

16 February 2018, 8.00 a.m.

Year-end report, January-December 2017

- Rental income increased by 13 percent to SEK 892.0 million (786.6).
- The net operating surplus increased by 16 percent to SEK 671.2 million (578.1).
- Profit from property management increased by 39 percent to SEK 440.1 million (316.0).
- Profit for the year increased to SEK 634.7 million (338.4), corresponding to earnings per share of SEK 16.08 (10.20), including changes in value of SEK 318.5 million (70.6).
- Net asset value per share, EPRA NAV, increased to SEK 149.85 (135.76).
- The Board of Directors proposes a dividend of SEK 4.50 per share (3.50).

"The fourth quarter results confirm the positive trend we saw during the year. At the same time, we have strengthened our positions in Malmö, Gothenburg and the Stockholm area. An improved letting ratio has resulted in increased profit from property management and allowed us to continue to generate strong cash flow. This enables us to grow further with new projects in order to develop our portfolio."

I am pleased to be able to say that Catena has again delivered in 2017. We succeeded in improving our letting ratio during the year, from 93 percent for 2016 to 94.7 percent by the end of 2017. A higher letting ratio, together with among other things, energy-enhancing measures in our properties, led to an increase in net operating surplus. Together with an improved financing structure, this entails that we can report stronger profit from property management. The farther down the income statement we get, the better it gets. Rental income for the full year is up 13 percent, net operating surplus up 16 percent and profit from property management is up 39 percent. This is according to plan and a prerequisite for continuing to grow and develop our portfolio of modern logistics properties. During the year, Catena became included in the EPRA, which has attracted new international investors.

Catena has a stated objective to grow through projects and acquisitions. We have prioritised active project development where we are well-equipped through strong finances and a land allocation of 1.7 million square metres but we also grow through acquisitions when there are opportunities to acquire strategically attractive items. A major and important acquisition during the fourth quarter was the five logistics properties in the Stockholm region we acquired from Kilenkrysset with a total lettable area of approximately 91,500 square metres.

Catena's mission is to own, effectively manage and pro-actively develop properties in prime locations that offer the potential to generate a steadily growing cash flow and favourable value growth. Catena's overriding goal, based on its focused orientation, is to give shareholders a favourable long-term total return. As of 31 December 2017, the properties had a total value of SEK 13 131.1 million. Catena AB is listed on the Nasdaq Stockholm exchange.

This information is such that Catena AB (publ) is obliged to publish under the EU Market Abuse Regulation. The information was provided by the contact persons mentioned in this press release, for publication at the time stated above.

2017 was the year when e-commerce, in absolute terms, grew faster than the traditional retail in Sweden. Not least Black Friday, Cyber Monday and the ensuing Christmas retail season mapped out the future trend, where upward of 40 percent of the retail activity was online. E-commerce in regard to FMCG and dining out is also expected to grow strongly over the next few years. I see us continuing with new production in strategic locations and engaging further in conversion and expansion projects. This way, we can broaden our customer offering, increase our income, reduce expenses and improve our performance. By being well-informed, curious and responsive, we will continue to drive the logistics solutions of the future.” Says CEO Benny Thögersen in his comments on the Interim Report.

For further information, please contact

Benny Thögersen, CEO, Tel. +46 706-60 83 50,

benny.thogersen@catenafastigheter.se

Peter Andersson, Deputy CEO and CFO, Tel. +46 730-70 22 44,

peter.andersson@catenafastigheter.se

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