

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

Reasoning

In preparation for the 2025 Annual General Meeting, the Board of Directors proposes that a direct payment of cash dividend for the amount of SEK 9.00 per share be paid, divided into two instalments of SEK 4.50 per share each. The record date for the first instalment is proposed to be 30 April 2025, and the record date for the second instalment of the cash dividend is proposed to be 30 October 2025. Calculated as total dividend amount in relation to after tax profits, it corresponds to approximately 50 percent. Catena's long-term objective is to achieve a dividend of 50 percent of profits from property management, less the tax calculated according to the tax schedule.

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

Nature, scope and risks of the business activities

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

Consolidation requirements, liquidity and financial position

The financial position of the company and its group as at 31/12/2024 is shown in the balance sheet in the financial statements. The financial statements also show the principles applied in the valuation of assets, provisions and liabilities. Derivative instruments have been valued at fair value in accordance with Swedish Annual Accounts Act's Chapter 4, Section 14 a. The effect of this valuation, which affected the parent company's shareholder equity by 139 million (160 million), has been taken into account in the assessment of the company's consolidation requirements, liquidity and financial position in other respects.

The company's equity ratio as of 31/12/2024 was 51,8 percent. The equity ratio does not deviate from what is common in the industries within which Catena operates. The proposed dividend does not risk the completion of the investments that need to be made.

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

The company can continue its operations and will be able to fulfil its obligations both in the short-term and in the long term.

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

The Board of Directors of Catena AB (publ), 24 March 2025