 75.
	C) Contingencies in Catena's strategy for various climate-related scenarios, pages 96–99, 122–123.	C) Integration of the above processes into the organisation's general risk management, pages 64–67, and 120–124.	C) Targets for management of climate-related risks, see Catena's sustainability targets on page 63.

→ Read more about sustainability-related risks in our risk section on pages 120–124.

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 62–118 as well as the risk section pages 120–124 and the remuneration report published on catena.se, has been reviewed by the company's auditors. The sustainability report pertains to Catena AB and all wholly owned subsidiaries for the calendar year 2022. The sustainability notes provide further information. Catena also reports as per EPRA's Sustainability Best Practices Recomendations.

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. The GRI standards consist of eight reporting principles:

- Accuracy
- Balance
- Clarity
- Comparability
- Completeness
- Sustainability context
- Timeliness
- Verifiability

To ensure that Catena reports with the highest possible accuracy regarding both qualitative and quantitative data presented in text and tables, Catena always presents the assumptions that have been made. Catena strives for data comparability, both between historical data and data used for comparison with other companies. For example, in Catena's reporting according to the GHG Protocol, the report is transparent in both conversion factors and the source of the factors – which is a part of reporting with accuracy. Reporting truthfully and in a balanced manner is a prerequisite for stakeholders' ability to get an accurate picture of Catena's impact and commitments. Furthermore, it is important to present the information in an accessible way; both text and tables have been produced so that they are clear and easy to understand. In order to be able to follow Catena's development 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. A large part of sustainability efforts at Catena are in fact about obtaining data for 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. As one example of creating comparability over time, on 31 December 2021, we created an opening balance value, a base value, for green-area factors at our properties. Going forward, we will use both absolute values and LFL to demonstrate progress. Naturally, we use established metrics and frameworks and we report according to the given structure of the GHG Protocol regarding CO_2 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 activities carried out during the year, and our projects' climate impact is followed up in Catena's project reporting. To enable readers to determine whether Catena's sustainability work is adequate, they need to understand the context we operate in. Catena's sustainability report is published together with our annual report in Q1. Catena also reports sustainability data continuously during the year in 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 work with internal control of sustainability data. We do this, in particular, to prepare for future legal requirements (CSRD), but also because it is an important part of the GRI standard and the 'verifiability' accounting principle. Catena's sustainability report is reviewed by a third party and then externally assured by our sustainability auditors.

In order to report in accordance with the GRI 2021 standard, Catena follows GRI's nine requirements:

- Apply the reporting principles.
- Report the disclosures in GRI 2: General Disclosures 2021.
- Determine material topics.
- Report the disclosures in GRI 3: Material Topics 2021.
- Provide reasons for omission for disclosures and requirements that the organisation cannot comply with.
- Publish a GRI content index.
- Provide a statement of use.
- Report disclosures from the GRI Topic Standards for each material topic and notify GRI.

Boundaries
All sustainability aspects that Catena has assessed as material have an impact, whether positive or negative, short-term or long-term. The impact, in turn, is evaluated according to significance and likelihood, 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 70–71.

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 89 percent of the total lettable area – the remaining 11 percent is not included in the figures because Catena lacks access to tenants' meter readings. Catena reports all energy use in either MWh or kWh[1].

Catena measures and reports greenhouse gas emissions according to the GHG Protocol. Catena has measured and reported greenhouse gas emissions divided into Scope 1 and 2 and parts of Scope 3 since 2018. 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). For this year's report, the 2022 figures are therefore compared with the 2021 figures – read more on page 75.

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 CO_2, CH_4, N_2O, HFCs, PFCs, SF_6 and NF_3. Catena does not perform its own conversions from other greenhouse gases to CO_2e 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.

Definitions in the sustainability report
Definitions for turnover KPI, Capex and Opex.The definitions follow the EU taxonomy's definitions of turnover, investments and property expenses in accordance with the Taxonomy Regulation, Article 8, Annex 1.

Turnover
Income from economic activities in the company that is covered by the EU taxonomy. For Catena, this means all income from the properties that the company 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.

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

Investments (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 12 on page 141.

Property expenses (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 maintence 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.

Not included: Expenditures for district heating, property electricity, biogas or bio-oil (for heating or ongoing operation), water/waste water, snow removal, garbage collection, broadband, administration, insurance, site leasehold fees, depreciation and property tax. Property expenses for parts of the property used internally are not included. See note 5 on page 137.

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

Property owners' 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 property sector reports against in order to report alignment with the taxonomy[1] (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

[1] https://www.fastighetsagarna.se/globalassets/bilder/nyheter/sverige/topp-15-och-30-sverige-_221214.pdf?bustCache=1678209696945

Proportion of turnover aligned with the EU Taxonomy Regulation

				Criteria for substantial contribution						Do no significantly harm (DNSH) criteria										
Economic activities (1)	Code(s) (2)	Absolute turnover (3)	Proportion of turnover (4)	Climate change mitigation (5)	Climate change adaptation (6)	Water and marine resources (7)	Circular economy (8)	Pollution (9)	Biodiversity and ecosystems (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water and marine resources (13)	Circular economy (14)	Pollution (15)	Biodiversity and ecosystems (16)	Minimum safeguards (17)	Taxonomy-aligned proportion of turnover, year 2022 (18)	Taxonomy-aligned proportion of turnover, year 2021 (19)	Category (enabling activity or) (20)	Category (transitional activity) (21)
		MSEK	%	%	%	%	%	%	%	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Percent	Percent	Enabling	Transitional
A. TAXONOMY-ELIGIBLE ACTIVITIES																				
A.1. Environmentally sustainable activities (taxonomy-aligned)																				
Acquisition and ownership of buildings	7.7	787	51	100						-	Yes	Yes	Yes	Yes	Yes	Yes	51			
Turnover of environmentally sustainable activities (taxonomy-aligned) (A.1)		**787**	**51**	**100**													**51**			
A.2 Taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities)																				
Acquisition and ownership of buildings	7.7	757	49																	
Turnover of taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities) (A.2)		**757**	**49**																	
Total (A.1+A.2)		**1,544**	**100**														**51**			
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																				
Turnover of taxonomy-non-eligible activities (B)		**0**	**0**																	
Total (A+B)		**1,544**	**100**																	

Proportion of Capex aligned with the EU Taxonomy Regulation

				Criteria for substantial contribution						Do no significantly harm (DNSH) criteria										
Economic activities (1)	Code(s) (2)	Absolute Capex (3)	Proportion of Capex (4)	Climate change mitigation (5)	Climate change adaptation (6)	Water and marine resources (7)	Circular economy (8)	Pollution (9)	Biodiversity and ecosystems (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water and marine resources (13)	Circular economy (14)	Pollution (15)	Biodiversity and ecosystems (16)	Minimum safeguards (17)	Taxonomy-'aligned proportion of Capex, year 2022 (18)	Taxonomy-aligned proportion of Capex, year 2021 (19)	Category (enabling activity or) (20)	Category (transitional activity) (21)
		MSEK	%	%	%	%	%	%	%	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Percent	Percent	Enabling	Transitional
A. TAXONOMY-ELIGIBLE ACTIVITIES																				
A.1. Environmentally sustainable activities (taxonomy-aligned)																				
New construction	7.1	516	13	100						-	Yes	Yes	Yes	Yes	Yes	Yes	13			
Acquisition and ownership of buildings	7.7	2,398	63	100						-	Yes	Yes	Yes	Yes	Yes	Yes	63			
Capex of environmentally sustainable activities (taxonomy-aligned) (A.1)		2,914	76	100													76			
A.2 Taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities)																				
New construction	7.1	424	11																	
Renovation of existing buildings	7.2	404	11																	
Installation, maintenance and repair of energy efficiency equipment	7.3	20	1																	
Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings).	7.4	10	0																	
Installation, maintenance and repair of renewable energy technologies	7.6	40	1																	
Acquisition and ownership of buildings	7.7	4	0																	
Capex of taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities) (A.2)		902	24																	
Total (A.1+A.2)		**3,816**	**100**														**76**			
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																				
Capex of taxonomy-non-eligible activities (B)		0	0																	
Total (A+B)		**3,816**	**100**																	

Of which 516 of SEK 516 million in Activity 7.1 are for Capex plan.

Proportion of Opex aligned with the EU Taxonomy Regulation

				Criteria for substantial contribution						Do no significantly harm (DNSH) criteria										
Economic activities (1)	**Code(s) (2)**	**Absolute Opex (3)**	**Proportion of Opex (4)**	**Climate change mitigation (5)**	**Climate change adaptation (6)**	**Water and marine resources (7)**	**Circular economy (8)**	**Pollution (9)**	**Biodiversity and ecosystems (10)**	**Climate change mitigation (11)**	**Climate change adaptation (12)**	**Water and marine resources (13)**	**Circular economy (14)**	**Pollution (15)**	**Biodiversity and ecosystems (16)**	**Minimum safeguards (17)**	**Taxonomy-aligned proportion of Opex, year 2022 (18)**	**Taxonomy-aligned proportion of Opex, year 2021 (19)**	**Category (enabling activity) (20)**	**Category (transitional activity) (21)**
		MSEK	%	%	%	%	%	%	%	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Percent	Percent	Enabling	Transitional
A. TAXONOMY-ELIGIBLE ACTIVITIES																				
A.1. Environmentally sustainable activities (taxonomy-aligned)																				
Acquisition and ownership of buildings	7.7	31	36	100							Yes	Yes	Yes	Yes	Yes	Yes	36			
Opex of environmentally sustainable (not taxonomy-aligned activities) (A.1)		31	36	100													36			
A.2 Taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities)																				
Acquisition and ownership of buildings	7.7	54	64																	
Opex of taxonomy-eligible but not environmentally sustainable activities (not taxonomy-aligned activities) (A.2)		54	64																	
Total (A.1+A.2)		**85**	**100**														**36**			
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																				
Opex of taxonomy-non-eligible activities (B)		0	0																	
Total (A+B)		**85**	**100**																	

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 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 is a partner in a company but lacks consumption data for that company, which is therefore not relevant for EPRA accounting and is not included in the figure for total lettable area (LOA). This means that all of the properties presented on pages 51–53 are included. The total LOA for 2022 is 2,185,019 m².

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 90 percent of its portfolio, depending on the KPIs concerned. The LOA and its share of Catena's total included in the metric for each indicator is stated together with the relevant KPIs in the EPRA tables. The KPI for comparable stock consists of the properties for which we have measurement data for both full years 2021 and 2022; 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 106–111 highlights the indicators that have been reviewed by auditors. See the assurance report on page 119.

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 total 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 could be of interest. However, we currently lack consumption data from most of the Danish properties, which makes the division irrelevant at present.

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 106–111.

Explanations of outcomes
Explanations of the outcomes of the various indicators are presented in the notes beneath each table on pages 106–111. Further disclosures and activities are detailed on pages 72–93.

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

Materiality
Catena's materiality analysis is reported on pages 70 and 71.

EPRA index

EPRA code	Indicator	GRI standards	Page reference	Reviewed by an auditor
Environmental indicators				
Elec-Abs	Total electricity consumption	302-1	107	X
Elec-Lfl	Like-for-like total electricity consumption	302-1	107	X
DH&C-Abs	Total district heating & cooling consumption	302-1	107	X
DH&C-Lfl	Like-for-like total district heating and cooling consumption	302-1	107	X
Fuel-Abs	Total fuel consumption	302-1	107	X
Fuels-Lfl	Like-for-like total fuel consumption	302-1	107	X
Energy-Int	Building energy intensity	CRE1	108	X
GHG-Dir-Abs	Total direct greenhouse gas (GHG) emissions	305-1	108	X
GHG Indir-Abs	Total indirect greenhouse gas (GHG) emissions	305-2	108	X
GHG-Int	Greenhouse gas (GHG) emissions intensity from building energy consumption	CRE3	108	X
Water-Abs	Total water consumption	303-1	108	X
Water-Lfl	Like-for-like total water consumption	303-1	108	X
Water-Int	Building water intensity	CRE2	108	X
Waste-Abs	Total weight of waste by disposal route	306-2	111	X
Waste-Lfl	Like-for-like total weight of waste by disposal route	306-2	111	X
Cert-Tot	Type and number of sustainably certified assets	CRE8	108.110	X
Social indicators				
Diversity-Emp	Employee gender diversity	405-1	110	X
Diversity-Pay	Gender pay ratio	405-2	110	X
Emp-Training	Training and development	404-1	109	X
Emp-Dev	Employee performance appraisals	404-3	109	X
Emp-Turnover	New hires and turnover	401-1	109	X
H&S-EMP	Employee health and safety	403-2	109	X
H&S-Asset	Asset health and safety assessment	416-1	109	X
H&S-Comp	Asset health and safety compliance	416-2	109	X
Comty-Eng	Community engagement, impact assessments and development programmes	413-1	109	X
Governance				
Gov-Board	Composition of the highest governance body	102-22	174	X
Gov-Select	Nominating and selecting the highest governance body	102-24	166-172	X
Gov-Col	Process for managing conflicts of interest	102-25	172	X

Since there is no accepted translation of the EPRA indicators, we have chosen to use the English ones.

Environmental indicators, EPRA

Electricity consumption

			Total			Comparable portfolio		
EPRA code	Unit		2022	2021	2017 (base year)	2022	2021	Change, %
Elec-Abs Elec-Lfl	MWh	Purchased by landlord	58,295	55,280	40,249	53,304	54,362	-2
		of which metered to tenant	*34,394*	*32,263*	*N/D*	*31,449*	*32,074*	*-2*
		Purchased by tenant	91,104	84,040	63,870	79,956	81,543	-2
		Self-generated by landlord	2,898	1,917	-	2,121	1,301	63
		Self-generated by tenant	3,826	1,232	-	3,618	1,543	135
		Total electricity consumption	**156,123**	**142,469**	**104,119**	**133,260**	**135,905**	**-2**
	%	*Proportion renewables*	42	40	N/D	44	42	
	kWh/m²	**Intensity**	**77**	**76**	**79**	**82**	**84**	**-2**
	m²	LOA (average)	2,015,862	1,877,066	1,322,819	1,621,301	1,620,369	
	%	Proportion of total LOA (31 Dec)	92	88	80	74	76	

The table shows electricity consumption at Catena's wholly owned properties, broken down by purchased sources and self-generated sources. All reported self-generated energy originates from local solar cell plants and has been used within Catena's properties. For electricity purchased by tenants, Catena has limited information on the origin of the electricity. Electricity intensity has decreased marginally

District heating consumption

			Total			Comparable portfolio		
EPRA code	Unit		2022	2021	2017 (base year)	2022	2021	Change, %
DH&C-Abs DH&C-LfL	MWh	Purchased by landlord	31,303	34,918	27,430	27,741	35,160	-21
		of which metered to tenant	*28,737*	*12,645*	*N/D*	*25,466*	*32,277*	*-21*
		Purchased by tenant	28,883	27,382	18,575	23,240	25,049	-7
		Total district heating consumption	**55,186**	**62,300**	**46,187**	**50,981**	**60,210**	**-15**
	%	*Proportion renewables*	*95*	*95*	*N/D*	*97*	*97*	
	kWh/m²	**Intensity**	**35**	**44**	**42**	**39**	**46**	**-16**
	m²	LOA (average)	1,572,773	1,415,902	1,103,467	1,318,629	1,314,474	
	%	Proportion of total LOA (31 Dec)	72	67	66	60	62	

The table shows the consumption of district heating at Catena's properties. The figures are normal-year-adjusted in accordance with SMHI's degree days. Catena does not use district cooling in its properties. The share of re-invoicing is high, at 91.8 percent.

Fuel consumption

			Total			Comparable portfolio		
EPRA code	Unit		2022	2021	2017 (base year)	2022	2021	Change, %
Fuels-Abs Fuels-LfL	MWh	Purchased by landlord	1,210	1,446	6,241	1,210	1,536	-21
		of which metered to tenant	*273*	*625*	*N/D*	*273*	*702*	*-61*
		Purchased by tenant	255	259	301	43	62	-31
		Total fuel consumption	**1,465**	**1,705**	**6,542**	**1,253**	**1,598**	**-22**
	%	*Proportion renewables*	-	-	-		-	
	kWh/m²	**Intensity**	**14**	**15**	**57**	**12**	**15**	**-22**
	m²	LOA (average)	114,239	113,636	115,458	105,539	105,539	
	%	Proportion of total LOA (31 Dec)	5	5	7	5	5	

The table shows fuel consumption at Catena's properties. The figures are normal-year-adjusted in accordance with SMHI's degree days. Heating with fuel has decreased compared to 2021 figures, due to factors such as the sale of the property Terminalen 1, completed on 29 April 2022.

Total energy consumption

EPRA code	Unit		Total 2022	Total 2021	2017 (base year)	Comparable portfolio 2022	Comparable portfolio 2021	Change, %
Energy-Int	MWh	Purchased/generated by landlord	93,707	93,707	73,920	84,376	92,360	-9
		of which metered to tenant	*63,404*	*40,516*	*N/D*	*60,806*	*65,053*	*-7*
		Purchased/generated by tenant	119,068	114,074	82,928	106,856	108,197	-1
		Total energy consumption	**212,775**	**206,432**	**156,848**	**191,232**	**200,556**	**-5**
	kWh/m²	**Intensity**	**105**	**109**	**122**	**130**	**136**	**-5**
	m²	LOA (average)	2,092,264	1,889,959	1,281,546	1,476,259	1,476,259	
	%	Proportion of total LOA (31 Dec)	96	85	77	68	69	

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

Greenhouse gas emissions

EPRA code	Unit	Scope	Emission source	2022	2021	2018 (base year)	Change 2018–2022, %
GHG-Dir-Abs GHG In-dir-Abs GHG-Int	tonnes CO_2e	Scope 1	Natural gas	192	168	1,195	-84
		Scope 2	Electricity (market-based)	–	–	–	–
			Electricity (location-based)	2,151	993	895	140
			District heating	145	1,381	1,163	-88
		Total, Scope 1+2 (market-based)		**337**	**1,550**	**2,358**	**-86**
		Total, Scope 1+2 (location-based)		**2,488**	**2,401**	**3,253**	**-24**
	kg CO_2e/m²	**GHG intensity (Scope 1+2, market-based)**		**0.16**	**0.81**	**1.57**	**-90**
	kg CO_2e/m²	**GHG intensity (Scope 1+2, location-based)**		**1.19**	**1.26**	**2.16**	**-45**
	m²	LOA (average)		2,092,264	1,908,258	1,505,297	
	%	Proportion of total LOA (31 Dec)		96	85	84	

The table shows Scope 1 and 2 greenhouse gas emissions and the intensity that arises in connection with the properties' energy use. For EPRA's sBPR, emissions for Scopes 1 and 2 must only be reported on the basis of the buildings' energy use. Total emissions are reported on page 75, where conversion factors are also found. The reason why location-based electricity has increased significantly is because the calculation now includes a factor for Nordic energy mix.

Water consumption

EPRA code	Unit		Total 2022	Total 2021	Total 2020	Comparable portfolio 2022	Comparable portfolio 2021	Change, %
Water-Abs Water-Lfl Water-Int	m³	Purchased by landlord	176,818	154,887	119,271	149,867	133,349	12
		Purchased by tenant	115,045	129,489	104,221	112,491	128,736	-13
		Total water consumption	**291,863**	**284,376**	**223,492**	**262,357**	**262,085**	**0**
	l/m²	**Intensity**	**147**	**162**	**141**	**163**	**1,603**	**0**
	m²	LOA (average)	1,980,978	1,753,243	1,581,180	1,610,293	1,612,135	
	%	Proportion of total LOA (31 Dec)	91	82	81	76	83	

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

Mandatory environmental certification

EPRA code	Unit	Environmental certification system and level		EPC A	B	C	D	E	F	G
Cert-Tot	m²	Energy performance certificate (EPC)	Total certified 2,025,914	568,556	421,309	484,114	337,483	112,723	68,802	32,927
	% of total area		93	26	19	22	15	5	3	2

EPCs must be made for properties that have been in operation for more than a year. Energy declarations are in the process of being updated for our other properties and will be reported next year. In the table, percentages are rounded up or down to the nearest whole number.

Social indicators

Social sustainability in Catena's properties

EPRA code	Indicator	2022	2021	2020
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	0	0	0
Comty-Eng	Proportion of properties where community projects have been implemented, %	0	0	0

At least one health and safety inspection is performed each year and in each property. Major discrepancies are reported in accordance with ISO. No discrepancies have been reported. We have not conducted any community projects.

People employed during the year

		2022		2021		2020	
EPRA code		Number	%	Number	%	Number	%
Emp-Turnover	Total no. employed during the year	10	18	5	11	9	20
	Number of women	2	4	2	2	5	11
	Under 30 years	1	2	0	0	1	2
	30–50 years	1	2	2	4	4	9
	Over 50 years	0	0	0	0	0	0
	Number of men	8	14	4	9	4	9
	Under 30 years	2	4	1	4	0	0
	30–50 years	5	9	2	2	4	9
	Over 50 years	1	2	0	0	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

		2022		2021		2020	
EPRA code		Number	%	Number	%	Number	%
Emp-Turnover	Total no. who left the company	2	4	4	8	5	11
	Number of women	1	2	2	4	1	2
	Under 30 years	0	0	1	2	0	0
	30–50 years	1	2	0	0	0	0
	Over 50 years	0	0	1	2	1	2
	Number of men	1	2	2	4	4	9
	Under 30 years	0	0	0	0	0	0
	30–50 years	0	0	0	0	3	7
	Over 50 years	1	2	0	0	1	2

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

Workforce

	2022		2021		2020	
Total workforce (count)	Number	Of whom women	Number	Of whom women	Number	Of whom women
Number of employees	55	18	47	17	46	17
Permanent employees	55	18	47	17	46	17
Of whom full-time	*55*	*18*	*47*	*17*	*46*	*17*
Of whom 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. During the period, Catena had one temporary employee, no seasonal variations in the number of employees. All data retrieved from the HRM system, Flex Employee.

Staff composition

		2022		2021		2020	
EPRA code		Number	% women	Number	% women	Number	% women
Diversity-Emp	Board	8	38	7	43	7	43
	Under 30 years	0	0	0	0	0	0
	30–50 years	1	100	1	100	1	100
	Over 50 years	7	25	6	33	6	33
	Management	7	57	4	50	3	33
	Under 30 years	0	0	0	0	0	0
	30–50 years	4	50	2	0	1	0
	Over 50 years	3	67	2	100	2	50
	Other employees	48	21	43	35	43	37
	Under 30 years	6	50	3	66	4	100
	30–50 years	28	36	27	44	22	36
	Over 50 years	14	7	13	8	17	24

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.

Voluntary environmental certification

EPRA code	Unit	Environmental certification system and level	2022	2021	2020
Cert-Tot	m²	Certified to BREEAM-SE or BREEAM In-Use	114,366	N/A	N/A
	% of total area		5		
	m²	Certified to Miljöbyggnad Silver or Miljöbyggnad iDrift	434,683	310,557	120,500
	% of total area		20	15	6
	m²	**Total certified**	**549,049**	**372,853**	**270,062**
	% of total area		25	18	14
	Number of buildings		29	19	13

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

Waste

			Total			Comparable portfolio		
EPRA code	Unit		2022	2021	2018 (base year)	2022	2021	Change, %
Waste-Abs Waste-Lfl	tonnes	**Hazardous waste**	**0.5**	**26**	**1**	**0**	**3**	**-100**
	tonnes	*of which to other/ unknown treatment method*	0.5	26	1	0	3	-
	%		*100*	*100*	*100*	*100*	*100*	
	tonnes	**Non-hazardous**	**502**	**221**	**248**	**42**	**51**	**-18**
	tonnes	*of which for incineration*	30	124	23	22	14	57
	%		*6*	*56*	*9*	*52*	*27*	*91*
	tonnes	*of which for recycling*	85	34	114	13	36	-64
	%		*17*	*15*	*46*	*31*	*71*	*-56*
	tonnes	*of which for landfill*	213	11	11	0	0	-
	%		*42*	*5*	*4*	*0*	*0*	-
	tonnes	*of which for composting*	7	19	6	0	1	-100
	%		*1*	*9*	*2*	*0*	*2*	*-100*
	tonnes	*of which to other/ unknown treatment method*	167	33	124	7	1	600
	%		*33*	*15*	*50*	*17*	*2*	*750*
	tonnes	**Total waste**	**502.5**	**247**	**249**	**42**	**54**	**-22**
		LOA (average)	342,324	306,548	481,556	287,122	287,080	
		Proportion of total LOA (31 Dec)	16	14	27	13	14	

The table shows quantities of waste at Catena's properties where Catena engages waste treatment companies and where these companies deliver, in turn, treated weight quantities to Catena. Few waste companies have statistics available, and the data is therefore considered limited. For 2022, we are reporting for fewer properties than in previous years, because more tenants have taken over waste management.

Catena's head office

EPRA code	Unit		2022	2021	2020	Change 2021–2022, %
Elec-Abs, Lfl	MWh	Total electricity consumption	226	183	15	24
DH&C-Abs, Lfl		Total district heating consumption	97	103	39	-6
Fuel-Abs, Lfl		Total fuel consumption	0	0	-	-
Energy-Int	kWh/m²	Intensity	324	287	84	13
GHG-Dir-Abs	tonnes CO_2	Scope 1	0	0	-	-
GHG Indir-Abs		Scope 2	7	7	3	-6
GHG-Int	kg CO_2e/m²	Intensity	7	7	5	-6
Water-Abs, Lfl	m³	Total water consumption	247	206	135	20
Water-Int	l/m²	Intensity	248	207	209	20
Waste-ABS, Lfl	tonnes	Total (non-hazardous, for recycling and incineration)	18	19	19	-6
	m²	LOA	995	995	645	

The table shows consumption at Catena's head office; the values are divided by standard values for consumption based on the area Catena uses. In general the property's energy use has increased as the vacancy rate has decreased in recent year. The property was almost fully occupied in 2022.

GRI

The Global Reporting Initiative (GRI) helps companies around the world understand and communicate their impacts on critical material topics, such as climate change, human rights, governance and social well-being. The GRI reporting is based on the areas that have been identified as material for the company through stakeholder engagement and external monitoring.

GRI content index

The following table lists references to the GRI disclosures and indicators reported by Catena in its reporting.

Statement of use	Catena has reported in accordance with the GRI standards for the period [1 Jan 2022 to 31 Dec 2022].
GRI 1 used	GRI Standards 2021
Applicable GRI sector standards	Not yet published. Catena uses previously issued topics standards from GRI.

GRI standards/ other source	Disclosure	Page reference	Deviations: Omitted requirements	Deviations: Reason	Deviations: Explanation	GRI sector standard ref. no.
GRI 2: General standard disclosures 2021						
	2-1 Organisational profile a. Legal name b. Nature of ownership and legal form c. Location of headquarters d. Countries of operation	 Back page 168 Back page 39				
	2-2 Entities included in the organisation's sustainability reporting a. Organisational entities b. Sustainability reporting vs. financial reporting c. Consolidation of information	 39, 64 39, 64, 100 100				
	2-3 Reporting period, frequency and contact point a. Reporting period b. Reporting cycle c. Publication date d. Contact point	 100 100 119 117				
	2-4 Restatements of information a. Restatements	 68-71, 185				
	2-5 External assurance a. External policy and practice b. External assurance of sustainability reporting	 64-67 119				
	2-6 Activities, value chain and other business relationships a. Sector (and market) b. Value chain c. Relevant business relationships d. Organisational changes and changes in value chain	 14-15 69 143.161 70-71				
	2-7 Employees a. Total employees, by gender and region b. Total employees, by type of employment c. Methodologies and assumptions d. Contextual information for understanding data e. Significant fluctuations in employees	 109 - 110 110 110	Breakdown per region. We only have one form of employment.	Considering the organisation's size, we have chosen not to do a regional breakdown.		
	2-8 Workers who are not employees a. Non-employees b. Methodologies and assumptions c. Significant fluctuations, reporting periods	 109 109-110 109	Under the table 'total workforce', p. 109 we report that we had one hired employee during the year; otherwise, we have not had any non-permanent employees.			
	2-9 Governance structure and composition a. Governance structure b. Highest governance body responsible for material topics c. Composition of highest governance body	 64 64, 169–172 174				
	2-10 Nomination and selection of the highest governance body a. Nomination of the highest governance body b. Selection criteria for the highest governance body	 169 169–172				
	2-11 Chair of the highest governance body a. Chair's operational role and responsibilities b. Management of conflicts of interest	 167–172 169–170				

2-12 Role of the highest governance body in overseeing the management of impacts 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	64–71			
2-13 Delegation of responsibility for managing impacts a. Highest governance body's delegation of responsibility for sustainability b. Reporting	64, 171 171–172			
2-14 Role of the highest governance body in sustainability reporting a. Highest governance body's role and responsibility for sustainability information b. Reason for delegation of responsibility for sustainability reporting	64 166–172			
2-15 Conflicts of interest a. Highest governance body's management of conflicts of interest b. Reporting of conflicts of interests	93, 169–170 172–174			
2-16 Communication of critical concern a. Communication of critical concerns to the highest governance body b. Number of critical concerns reported	64 93			
2-17 Collective knowledge of the highest governance body a. Collective knowledge for sustainable development	169, 174			
2-18 Evaluation of the performance of the highest governance body a. Evaluation process b. Whether evaluations independent, and their frequency c. Actions in response to the evaluations	170–172			
2-19 Remuneration policies a. Remuneration policies for highest executives b. Sustainability weighting in regard to remuneration policies	Remuneration guidelines (website), 138–139	ii, iv	Data not available	
2-20 Process to determine remuneration a. Process for determining remuneration b. Stakeholders' participation in the process	Remuneration guidelines Remuneration report	iii	Data not available	
2-21 Annual total compensation ratio a. Remuneration ratio b. Remuneration percentage increase c. Information for understanding the remuneration data	138–139	a-c	Reports average salary and remuneration to the CEO.	
2-22 Statement on sustainable development strategy a. CEO statement	10–11, 166			
2-23 Policy commitments a. Values, principles and code of conduct b. Commitment to human rights c. Links to policy commitments d. Approval level e. Extent of policy commitments f. Communication of policy commitments	64–67, 71, 91 64 64 64 64–71			
2-24 Embedding policy commitments a. How policy commitments are embedded in own activities and business relationships	64, 72–93, 172			
2-25 Processes to remediate negative impacts a. Remediation of negative impacts b. Grievance mechanisms c. Other processes to remediate negative impacts d. Stakeholder involvement in remediation mechanisms e. Evaluation of grievance mechanisms	89, 172 89 171–172 89	e	No process exists for evaluation of grievance mechanisms.	
2-26 Mechanisms for seeking advice and raising concerns a. Whistleblower service	92			
2-27 Compliance with laws and regulations a. Instances of non-compliance b. Total number and monetary value of fines c. Significant instances of non-compliance d. Determination of significant instances of non-compliance	95			

* Remuneration guidelines and remuneration report at www.catena.se.

	2-28 Membership associations a. Participation in industry and member associations	64–65		
	2-29 Approach to stakeholder engagement a. Engaging with stakeholders, categories, identification	68–71		
	2-30 Collective bargaining agreements a. Total percentage of employees covered by collective bargaining agreements b. Other employees not covered by collective bargaining agreements	67, 90 90		
GRI 3: MATERIAL TOPICS, 2022				
GRI 3: Material topics	**3-1 Processes to determine material topics** a. Report's contents and frameworks b. Participation of stakeholders and experts in the process	69–71		
	3-2 List of material topics a. List of material topics b. Changes to the list in reporting	71 71		
Anti-corruption, compliance and ethics				
GRI 3: Material topics	**3-3 Disclosure of material topics**	92		
GRI 205: Anti-corruption, 2016	**205-1 Operations assessed for risks related to corruption** a. Number and percentage of operations assessed for risks related to corruption b. Significant risks related to corruption	92–93		
	205-2 Communication and training to counteract anti-corruption policies and procedures a. Number and percentage of governance body members that the anti-corruption policies have been communicated to 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	92–93		
	205-3 Confirmed incidents of corruption and actions taken a. Number and nature of confirmed incidents of corruption 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	93		
Choice of materials				
GRI 3: Material topics	**3-3 Management of material topics**	85		
GRI 301: Materials	**301-1 Materials used by weight or volume**	75, 85	a	Reported as part of climate impact/m², included in LCA in new builds.
	301-2 Recycled input materials used a. Proportion of material reused	Data not available.	a	Data not available.
Energy				
GRI 3: Material topics	**3-3 Management of material topics**	76		
GRI 302: Energy, 2016	**302-1 Energy consumption within the organisation** a. Total fuel consumption from non-renewable sources, by fuel type used b. Total fuel consumption from renewable sources, by fuel type used c. Total energy use, by energy type d. Total energy sold e. Total energy use f. Standards, methodologies, assumptions, and/or calculation tools g. Conversion factors	 107 108 108 107 107 75, 107–108 75	ii-iv	Sales of heat, cooling and gas. We only sell back electrical energy from our solar panels.

	302-2 Energy use outside of the organisation a. Energy use outside the organisation b. Standards, methodologies, assumptions, and/or calculation tools c. Conversion factors	 75, 107–108 72–77, 107–108 75		
	302-3 Energy intensity a. Energy intensity ratio b. Denominator for the calculation c. Types of energy included d. Boundaries	76		
Water				
GRI 3: Material topics	**3-3 Management of material topics**	79		
GRI 303: Water and effluents, 2018	a. Total water consumption b. Water consumption in areas with water stress c. Water storage d. Standards, methodologies, assumptions, and/or calculation tools	108 - - 79, 108	 b-c	 b. Data unavailable. We currently lack complete data for water consumption in our properties. c, We have currently not surveyed water storage. We are now trialling collecting rainwater in a cistern in one of our new-build projects. We hope this is a solution we can scale up.
Biodiversity				
GRI 3: Material topics	**3-3 Management of material topics**	80		
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**	50–52, 80–83	ii, iii, vi, vii	Data not available.
	304-2 Significant impacts from activities, products and services on biodiversity a. Type of significant direct and indirect impact on biodiversity, with reference to one or more of the following. b. Significant direct and indirect positive and negative impacts with reference to the following.	 80–83 80–83	 ii-iv, vi i, iv	 Data not available. Data not available.
	304-3 Habitats protected or restored a. Size and status for all habitats protected or restored, and whether the success was approved by independent external expertise 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	 80–83 83 80–83		
	304-4 IUCN Red List species and national conservation list species with habitats in areas affected by operations a. Total number of red-listed species according to IUCN's list of red-listed species or the Swedish red list.			Data not available.
Greenhouse gas emissions				
GRI 3: Material topics	**3-3 Management of material topics**	72		
GRI 305: Emissions, 2016	**305-1 Direct (Scope 1) GHG emissions** a. Direct (Scope 1) GHG emissions b. Gases included c. Biogenic CO_2 emissions d. Base year e. Emission factors f. Consolidation approach g. Standards, methodologies, assumptions, and/or calculation tools used	72–75, 108		

	305-2 Energy indirect (Scope 2) GHG emissions a. Location-based emissions indirect (Scope 2) b. Market-based emissions indirect (Scope 2) c. Gases included d. Base year e. Emission factors f. Consolidation approach g. Standards, methodologies, assumptions, and/or calculation tools used	72–75, 107–108		
	305-3 Other indirect (Scope 3) GHG emissions a. Other indirect (Scope 3) GHG emissions b. Gases included c. Biogenic CO_2 emissions d. Types of emission included e. Base year f. Emission factors g. Standards, methodologies, assumptions, and/or calculation tools used	72–75, 108		
Emissions to air, water and land				
GRI 3: Material topics	**3-3 Management of material topics**	78		
GRI 306: Waste, 2020	**306-1 Waste generation and significant waste-related impacts**	78, 111		
	306-3 Total weight of waste by type and handling method	111		
	306-4 Waste diverted from disposal	111		
	306-5 Waste directed to disposal	111		
Work environment				
GRI 3: Material topics	**3-3 Management of material topics**	87		
GRI 401:Employment, 2016	**401-1 New employee hires and employee turnover**	109		
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	90		
	401-3 Parental leave	88		
GRI 404: Training and education	**404-1 Hours of training** a. Number of hours of training, by gender and region	88		
	404-2 Programmes for upgrading employee skills and transition assistance programmes a. Type and scope of programmes b. Transition assistance programmes	87		
	404-3 Percentage of employees receiving regular performance and career development reviews a. Number of employees that had a development review, per gender and type of employment	87		
GRI 405: Diversity and equal opportunities	**405-1 Diversity of governance bodies and employees** a. Diversity within the organisation's governance bodies b. Diversity of employees, by employee category	110	b	We do not report diversity.
	405-2 Ratio of basic salary and remuneration of women to men a. Ratio of basic salary and remuneration, by employee category and significant locations of operation b. Definitions for significant locations of operation	88 88		
GRI 403: Occupational health and safety, 2018				
GRI 3: Material topics	**3-3 Management of material topics**	89		
GRI 403: Occupational health and safety, 2018	**403-1 Occupational health and safety management system** a. Management system b. Scope of workers, activities and workplaces covered	64, 89		
	403-2 Hazard identification, risk assessment and incident investigation	89–90		
	403-3 Occupational health services	89		
	403-4 Worker participation, consultation and communication on occupational health and safety	89		
	403-5 Worker training on occupational health and safety	89, 109		

	403-6 Promotion of worker health	90		
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	89–91, 109		
	403-8 Workers covered by an occupational health and safety management system a. Scope of OHS management system (inclusion) b. Exclusions from this disclosure c. Standards, methodologies and assumptions used	90		
	403-9 Work-related injuries 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 used	90		
	403-10 Work-related ill health 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 and assumptions used	90		
Human rights				
GRI 3: Material topics	**3-3 Management of material topics**	91		
GRI 406: Non-discrimination	**406-1 Incidents of discrimination and corrective actions taken**	91		
Land use				
GRI 3: Material topics	**3-3 Management of material topics**	84		
GRI 413: Local communities	**413-1 Operations with local community engagement, impact assessments and development programs**	84	i, iii-viiii	Data not available.
	413-2 Operations with significant actual and potential negative impacts on local communities	80–83, 84		
Other disclosures				
GRI 201: Economic performance, 2016	**201-1 Generated and distributed direct economic value**	68		
GRI 207: Tax, 2019	**207-1 Approach to tax**	68–70		
	207-2 Tax governance, control and risk management	64, 68–70		
	207-3 Stakeholder engagement and management of concerns related to tax	68–70		
	207-4 Country-by-country reporting	70		

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LAND ACQUISITION

”Land is a finite resource – developing and managing it is a major responsibility

Questions around land and land use are always top of mind when it comes to owning, developing and managing logistics properties.

Logistics properties are often built in close proximity to major transport routes, locations that involve shorter and more efficient transport flows yet often consist of raw land, agricultural land or other vital natural values. In order to responsibly drive project development and own and manage properties, one of Catena's sustainability targets is for the property portfolio to be biodiversity net-positive by 2030.

”Together with ecologists, we're going all in to create the best possible conditions for biodiversity at our properties. It turns out that we can actually do a lot. In terms of species richness, it's quite possible to achieve a better result if it was previously agricultural land,” Amanda Thynell, Head of Sustainability, says.

Thynell views the different interests around how land should best be used as natural. As a Swedish player and long-term property owner, Catena highly regards Sweden's zoning processes, which aim to coordinate these interests.

”This is great and contributes to continued development and more initiatives for sustainable solutions,” she says.

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 the company Catena AB (publ) to undertake a review of its sustainability report for 2022. Catena AB has defined the scope of its sustainability report and statutory sustainability report on pages 62–118 of this document.

Responsibilities of the Board and management
The Board of Directors and Group Management are responsible for the preparation of this sustainability report including the statutory sustainability report in accordance with applicable criteria and the Swedish Annual Accounts Act. The criteria are described on page 100 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 (publ) has developed. This responsibility also includes the internal control which is 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 ISQC 1 (International Standard on Quality Control) 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 2023
KPMG AB

Camilla Alm-Andersson
Authorised public accountant

Torbjörn Westman
Specialist member of FAR