

**CATENA**  
Q2 2026



Interim report January - June 2026

**A strong Nordic platform**

# Q2 2026

- Rental income rose by 17 percent to SEK 1,510 million (1,288).
- Net operating surplus increased by 17 percent to SEK 1,267 million (1,085).
- Profit from property management rose by 14 percent to SEK 916 million (801).
- Earnings per share from property management amounted to SEK 13.96 (13.27).
- EPRA Earnings per share totalled SEK 13.39 (12.52).
- The change in the value of properties amounted to SEK 619 million (171).
- Profit for the period increased to SEK 1,176 million (671), corresponding to earnings per share of SEK 17.92 (11.11).
- EPRA NRV Long-term net asset value per share rose to SEK 461.28 (427.62).
- Scope 1-3 greenhouse gas emissions (GHG emissions), R12, amounted to 17,505 tonnes CO<sub>2</sub>e (41,264).
- Catena has signed an agreement to sell ten Swedish properties for a purchase consideration of SEK 614 million. The transfer is scheduled for 1 July 2026.
- Under the MTN programme, Catena has issued green senior unsecured bond loans totalling SEK 3.25 billion with a maturity of two, three or five years.
- Catena has updated the base prospectus for its MTN programme for borrowing in the Nordic capital market.
- Catena has acquired a logistics facility at Helsinki Airport, an investment of approximately SEK 575 million. The property in question is the head office and main regional logistics and service hub of Cramo Finland.
- Catena has acquired a logistics facility at Helsinki Airport, an investment of approximately SEK 719 million. This property is DHL's main logistics hub in Finland.
- In line with Catena's strategy to refine its property portfolio, two properties in Kungsbacka and Linköping have been divested.
- Catena has brought in Henrik Eskolin as Regional Manager for its new market, Finland.

### Significant events in the second quarter

- Ownership of the property portfolio acquired by Urban Partners was transferred on 1 April 2026.

## Catena in brief

Catena endeavours to own, develop and manage efficient logistics facilities that supply the Nordic metropolitan regions based on a sustainable and long-term approach.

### A vision worth investing in

Ever since Catena chose to focus on logistics properties in 2013, its vision has been clear - to link the Nordic region's cargo flows. Five company-specific factors help generate value and show the way ahead.

**SEK 55,837 million**  
property value

**158**  
properties

**44.5%**  
loan-to-value ratio

**68**  
employees

**94.6%**  
economic occupancy rate

**7.1 years**  
weighted average lease expiry (WALE)

**17,505 tonnes CO<sub>2</sub>e**  
greenhouse gas emissions, R12

**3,890,000 m<sup>2</sup>**  
lettable space

**SEK 13.96**  
earnings per share from property management



A focused business model



A market-leading land bank



Long-term customer relationships



The focus on sustainability enhances Catena's attractiveness



Sustainable, efficient project development

# A strong Nordic platform

Catena's profit from property management for the period came to SEK 916 million, an increase of 14 percent compared with the previous year. Rental income rose by 17 percent to SEK 1,510 million and the company is approaching the future with a positive outlook despite instability in the wider environment.

Both Catena's customers and the market in general have felt the effects of geopolitical tensions, a cautious investor market and expectations of a rise in interest rates. Our indexed lease agreements offset any rate increases, but we still recorded a lower occupancy rate during this quarter due to slightly more tenants moving out. We have not seen any dramatic developments in terms of vacancies and expect there to be spaces that we can fill going forward. Demand for logistics spaces is essentially being driven by long-term structural trends within trade and industry, rather than by fluctuating conditions in the broader environment.

Our impression from stakeholders is that they feel cautiously optimistic about the future - at a time of challenges, having an active, long-term and business-oriented partner is more valuable than ever.

## Growth in key locations

The income statement for the second quarter includes the acquisition of 20 properties, as announced in February 2026. Catena's property value now stands at around SEK 55 billion, which further strengthens our position as a leading player in the Nordic logistics property market. In four years, we have doubled the value of our property portfolio, and we aim to continue this growth with a high level of quality and in strategic locations in the countries in which we operate.

During the quarter, we acquired two more logistics properties in our new Finnish market -

Katriinantie 14-16, which is DHL's logistics hub in Finland, and Åbyntie 4-6, the head office of Cramo Finland and an important logistics and service hub for the company. Together, this latest pair of acquisitions comprises more than 65,000 m<sup>2</sup> of lettable area. They are both located in Vantaa, close to Helsinki Airport. Having established a presence in Finland's 'Golden Triangle' - its busiest logistical network between Helsinki, Tampere and Turku - we are gradually reinforcing our position at the heart of the country's transport infrastructure, with direct access to central logistics flows for both domestic distribution and international trade.

We continue to have our sights set on good opportunities to develop and expand our portfolio by adding further high-quality logistics facilities, not least in Finland. With our network of properties in attractive logistics locations, we offer Nordic infrastructure for goods supply that is hard to match.

## Focus on energy efficiency

Catena's ability to secure energy-efficient properties is extremely important from an economic perspective and crucial to ensuring that we achieve our sustainability targets. However, our current approach will not take us all the way there, which is why we are constantly investigating new working methods. At our Jordbromalm 4:41 property, for example, a pilot project is underway targeting deep geothermal energy and involving drilling to depths of over 2,000 metres. This project is one of the first of its kind in Sweden's com-

mercial property sector and has the potential to generate around 1,500 MWh of fossil-free heating per year. If the technology proves effective, we will be able to provide a local and resilient energy solution for suitable properties that promises stable costs and greater protection against future energy price rises - one of numerous key steps towards achieving our goals.

## Development on every level

As we grow, we are also developing our working methods and avenues for cooperation - both internally and in our engagement with customers and other stakeholders. In a fast-paced enterprise with a property portfolio that is constantly evolving, setting aside time to develop our own organisation can be a challenge - but it is also more vital than ever. This spring, we have not only integrated some major acquisitions into our portfolio, but also implemented an important change management scheme aimed at improving our working methods in line with the size of our organisation, ensuring a seamless customer experience and creating conditions that will enable us to continue to exceed expectations.

Our efforts during this period have required considerable commitment and I would like to wish everyone who works at Catena an enjoyable and well-earned summer break.

Helsingborg, July 2026  
Jörgen Eriksson, CEO



# Market outlook

## Logistics property trends

The driving forces behind logistics properties are based on global megatrends that have resulted in a more complex, but also more flexible supply chain. Technical developments have enabled new consumer behaviour, creating a need for new ways of storing and reselling products.

The transaction volume in the industrial segment was SEK 12.2 billion in the first quarter of the year, which corresponds to 31 percent of the total transaction volume. The proportion accounted for by the industrial and logistics segment is at an all-time high, which is mainly attributable to the substantial transaction concluded by Catena with Urban Partners. During the second quarter, the industrial and logistics segment increased preliminarily by SEK 11 billion to a total of SEK 71.2 billion. Consequently, the proportion attributable to industrial and logistics properties decreased.

The total transaction volume in Denmark was DKK 9.3 billion in the first quarter of the year, with the industry and logistics segment accounting for 18 percent of this amount.

The yield for prime logistics remained more or less unchanged overall during the period under review, but with a smaller reduction in the Gothenburg region, indicating that there is still considerable interest in the segment. There was a similar trend for the Copenhagen region in Denmark.

However, we are still seeing higher vacancy rates in the segment as a result of previous extensive speculative construction in weaker and even traditionally stronger locations. The oversupply has sharpened the distinctions between market participants. Our opinion is that, in this context, Catena stands out as a well-positioned, dominant actor in sustainable, future-oriented logistics development.

## Macro trends

The global economic situation continued to stabilise during the second quarter of 2026, with inflation subdued and growth prospects gradually improving. At the same time, lingering geopolitical uncertainty caused a certain degree of volatility in the energy and financial markets. Monetary policy was geared towards a more cautious approach, with earlier interest rate cuts taking hold and long-term interest rates remaining relatively high from a historical perspective.

The Swedish economy continued to show signs of recovery, with inflation approaching the Riksbank's target and consumer spending growing progressively stronger. In Denmark, too, the economy was stable, with low inflation, high employment and strong demand. The economic recovery in Finland was more subdued, but improved financing conditions and more stable inflation helped to gradually restore confidence in the economy.

During the second quarter of 2026, Catena noted a gradual improvement in the invest-

ment climate. The increased level of activity in the property market and the favourable financing conditions contributed to improved market sentiment. Catena's assessment is that these conditions provide good opportunities for further strengthening the company's position and continuing development in line with the company's long-term strategy.

Source of statistical data: CBRE



Sockret 4 in Malmö

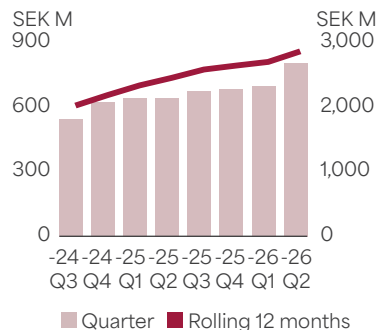
# Income and profit

## Rental income

Rental income rose during the period by 17 percent to SEK 1,510 million (1,288), corresponding to SEK 865 per m<sup>2</sup> (868). In comparable portfolios, rental income increased by 2 percent year-on-year. The remaining increase in income is derived from completed projects and the effect of new acquisitions.

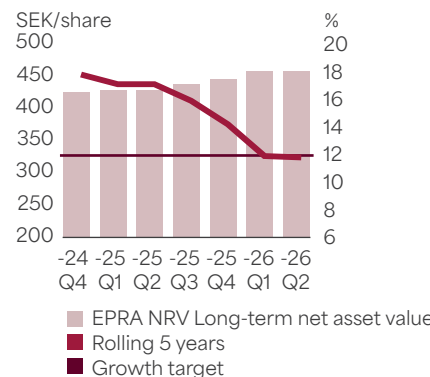
The property portfolio has grown by 29 percent since the preceding year, corresponding to 863,998 m<sup>2</sup> of lettable area.

## Rental income

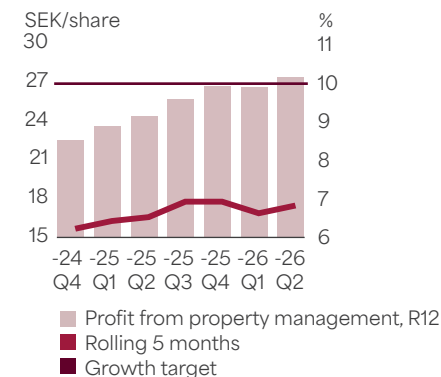


## Growth target 2026

Generate an average annual compounded growth rate of at least 12 percent per share in net asset value (NRV) over a five-year period.



Profit from property management shall achieve an annual compounded growth rate per share of at least 10 percent over a five-year period.

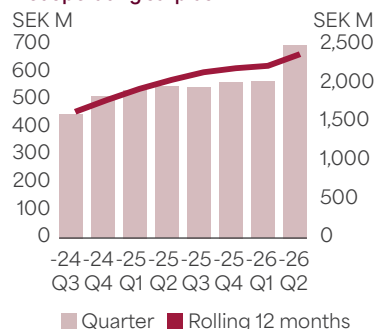


## Net operating income

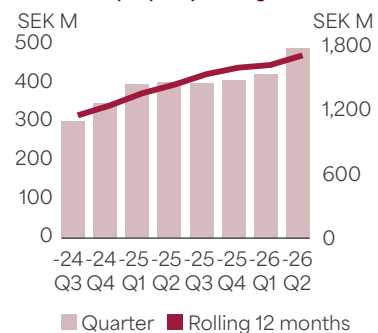
Net operating income has increased by SEK 182 million compared with the preceding year.

Property expenses amounted to SEK -243 million (-203), corresponding to SEK 140 per m<sup>2</sup> (137). In comparable portfolios, property expenses increased by 10 percent. The actual increase in expenses was due partly to increased operating costs, which in part was attributable to the fact that Catena has taken over tenants' subscriptions, and partly to increased costs relating to property tax. The majority of these expenses were re-invoiced to tenants, which meant income increased by a corresponding amount. Planned maintenance, repairs and higher snow removal costs had an impact on expenses in the period compared with the prior year. The increased costs have been partially offset by cost savings, combined with lower insurance premiums and new acquisitions with better space efficiency, which began to have an effect during the second quarter. This resulted in a slightly lower surplus ratio of 83.9 percent (84.3) for the period.

## Net operating surplus



## Profit from property management



### Net financial items

Finance costs, excluding expenses for lease liabilities, amounted to SEK -334 million (-271) during the period. Interest expenses increased in absolute terms due to the larger loan portfolio. At the same time, relative expenses decreased due to lower margins and falling market interest rates. Exchange rate fluctuations had an impact on net financial items amounting to SEK 4 million (0) during the period. The effect is primarily unrealised. Interest amounting to SEK 15 million (22) was capitalised in projects during the year. For the same period, finance income amounted to SEK 18 million (13), mainly consisting of interest on investments.

### Profit from property management

Profit from property management during the period rose by SEK 115 million to SEK 916 million compared with the preceding year - an increase of 14 percent.

Profit for the period was SEK 1,176 million. Unrealised changes in the value of properties amounted to SEK 612 million (174), while realised changes in value were SEK 7 million (-3). A deferred tax effect in acquisitions, divestments exceeding previous valuations and lower operating expenses going forward have contributed to these changes in value. For more information about valuation, see page 8.

The change in the value of derivatives amounted to SEK -42 million (-129) as a consequence of higher long-term market interest rates.

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

### Rental income, per region

SEK M	2026, Apr-Jun		2025, Apr-Jun		2026, Jan-Jun		2025, Jan-Jun		Rolling 12 months		2025, Jan-Dec	
	Income	Of which re-invoiced <sup>1</sup>	Income	Of which re-invoiced <sup>1</sup>	Income	Of which re-invoiced <sup>1</sup>	Income	Of which re-invoiced <sup>1</sup>	Income	Of which re-invoiced <sup>1</sup>	Income	Of which re-invoiced <sup>1</sup>
Sweden South	238	20	190	16	441	43	382	32	838	84	779	73
Sweden West	169	10	137	7	339	25	273	15	655	48	589	38
Sweden East	236	15	202	15	444	35	403	31	851	69	810	65
<b>Total Sweden</b>	<b>643</b>	<b>45</b>	<b>529</b>	<b>38</b>	<b>1,224</b>	<b>103</b>	<b>1,058</b>	<b>78</b>	<b>2,344</b>	<b>201</b>	<b>2,178</b>	<b>176</b>
Denmark	123	5	115	4	243	12	230	8	486	22	473	18
<b>Total Denmark</b>	<b>123</b>	<b>5</b>	<b>115</b>	<b>4</b>	<b>243</b>	<b>12</b>	<b>230</b>	<b>8</b>	<b>486</b>	<b>22</b>	<b>473</b>	<b>18</b>
Finland	43	0	-	-	43	0	-	-	43	0	-	-
<b>Total Finland</b>	<b>43</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>43</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>43</b>	<b>0</b>	<b>-</b>	<b>-</b>
<b>TOTAL</b>	<b>809</b>	<b>50</b>	<b>644</b>	<b>42</b>	<b>1,510</b>	<b>115</b>	<b>1,288</b>	<b>86</b>	<b>2,873</b>	<b>223</b>	<b>2,651</b>	<b>194</b>

<sup>1</sup> Re-invoiced expenses.

### Net operating surplus, regions

SEK M	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	Rolling 12 months	2025 Jan-Dec
Sweden South	201	157	356	312	659	615
Sweden West	143	113	282	225	527	470
Sweden East	203	171	364	331	697	664
<b>Total Sweden</b>	<b>547</b>	<b>441</b>	<b>1,002</b>	<b>868</b>	<b>1,883</b>	<b>1,749</b>
Denmark	117	108	229	217	461	449
<b>Total Denmark</b>	<b>117</b>	<b>108</b>	<b>229</b>	<b>217</b>	<b>461</b>	<b>449</b>
Finland	36	-	36	-	36	-
<b>Total Finland</b>	<b>36</b>	<b>-</b>	<b>36</b>	<b>-</b>	<b>36</b>	<b>-</b>
<b>TOTAL</b>	<b>700</b>	<b>549</b>	<b>1,267</b>	<b>1,085</b>	<b>2,380</b>	<b>2,198</b>

### Quarterly overview

	2026 Q2	2026 Q1	2025 Q4	2025 Q3	2025 Q2	2025 Q1	2024 Q4	2024 Q3
Rental income, SEK M	809	701	688	675	644	644	627	546
Net operating surplus, SEK M	700	567	565	548	549	536	513	449
Surplus ratio, %	86.6	80.9	82.1	81.2	85.3	83.3	81.8	82.3
Economic occupancy rate, %	94.6	95.1	96.7	96.6	96.5	96.5	96.7	96.8
Profit from property management, SEK M	492	424	411	401	403	398	350	303
Profit for the period, SEK M	712	464	516	457	245	426	483	232
Return on equity, %	2.6	1.8	2.2	2.0	1.1	1.8	2.1	1.1
Equity ratio, %	47.0	54.5	51.2	50.9	51.7	52.6	51.8	51.1
Share price at end of period, SEK	416.20	439.20	450.80	428.00	482.60	435.00	473.00	580.00
Cash flow before changes in working capital per share, SEK	12.68	5.67	6.99	6.61	6.62	5.44	5.64	5.80
Earnings per share, SEK	10.73	7.15	8.55	7.57	4.05	7.06	8.02	4.07
EPRA NRV Long-term net asset value per share, SEK	461.28	454.28	445.89	437.95	427.62	429.48	424.92	416.41

# Customers and property portfolio

## Properties

Catena develops and owns properties with a long-term approach. The strategy is based in part on the properties being in attractive locations that serve densely populated regions now and in the future, and on the properties being of high quality in terms of functionality, sustainability and customer well-being. This approach boosts our chances of attracting and retaining customers over time.

At the reporting date, Catena's property portfolio comprised 158 properties with a total lettable area of 3,890,394 m<sup>2</sup>, which corresponds to an increase by 739,591 m<sup>2</sup> during the period under review. This increase is mainly due to acquisitions, including a large portfolio covering 612,000 m<sup>2</sup>, and completed projects. In addition, two properties were divested during the period.

## Customers

Catena strives to create long-term customer relationships with profitable, financially stable tenants. The strategy also involves willingness to enter into long-term leases with a maturity structure that is evenly distributed over time. This lowers the risk of material changes in the vacancy rate. Customers range across several sectors and include pure logistics companies, wholesalers and retailers. The largest proportion are strong, well-known third-party logistics companies and food and beverage companies. This helps secure stable rental income over time.

The extensive Nordic logistics property portfolio that Catena took possession of during the second quarter has both generated new customers and strengthened our relationship with existing ones. The tenants in the acquired portfolio include companies such as Dagab, Dahl and Tokmanni. The occupancy rate is

approximately 96.5 percent, and the average lease term is approximately 11 years. Two properties have been divested, including a multi-tenant property. As a result, the number of customers and leases has not developed in proportion to the net new additions to the property portfolio.

At the reporting date, Catena's rental income was derived from a total of 282 customers (259) with 514 leases (469) with a weighted average lease expiry of 7.1 years (6.6). This increase is due to leases with long maturities in acquired properties.

The ten largest tenants accounted for 50 percent (54) of income and had 93 leases (76) between them, with a weighted average lease expiry of 7.9 years (8.2). Catena's three largest tenants are still DSV, the partly state-owned company DHL, and ICA, one of the leading retail companies. The three largest tenants hold 53 individual leases for 33 properties, providing a diversified rental structure linked to the individual tenant. Any vacancy risk is considered minor, as alternatives to the major logistics infrastructure properties that we offer are limited. The economic occupancy rate fell in the period under review as result of the acquisition of a new-build project in Denmark, Idunsvej 2, which is vacant, and a completed building at Logistics Position Ramlösa, Vevaxeln 1, where the vacancy rate is 50 percent. A number of tenants also moved out of properties in the existing portfolio.

## Leases

Catena's leases usually contain index clauses which regulate the level of rent in line with CPI. The majority of the 472 leases in Sweden, representing a total contract value of SEK 2,622 million, include index clauses that utilise CPI in their entirety to adjust the level of rent.

Most of the 23 leases in Denmark, which have a contract value of SEK 504 million, contain various forms of floor-ceiling clauses linked to CPI. In Finland, most of the leases have index clauses which regulate the level of rent. During the quarter, nine properties were acquired in

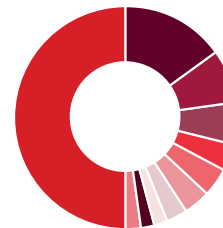
Finland; the number of leases amounted to 19, with a contract value of SEK 239 million.

Most of Catena's leases are based on triple or double net leases, meaning that costs such as for heating, power, water and property tax are paid by the tenant.

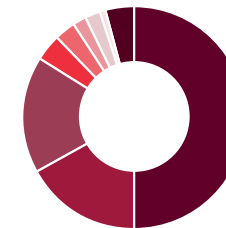
## Maturity of leases

Year of maturity	Number of contracts	Contracted annual rent, SEK M	Contracted annual rent, %
2026	52	58	2
2027	207	484	14
2028	58	221	7
2029	58	306	9
2030	36	247	7
2031	30	268	8
2032+	73	1,781	53
<b>Total</b>	<b>514</b>	<b>3,365</b>	<b>100</b>

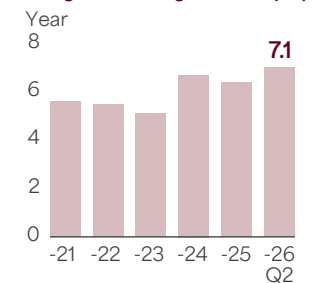
Ten largest tenants, contract value



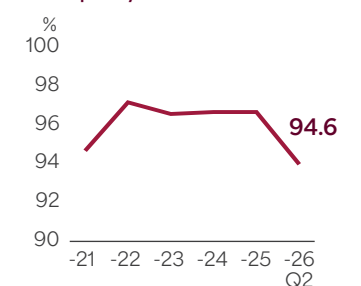
Tenants per segment, contract value



Weighted average lease expiry (WALE)



Occupancy rate



### Valuation

Catena's investment properties are recognised at the fair value amount of SEK 55,837 million (42,346). Unrealised changes in value totalled SEK 612 million (174) during the period and were primarily attributable to the effect of a deferred tax deduction upon acquisition, divestments exceeding previous valuations and lower operating expenses going forward. Shifts in yield requirements, vacancy rates, renegotiated leases and ongoing projects also had an impact. Unrealised changes in value correspond to 1.1 percent (0.4) of the total portfolio value before adjustment.

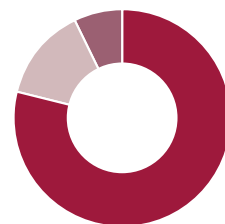
At the reporting date, Catena's properties were valued at a weighted average yield (exit yield) of 5.8 percent (5.9). The yield requirement reduced slightly during the quarter. EPRA NIY came to 5.4 percent (5.6). The reduction in EPRA NIY can primarily be explained by an increased proportion of vacancies in the existing portfolio, along with unrealised changes.

Each quarter, Catena carries out internal valuations of all its investment properties, which are used to determine the fair values

recognised in the balance sheet. To verify the internal valuations, external valuations of the Company's properties are also carried out. During the period, approximately 51 percent of the property portfolio was valued externally. As all property valuations contain assessment factors with varying degrees of uncertainty, a specific uncertainty interval per property is normally stated. These intervals are assumed to largely cancel each other out in the portfolio as a whole. This is confirmed by a comparison between the internal and external valuations of Catena's portfolio.

The parameters that significantly affect the value of a property include the rental trend and changes in the yield requirement. Operating expenses have significantly lower impact, as any increase is largely re-invoiced to tenants. The following sensitivity analysis can be used to illustrate the impact of a change of +/-0.5 percent in yield requirement and annual rent growth on fair value and the loan-to-value ratio. The calculation offers a simplified snapshot, as a parameter rarely changes on its own.

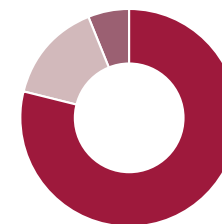
Rental value by country



Sweden, 78%  
Denmark, 15%  
Finland, 7%

Total: SEK 3,557 million

Property value by country



Sweden, 78%  
Denmark, 15%  
Finland, 7%

Total: SEK 55,837 million

### Sensitivity analysis

	Change in percentage points	Impact on value, SEK M	Loan-to-value ratio, %
Yield requirement	+0.5	-3,301	47.5
	-0.5	3,932	41.8
Assumed annual rent development	+0.5	1,504	43.5
	-0.5	-1,454	45.9

### Properties by region

Regions	Properties, number	Lettable area, thousand m <sup>2</sup>	Fair value, management,		Fair value, ongoing projects*, SEK M	Fair value, building rights and land, SEK M	Fair value, total, SEK M	Rental value, SEK M	Economic occupancy rate, %	Contracted annual rent, SEK M	Surplus ratio, %
			SEK M	SEK/m <sup>2</sup>							
Sweden South	43	1,144	15,244	13,325	254	1,035	16,533	1,056	93	980	81
Sweden West	37	851	10,356	12,169	-	373	10,729	697	97	673	83
Sweden East	54	1,114	14,972	13,440	-	1,379	16,351	1,035	94	969	82
<b>Total Sweden</b>	<b>134</b>	<b>3,109</b>	<b>40,572</b>	<b>13,050</b>	<b>254</b>	<b>2,787</b>	<b>43,613</b>	<b>2,788</b>	<b>94</b>	<b>2,622</b>	<b>82</b>
Denmark	15	563	8,568	15,218	-	53	8,621	530	95	504	94
<b>Total Denmark</b>	<b>15</b>	<b>563</b>	<b>8,568</b>	<b>15,218</b>	<b>-</b>	<b>53</b>	<b>8,621</b>	<b>530</b>	<b>95</b>	<b>504</b>	<b>94</b>
Finland	9	218	3,603	16,528	-	-	3,603	239	100	239	85
<b>Total Finland</b>	<b>9</b>	<b>218</b>	<b>3,603</b>	<b>16,528</b>	<b>-</b>	<b>-</b>	<b>3,603</b>	<b>239</b>	<b>100</b>	<b>239</b>	<b>85</b>
<b>TOTAL</b>	<b>158</b>	<b>3,890</b>	<b>52,743</b>	<b>13,559</b>	<b>254</b>	<b>2,840</b>	<b>55,837</b>	<b>3,557</b>	<b>95</b>	<b>3,365</b>	<b>84</b>

\* Ongoing projects where new area is added.

## Transactions

During the first quarter, Catena strengthened its presence in the Jönköping region through the acquisition of a property in Ljungarum at an underlying property value of SEK 169 million. In connection with this, Catena committed to implementing value-enhancing investments of SEK 20 million. The property, most of which is leased to DHL, has a total lettable area of 12,200 m<sup>2</sup>.

The property Idunsvej 2 in Denmark, which was acquired as a construction project in progress in the fourth quarter in the previous year, was completed during the first quarter of this year.

In the second quarter, Catena took possession of a large Nordic logistics property portfolio comprising 20 properties, with a value of around SEK 8.8 billion. As a result of this acquisition, Catena has now established itself in a new market - Finland. The properties in Finland have a value of SEK 2.1 billion and a total lettable area of 152,500 m<sup>2</sup>. Their tenants include Tokmanni, Huhtamaki Foodservice and DSV. The Swedish properties represent a value of SEK 6.45 billion and a total lettable area of 444,000 m<sup>2</sup>, with tenants including Dagab, Dahl, Bring and Frigoscandia. The property in Denmark have a value of around SEK 250 million and a total lettable area of 15,500 m<sup>2</sup>, which is leased out to Frode Laursen.

In addition, Catena has acquired two modern logistics properties directly adjacent to Helsinki Airport. The property Åbyntie 4-6 is the head office and main regional logistics and service hub of Cramo Finland, while the property Katriinantie 14-16 is DHL's main logistics hub in Finland. Together, these properties have a lettable area of around 65,000 m<sup>2</sup> and a property value of SEK 1.3 billion. In line with Catena's strategy to develop and refine its property portfolio, two properties have recently been divested in Kungsbacka and Linköping.

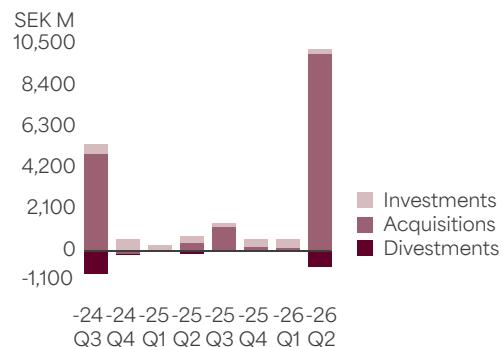
Property acquisitions						
Property designation	Transfer date	Region	Municipality	Area, m <sup>2</sup>	Property value, SEK M	
Äringen 2	27/02/2026	West	Jönköping	12,200	169	
Kronoslätt 1:11	01/04/2026	South	Staffanstorp	62,040	964	
Hyllinge 36:326	01/04/2026	South	Åstorp	35,575	811	
Kronan 5	01/04/2026	South	Landskrona	23,115	250	
Örja 1:23	01/04/2026	South	Landskrona	37,022	447	
Stödorp 2:35	01/04/2026	West	Vaggeryd	36,762	610	
Tveta-Valsta 4:10	01/04/2026	East	Södertälje	11,146	165	
Aspestahult 1:9	01/04/2026	East	Eskilstuna	71,274	785	
Viby 19:1	01/04/2026	East	Upplands-Bro	29,813	513	
Mobilkranen 7	01/04/2026	East	Örebro	14,112	129	
Lundby 2:11	01/04/2026	East	Håbo	72,570	1,221	
Hagalund 1:34	01/04/2026	East	Enköping	27,608	309	
Hagalund 1:35	01/04/2026	East	Enköping	23,200	247	
Egedesvej 36	01/04/2026	Denmark	Køge	15,526	247	
Polarpakintie 4	01/04/2026	Finland	Hämeenlinna	32,331	575	
Aviatie 2	01/04/2026	Finland	Turku	12,000	234	
Ilesvuorenkatu 8	01/04/2026	Finland	Nurmijärvi	25,620	361	
Kurikantie 200	01/04/2026	Finland	Pirkkala	7,500	117	
Kurikantie 202	01/04/2026	Finland	Pirkkala	4,548	85	
Rahriraitti 11	01/04/2026	Finland	Sipoo	15,190	255	
Moreenikatu 5	01/04/2026	Finland	Mäntsälä	55,499	489	
Åbyntie 4-6	28/05/2026	Finland	Vantaa	23,260	575	
Katriinantie 14-16	29/05/2026	Finland	Vantaa	41,800	719	
<b>Total</b>				<b>689,711</b>	<b>10,276</b>	

Property divestments						
Property designation	Transfer date	Region	Municipality	Area, m <sup>2</sup>	Property value, SEK M	
Varla 6:15	23/04/2026	West	Kungsbacka	24,974	205	
Glasblåsaren 14	01/06/2026	East	Linköping	9,640	225	
<b>Total</b>				<b>34,614</b>	<b>430</b>	

### Investments

Investments of SEK 698 million were made in new-builds, conversions and extensions at existing properties. The largest investment was made at Logistics Position Ramlösa in Helsingborg, where construction began on the last of three logistics facilities with a total area of around 75,000 m<sup>2</sup>.

### Acquisitions, investments and divestments



# Property development

**4.5 million m<sup>2</sup>**

Potential land bank

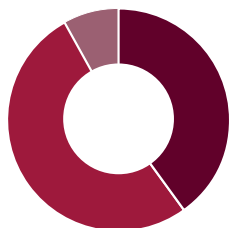
**SEK 16.3 billion**

Potential investment volume

**1.6 million m<sup>2</sup>**

Estimated lettable area

Proportion of zoned area, land bank



- Zoned area, 40%
- Zoning processes in progress, 52%
- Not started, 8%

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

## Land

Catena identifies and acquires undeveloped land at an early stage and works closely with all stakeholders to produce a zoning plan for the establishment of logistics facilities. The company has been working in this way for many years, with the result that it now has a potential land bank containing approximately 4.5 million m<sup>2</sup> in attractive logistics locations.

## New construction

Demand for attractive land for logistics is greater than supply, and planning processes often involve long lead times. This phenomenon highlights the value of Catena's land reserves and gives the company a unique competitive advantage.

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

### Major potential projects

Location	Municipality	Total land area, m <sup>2</sup>	Participation, %	Forecast, ready-to-build land
<b>Owned/jointly owned (in selection)</b>				
Stockholm Syd	Nykvam/Södertälje	450,000	100	Immediately
Logistics Position Sunnanå	Burlöv	120,000	100	Immediately
Folkestaleden	Eskilstuna	75,000	100	Immediately
Gårdsten	Gothenburg	47,000	100	Immediately
Köpingegården	Helsingborg	42,000	100	Immediately
Hyltena	Jönköping	50,000	100	Immediately
Logistics Position Katrineholm	Katrineholm	30,000	100	Immediately
Logistics Position Söderåsen	Bjuv	565,000	100	Immediately
E-City Engelholm	Ängelholm	490,000	100	Q3 2026
Örebro Syd	Örebro	920,000	50	Q1 2027
Logistics Position Tostarp	Helsingborg	345,000	100	Q1 2030
Logistics Position Järna	Södertälje	950,000	50	Q1 2031

### Major projects in progress<sup>1</sup>

Customer	Property	Municipality	Lettable area, m <sup>2</sup>	Estimated net operating surplus, SEK M	Estimated investment, SEK M	Degree of completion by Q2 2026, SEK M	Occupancy rate at the reporting date, %	Completed <sup>2</sup>
ICA Fastigheter	Vipparmen 1	Helsingborg	18,000	25	359	234	100	Q4 2026
<b>Total, major projects in progress</b>			<b>18,000</b>	<b>25</b>	<b>359</b>	<b>234</b>		

<sup>1</sup> There were also minor tenant initiatives and projects, in addition to the major projects shown in the table.

<sup>2</sup> Catena considers a project to be completed when it receives a certificate of completion and/or when the tenant makes their first rent payment.

### Development of existing portfolio

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

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



### Boozt extension gives growing Nordic logistics hub a boost

In Ängelholm, Catena has gradually been developing one of the region's most important centres for e-commerce logistics in collaboration with Boozt, one of the Nordic region's leading e-commerce companies for fashion, shoes, home furnishings and lifestyle products. Its strategic location, not far from the E4 and with direct links to the E6, will make it possible to provide efficient delivery services across the entire Nordic region.

An extension covering approximately 5,850 m<sup>2</sup> has been added to the existing property, Norra Varalöv 31:11, and was completed in March. This project was launched in response to Boozt's need to develop its returns process. The extension is designed to be used as a dedicated department for returned e-commerce parcels. We are planning to build links between the new and old buildings in the autumn. All of the Boozt buildings in this location will then be inte-

grated into a shared automated system, where goods that arrive via the returns department can quickly be fed onto a conveyor system and returned to AutoStore solutions in the other buildings.

The project has been implemented in close coordination with Boozt. The extension also has Sweden Green Building Council NollCO<sub>2</sub> certification, which reflects our joint commitment to sustainable solutions and reducing climate impact. As part of this project, for example, Catena has made use of energy solutions connected to the energy trees already in place at the property and efforts have been made to boost the biodiversity on site by developing more green spaces.

Boozt has extended its lease until 2037 and this extension is a prime example of how Catena works with customers to develop existing facilities to meet changing requirements.

# Catena's sustainability activities

## Activities in the second quarter

- A large biodiversity project has been completed at the Norra Varalöv 31:11 property in the municipality of Ängelholm, in connection with an extension on the property. This included creating new planted areas and a new meadow and adding several insect biotopes. As a result, the area has been enhanced to support pollinators and strengthen biodiversity.
- Winners have been selected in Catena's Reuse Challenge for two construction projects. EAB won for Mappen 4 based on its work on recycling steel frames. In the Norra Varalöv 31:11 project, Olofssons Bygg claimed victory

thanks to its creative and cooperative work with reuse throughout the project. This competition is Catena's way of encouraging reuse within the construction sector.

- During the quarter Catena signed the Reduction Roadmap, endorsing the initiative's call for climate impact thresholds that would reduce the construction industry's greenhouse gas emissions by at least 50 percent by 2030. Reduction Roadmap is also a methodology for translating global carbon budgets into sector-specific emission reduction pathways. The framework was originally developed in Denmark.

## Catena's material topics

Sustainability is a strategic horizon from which Catena operates. Catena has signed the UN Global Compact and the company's climate targets for Scopes 1 and 2 have been approved by the Science Based Targets initiative (SBTi). In addition, all of Catena's sustainability targets are aligned towards 2030 and 2040. In accordance with Catena's updated double-materiality assessment, the following topics are deemed material: climate change, biodiversity and ecosystems, resource use and circular economy, own workforce, work-

ers in the value chain, affected communities and business conduct.

All material topics are monitored using quantitative or qualitative targets.

## Ratings and awards



## Catena's sustainability targets

	2026	2025	2018 (base year)
Net-zero greenhouse gas emissions by 2040 (location-based), R12			
Scope 1, tonnes CO <sub>2</sub> e	393	376	399
Scope 2, tonnes CO <sub>2</sub> e	1 146	1,805	2,233
Scope 3, tonnes CO <sub>2</sub> e	15,966 <sup>2</sup>	39,083 <sup>3</sup>	19,591
Net-positive portfolio in terms of biodiversity by 2030, Green Area Factor <sup>1</sup>			
Established properties	-	0.36	0.43
Project areas	-	2.21	1.48
Certified as GPTW > Trustindex 85 <sup>1</sup>	-	78	88

<sup>1</sup> Green Area Factor and GPTW are reported per full year. For more information, please see our 2025 Annual Report.

<sup>2</sup> The decrease in Scope 3 emissions is due to a decline in the pace of new construction.

<sup>3</sup> The outcome in Scope 3 for 2025 has been recalculated as a result of a corrected emissions factor for the Nordic electricity mix. The impact amounts to 6 percent (2,375 metric tonnes CO<sub>2</sub>e).

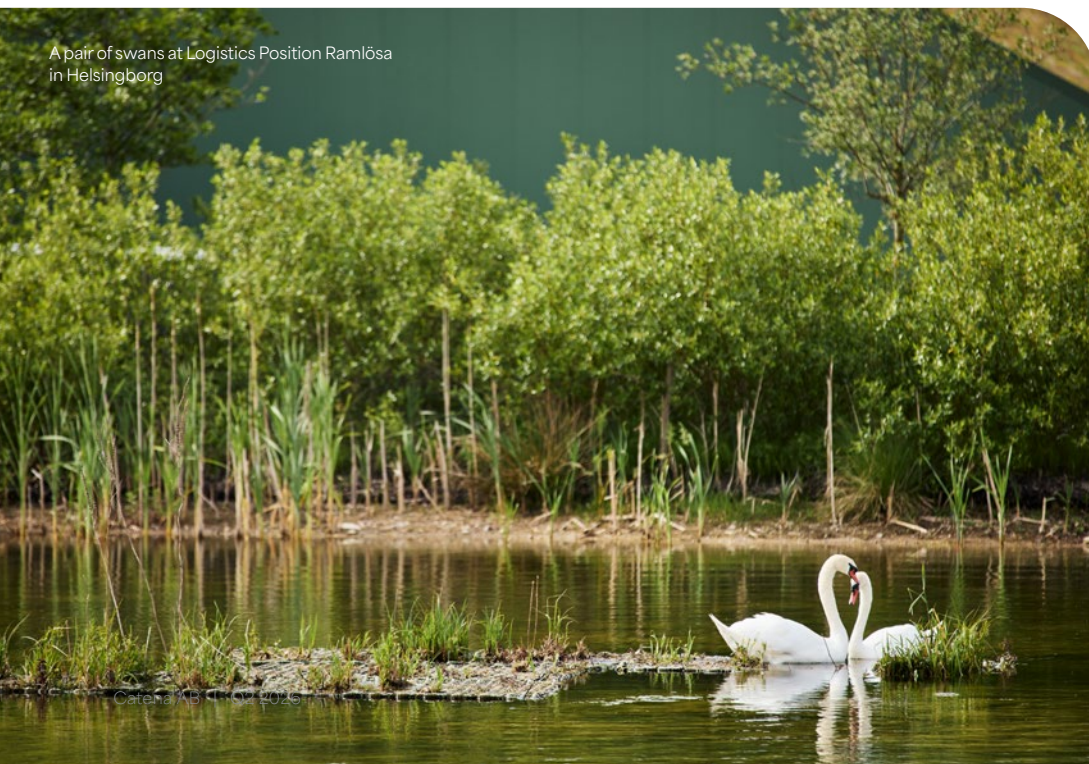
## Summary of the eligibility of and alignment with the Taxonomy Regulation

	Q2 2026, SEK M	Eligibility, %	Alignment, %
Turnover <sup>1</sup>	1,510	100	79
CapEx <sup>2</sup>	10,873	100	83
OpEx <sup>3</sup>	53	100	61

<sup>1</sup> Includes all income from economic activities linked to Catena's own properties.

<sup>2</sup> CapEx refers to capitalised expenses that increase the value of our properties, including renovation/extension, acquisitions and new construction.

<sup>3</sup> OpEx refers to direct expenses for the servicing, repair and maintenance of properties.



A pair of swans at Logistics Position Ramlösa in Helsingborg

Key performance indicators	2026, Jan-Jun	2025
<b>Climate change<sup>1</sup></b>		
Energy intensity, kWh/m <sup>2</sup> , R12 (normalised)	82.1	78.2
Properties including cold storage areas, kWh/m <sup>2</sup> , R12	130.0	129.6
Properties excluding cold storage areas, kWh/m <sup>2</sup> , R12	57.5	53.6
Energy intensity, kWh/m <sup>2</sup> , R12 (actual)	81.6	76.3
of which actual heating, MWh	52,653	42,664
of which power and cooling, MWh	182,565	172,767
Installed photovoltaic capacity, kWp	89,286	75,031
of which owned by Catena	39,281	25,026
of which owned by tenant	50,005	50,005
Installed battery capacity, kW	33,493	33,493
of which owned by Catena	19,493	19,493
of which owned by tenant	14,000	14,000
Renewable energy generated, MWh, R12	41,269	42,195
Energy efficiency projects, SEK thousand, R12	88,115	205,032
Property management (location-based), kg CO <sub>2</sub> e/m <sup>2</sup> , R12	2.84	3.87 <sup>3</sup>
of which Scope 1	0.13	0.12
of which Scope 2	0.35	0.59
of which Scope 3	2.36	3.17 <sup>3</sup>
Environmental certification, % of m <sup>2</sup>	81.3	73.1
Environmental certification, % of rental value	80.6	74.2
Environmental certification, % of property value	77.7	67.9
<b>Biodiversity</b>		
Area mapped with an ecological report, %	39.0	43.7
Completed projects with a focus on biodiversity	5	6
<b>Resource use and circular economy</b>		
Project development A1-A5 (rolling six most recently completed), CO <sub>2</sub> e/m <sup>2</sup>	219	219
<b>Own workforce<sup>1</sup></b>		
Sickness absence, %, R12	3.2	3.6
Gender equality, women/men	42/58	42/58
Employee turnover rate, %, R12	8.1	8.3
<b>Workers in the value chain</b>		
Site inspections completed	3	4
<b>Business conduct<sup>1,2</sup></b>		
Number of work-related incidents (near-misses) and accidents	5	21
of which incidents	1	16
of which accidents	4	5
of which serious accidents	0	0
of which fatalities	0	0

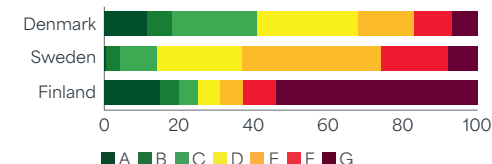
<sup>1</sup> Energy-related key performance indicators, own workforce and business conduct are reported with a one-month lag.

<sup>2</sup> Injured individuals are own staff, contractors or other persons. Serious work-related accident is as per the Swedish Work Environment Authority definition.

<sup>3</sup> The outcome in Scope 3 for 2025 has been recalculated as a result of a corrected emissions factor for the Nordic electricity mix.

EPCs in the property portfolio			
Thousand m <sup>2</sup> /GLA	Sweden	Denmark	Finland
EPCA	1,655	438	120
EPCB	523		56
EPC C	426	74	9
EPC D	283		
EPC E	115		32
EPC F	26		
EPC G	54		
No rating	27	52	
<b>Total</b>	<b>3,109</b>	<b>563</b>	<b>218</b>

Swedish energy rating thresholds result in a higher percentage of buildings with EPC D, E and F, while Danish and Finnish thresholds result in a higher percentage of buildings with EPC B, C and D.



## A favourable environment for newts in Helsingborg

Northern crested newts and smooth newts, which are protected species, have been spotted making themselves at home on the site of a biodiversity project at Catena's Köpingegården 1 property in Helsingborg. By setting up rocks, logs and twigs, Catena has created wintering areas where the newts can retreat during the cooler months.

This is one of several measures taken to boost biodiversity at this property. Flowering meadows have also been established to provide food and shelter for pollinators and small mammals. Meanwhile, selective clearing has been carried out to make the landscape more varied and improve the amount of daylight entering the space, benefiting both birds and insects. All of these efforts help to create habitats where many different species can survive and thrive.



# Current earnings capacity

The table presents Catena's earnings capacity on a 12-month basis. The acquisition of a Nordic property portfolio that was completed on 1 April 2026 has been taken into account, as has the divestment of two properties due to be vacated on 1 July. This table should not be deemed equivalent to a forecast. The intention is to reflect a normal year. Consequently, actual outcomes may differ because of decisions that affect the outcome positively or negatively in relation to normal years and unforeseen events. The presented earnings capacity does not include any assessment of changes in rent, vacancy or interest rate. Catena's income statement is also affected by changes in value, changes in the property portfolio and changes in the value of derivative instruments. None of this has been taken into account in the current earnings capacity. The net operating surplus is based on contracted leases, exchange rates and normalised property costs for the current portfolio at the reporting date, with the addition of leased projects completed within 12 months.

Finance costs are calculated based on Catena's average interest rate level, and includes the impact of interest rate hedges for outstanding loan debt at the reporting date. Deductions are made from this figure for capitalised interest attributable to projects in progress, as well as standard interest income at a normalised cash level.

Earnings capacity								
SEKM	2026 30 Jun	2026 31 Mar	2025 31 Dec	2025 30 Sep	2025 30 Jun	2025 31 Mar	2024 31 Dec	2024 30 Sep
Rental income	3,282	3,212	2,708	2,683	2,589	2,557	2,557	2,498
Property expenses	-510	-513	-472	-438	-428	-423	-423	-413
<b>Net operating surplus</b>	<b>2,773</b>	<b>2,699</b>	<b>2,236</b>	<b>2,245</b>	<b>2,161</b>	<b>2,134</b>	<b>2,134</b>	<b>2,085</b>
Central administration	-56	-56	-54	-55	-55	-55	-55	-52
Other operating income/expenses	-8	-8	-11	-11	-10	-8	-8	-8
Net financial items	-785	-746	-532	-534	-511	-510	-532	-550
<b>Profit from property management</b>	<b>1,924</b>	<b>1,889</b>	<b>1,639</b>	<b>1,645</b>	<b>1,585</b>	<b>1,561</b>	<b>1,539</b>	<b>1,475</b>
<b>Key performance indicators</b>								
Profit from property management, SEK per share	28.97	28.45	24.69	27.25	26.25	25.84	25.48	24.42
Number of shares outstanding, million	66.4	66.4	66.4	60.4	60.4	60.4	60.4	60.4



# Financing

Financial position - a summary			
	2026, 30 Jun	Finance policy	2025, 31 Dec
Interest-bearing liabilities, SEK M	25,253 <sup>1</sup>		17,772
Proportion of green financing, %	70.0	>50	76.9
Equity ratio, %	47.0	>40	51.2
Interest coverage ratio, multiple	3.7	>2.0	3.9
Net debt/EBITDA, (R12), multiple	8.9	<9	7.8
Debt maturity, years	3.5	>2.5	4.5
Credit rating	BBB	Lowest IG	BBB
Loan-to-value ratio, %	44.5	<50	39.0
Interest maturity, years	1.9		2.4
Interest rate hedge ratio, %	50.9		60.7
Average interest rate, %	3.3		3.2
Cash and unutilised credit, SEK M	3,129		3,194

<sup>1</sup> Interest-bearing liabilities adjusted for arrangement fees.

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

## Catena's financing strategy

Catena continually endeavours to achieve an appropriate capital structure that is guided by commercial considerations and governed by a finance policy that is approved and, when necessary, revised by the Board of Directors. Catena manages its financial position by following up selected key performance indicators that in various ways contribute to managing financial risks.

By working actively to maintain an adequate safety margin linked to borrowing, equity ratio and interest coverage, we ensure a long-term attractive credit profile for investors and lend-

ers. Combined with strong cash flows from the existing portfolio and newly developed properties, sustainable growth is generated for our stakeholders over a long period of time. In line with this objective, we endeavour to maintain a credit rating of at least Investment Grade.

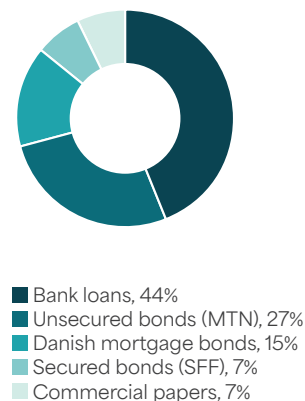
## Catena's credit rating

Rating agency	Long-term	Prospects
Fitch Ratings	BBB	Stable ✓

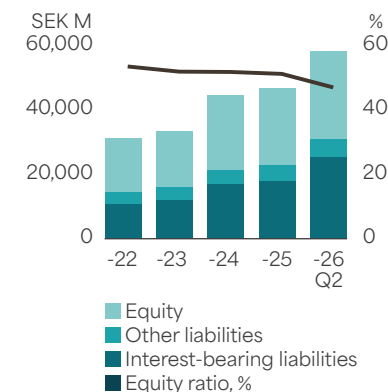
## Market situation

During the second quarter, the interest rate markets continued to be affected by geopolitical concerns and uncertainty surrounding inflation growth, triggered by high energy prices. However, the availability of capital in the capital markets remained good, with terms at attractive levels in a longer-term perspective.

## Sources of financing



## Capital structure



Outstanding bonds (unsecured MTN)				
SEK M	Interest terms, %	Maturity, years	Maturity, year	Re-offer, % <sup>1</sup>
198	1.90+Stibor 3M	2.5	2026	
700	1.50+Stibor 3M	4.0	2028	
50	4.810	2.5	2026	
500	1.00+Stibor 3M	3.0	2027	
500	1.35+Stibor 3M	5.0	2029	
500	0.95+Stibor 3M	3.0	2028	
300	1.00+Stibor 3M	3.0	2028	
300	3.06	3.0	2028	
400	1.35+Stibor 3M	5.0	2030	
750	0.75+Stibor 3M	2.0	2028	
500	0.93+Stibor 3M	3.0	2029	
1,000	3.57	3.0	2029	
1,000	1.23+Stibor 3M	5.0	2031	

<sup>1</sup> Re-offer is the yield to maturity determined at the issue date, based on the price at which the bond was offered to investors in the primary market.

## Financing

During the period, Catena's external loan portfolio increased by SEK 7,481 million as a result of bridge loans raised, bonds issued and a higher volume of commercial paper borrowing.

At the reporting date, the loan-to-value ratio was 44.5 percent and secured liabilities amounted to 49.9 percent of the loan portfolio, which is equivalent to a secured loan-to-value ratio of 21.9 percent. The value of unencumbered assets was just under four times that of unsecured debt, excluding land.

During the quarter, Catena updated the base prospectus for its MTN programme for borrowing in the Nordic capital market.

In addition to the MTN programme, Catena has a commercial paper programme for short-term financing, as well as opportunities to secure capital market financing through Svensk FastighetsFinansiering (SFF). SFF holds a credit rating equivalent to BBB+ from NCR. Read more at [Svenskfastighetsfinansiering.se](http://Svenskfastighetsfinansiering.se).

## Liquidity

At the reporting date, cash and cash equivalents, including unutilised loan commitments, amounted to SEK 3,129 million, and there were also overdraft facilities amounting to SEK 400 million. Catena strives to maintain sufficient liquidity, including 12 months' worth of free

cash flow, to cover maturing loans over the same period. Catena also ensures that unutilised loan commitments are always available to cover outstanding commercial papers.

## Debt and interest maturity

Catena strives for predictable financing and therefore seeks a diversified portfolio of financing sources with a varied debt maturity structure. Within 12 months, loans of approximately SEK 7.2 billion will fall due, most of which are bridge loans where the plan is to replace them with bank loans. The average debt maturity was 3.5 years (4.8) at the reporting date. To achieve the desired interest rate maturity

structure and thereby manage interest-rate risks, Catena utilises both fixed-rate loans and interest rate derivatives. At the end of the period, fixed-rate loans and interest rate swaps amounted to 51 percent of total interest-bearing liabilities, thereby mitigating the impact of changes in short-term market interest rates. The average fixed-interest period is 1.9 years (2.7).

### Interest rate sensitivity analysis

Market interest rate (Stibor, Cibur), percentage points	+1%	-1%
Interest expense + increase/- decrease, SEK M	+105	-105

### Debt maturity

Year	Contract volume	Utilised	Unutilised	Share utilised, %
0-1	7,216	7,216	0	28
1-2	8,745	5,995	2,750	24
2-3	4,930	4,930	0	20
3-4	1,431	1,431	0	6
4-5	1,830	1,830	0	7
5-	3,851	3,851	0	15
<b>Total</b>	<b>28,003</b>	<b>25,253</b>	<b>2,750</b>	<b>100</b>

### Interest maturity<sup>1</sup>

Year	Loans		Derivatives <sup>2</sup>		Interest maturity structure		
	SEK M	Share, %	SEK M	Fixed interest, %	SEK M	Share, %	Interest, %
0-1	24,539	97	600	0.2	14,352	57	3.3
1-2	184	1	1,372	1.2	1,556	6	2.7
2-3	0	0	1,953	2.3	1,953	8	3.4
3-4	0	0	2,094	2.0	2,094	8	3.0
4-5	530	2	1,668	2.3	2,199	9	3.4
5-	0	0	3,099	2.5	3,099	12	3.5
<b>Total</b>	<b>25,253</b>	<b>100</b>	<b>10,786</b>	<b>2.0</b>	<b>25,253</b>	<b>100</b>	<b>3.3</b>

<sup>1</sup> The commitment fees are distributed evenly across the interest maturity structure. The same applies to the credit margins for variable rate loans.

<sup>2</sup> Interest refers to fixed interest paid in the contracts.



### Derivatives

At the reporting date, the fair value of the derivatives belonging to level 2 of the valuation hierarchy was SEK 91 million (31), and the change in value had an impact of SEK -42 million (-129) on the income statement.

### Currency exposure

Catena established operations in Finland during the quarter, which means it is now exposed to the euro (EUR). It is already exposed

to the Danish krone (DKK) through its existing operations in Denmark. Revenue in Denmark accounted for approximately 15 percent of total rental income for the quarter, while income in Finland accounted for around 5 percent. The primary currency exposure is in net assets denominated in DKK and EUR, which are affected by exchange-rate fluctuations. At the reporting date, net assets in foreign currency amounted to SEK 5,956 billion, of which 51 percent was secured.

Currency exposure is assessed on an ongoing basis by the Board of Directors and management.

### The green transition

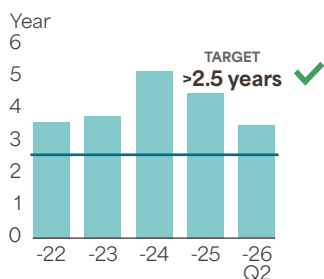
Catena is committed to adapting its operations to the company's long-term sustainability targets. Catena updated its green financing framework with influences from the latest EU Directives in 2024. The aim is to encourage financing for investments in properties and

projects that promote environmental and climate transition. At the reporting date, the green component of the loan portfolio stood at 70.0 percent.

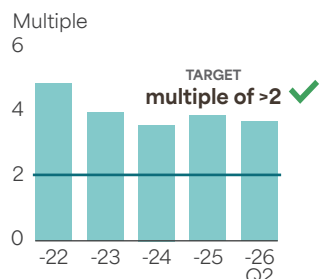
Further information can be found in our investor report, which is updated and published on our website every year.

## FINANCIAL TARGETS

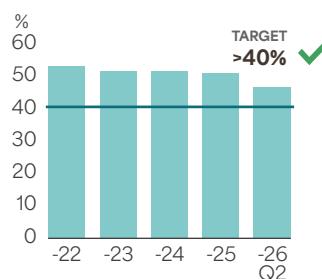
### Debt maturity



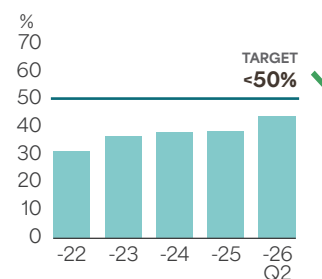
### Interest coverage ratio



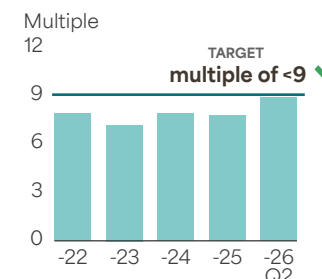
### Equity ratio



### Loan-to-value ratio



### Net debt/EBITDA, (R12)



Hyltena 1:102 in Jönköping

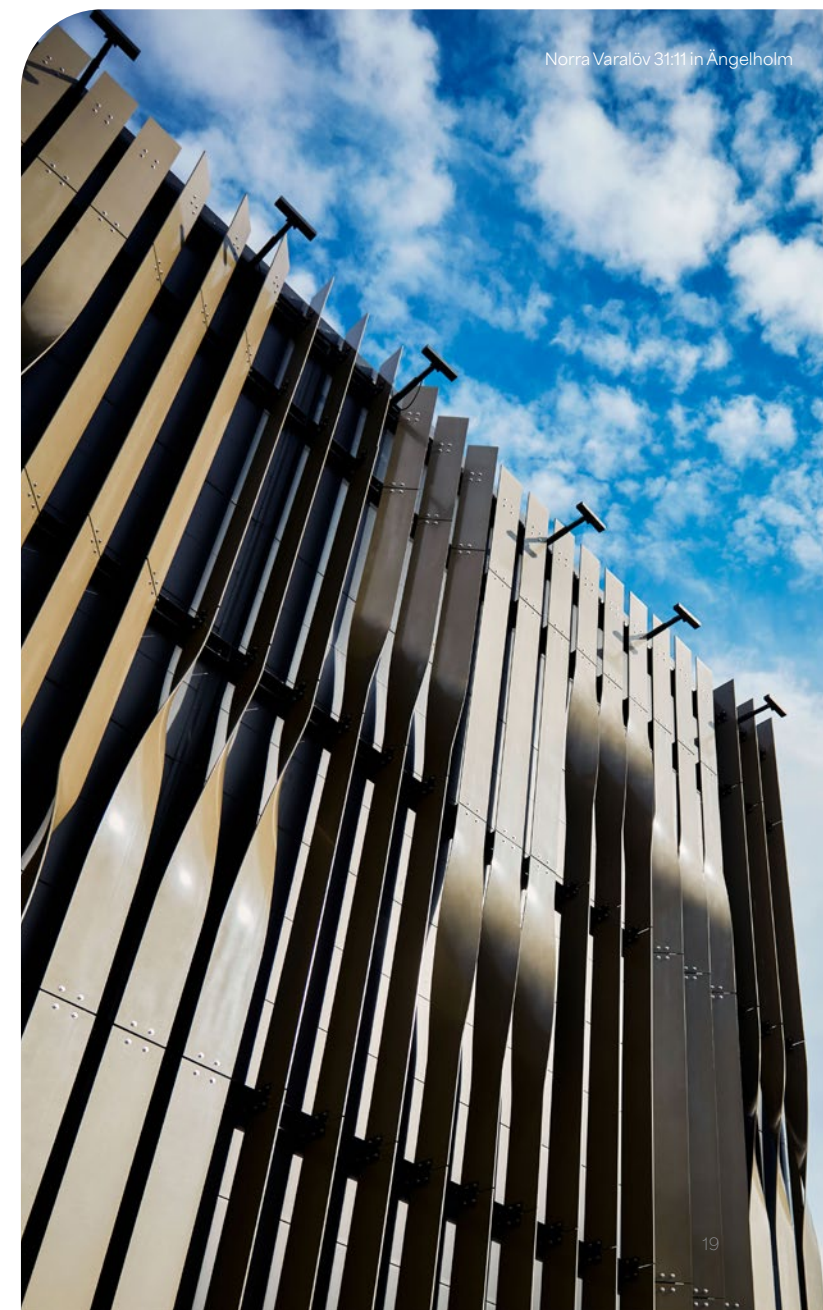


# Financial statements

## Condensed consolidated statement of comprehensive income

SEKM	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	Rolling 12 months	2025 Jan-Dec
Rental income	809	644	1,510	1,288	2,873	2,651
Property expenses	-109	-95	-243	-203	-493	-453
<b>Net operating surplus</b>	<b>700</b>	<b>549</b>	<b>1,267</b>	<b>1,085</b>	<b>2,380</b>	<b>2,198</b>
Central administration	-15	-14	-31	-27	-61	-57
Other operating income	2	2	4	7	12	15
Share of profit/loss from associates	-3	-2	-4	-2	-9	-7
Finance income	5	5	18	13	32	27
Finance costs	-195	-136	-334	-271	-618	-555
Finance costs for lease liabilities	-2	-1	-4	-4	-8	-8
<b>Profit from property management</b>	<b>492</b>	<b>403</b>	<b>916</b>	<b>801</b>	<b>1,728</b>	<b>1,613</b>
Realised changes in value of investment properties	7	-1	7	-3	7	-3
Unrealised changes in value of investment properties	540	71	612	174	923	485
Changes in values of derivatives	-131	-168	-42	-129	59	-28
<b>Profit before tax</b>	<b>908</b>	<b>305</b>	<b>1,493</b>	<b>843</b>	<b>2,717</b>	<b>2,067</b>
Tax for the period	-196	-60	-317	-172	-568	-423
<b>Profit for the period</b>	<b>712</b>	<b>245</b>	<b>1,176</b>	<b>671</b>	<b>2,149</b>	<b>1,644</b>
<b>Other comprehensive income</b>						
Translation difference	91	77	139	-132	43	-228
<b>Comprehensive income for the period</b>	<b>803</b>	<b>322</b>	<b>1,314</b>	<b>539</b>	<b>2,192</b>	<b>1,416</b>
Comprehensive income for the period distributed among Parent Company shareholders	803	322	1,314	539	2,192	1,416
<b>Key performance indicators</b>						
Equity, SEK per share	412.46	382.62	412.46	382.62	412.46	397.14
EPRA NRV Long-term net asset value, SEK per share	461.28	427.62	461.28	427.62	461.28	445.89
Profit for the period, SEK per share <sup>1</sup>	10.73	4.05	17.92	11.11	34.12	27.24
Number of shares outstanding, million	66.4	60.4	66.4	60.4	66.4	60.4

<sup>1</sup> Before and after dilution.



Norra Varalöv 31:11 in Ängelholm

### Condensed consolidated balance sheet

SEK M	2026 30 Jun	2025 30 Jun	2025 31 Dec
<b>Assets</b>			
<b>Non-current assets</b>			
Goodwill	582	582	582
Investment properties	55,837	42,346	44,473
Property, plant and equipment	-	1	-
Right-of-use assets	277	277	276
Financial assets	545	497	556
<b>Current assets</b>			
Current receivables	614	551	467
Cash and cash equivalents	379	387	444
<b>Total assets</b>	<b>58,234</b>	<b>44,641</b>	<b>46,798</b>
<b>Equity and liabilities</b>			
Equity attributable to Parent Company shareholders	27,386	23,095	23,972
<b>Non-current liabilities</b>			
Interest-bearing liabilities	17,907	15,559	15,182
Deferred tax liability	3,914	3,427	3,657
Lease liability	275	275	275
Other non-current liabilities	41	32	1
<b>Current liabilities</b>			
Interest-bearing liabilities	7,313	1,170	2,590
Other current liabilities	1,398	1,083	1,121
<b>Total equity and liabilities</b>	<b>58,234</b>	<b>44,641</b>	<b>46,798</b>

### Condensed consolidated cash flow statement

SEK M	2026 Jan-Jun	2025 Jan-Jun	2025 Jan-Dec
Profit before tax	1,493	843	2,067
Adjustment for non-cash items	-582	-42	-447
Tax paid	-69	-73	-71
<b>Cash flow before changes in working capital</b>	<b>842</b>	<b>728</b>	<b>1,549</b>
Change in operating receivables	400	-2	62
Change in operating liabilities	-201	-89	-35
<b>Cash flow from operating activities</b>	<b>1,041</b>	<b>637</b>	<b>1,576</b>
Acquisition of assets via subsidiaries	-10,504	-403	-627
Divestment of operations	344	74	73
Investments in investment properties	-698	-570	-1,152
Change in financial assets	-16	-3	39
<b>Cash flow from investing activities</b>	<b>-10,874</b>	<b>-902</b>	<b>-1,667</b>
New share issue	2,731	-	-
Change in loans	7,354	-61	97
Dividend paid	-315	-272	-543
<b>Cash flow from financing activities</b>	<b>9,770</b>	<b>-333</b>	<b>-446</b>
<b>Cash flow for the period</b>	<b>-63</b>	<b>-598</b>	<b>-537</b>
<b>Cash and cash equivalents, beginning of the period</b>	<b>444</b>	<b>990</b>	<b>990</b>
Exchange rate difference in cash and cash equivalents	-2	-5	-9
<b>Closing cash and cash equivalents</b>	<b>379</b>	<b>387</b>	<b>444</b>

### Condensed consolidated statement of changes in equity

SEK M	2026 30 Jun	2025 30 Jun	2025 31 Dec
<b>Opening balance</b>	<b>23,972</b>	<b>23,099</b>	<b>23,099</b>
Comprehensive income for the period	1,314	539	1,416
Dividend paid to shareholders	-631	-543	-543
New share issue	2,731	-	-
<b>Closing balance</b>	<b>27,386</b>	<b>23,095</b>	<b>23,972</b>

# Parent Company financial statements

## Condensed Parent Company interim statements of comprehensive income

SEKM	2026 Jan-Jun	2025 Jan-Jun	2025 Jan-Dec
Net sales	71	49	94
Cost of services performed	-99	-71	-145
<b>Operating loss</b>	<b>-28</b>	<b>-22</b>	<b>-51</b>
<b>Finance income and costs</b>			
Other interest income and similar income	575	394	793
Profit from investments in Group companies	-	-	212
Interest expenses and similar expenses	-358	-316	-442
<b>Profit before appropriations and taxes</b>	<b>189</b>	<b>56</b>	<b>512</b>
Appropriations	-	-	2
Tax on profit for the year	-39	-10	-106
<b>Comprehensive income for the period</b>	<b>150</b>	<b>46</b>	<b>408</b>

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

## Condensed consolidated Parent Company balance sheet

SEKM	2026 30 Jun	2025 30 Jun	2025 31 Dec
<b>Assets</b>			
<b>Non-current assets</b>			
Property, plant and equipment	-	1	-
Financial assets	3,235	3,235	3,235
Receivables from Group companies	8,750	126	125
Non-current receivables	124	49	124
<b>Current assets</b>			
Receivables from Group companies	24,435	19,178	20,975
Receivables from associates	17	17	7
Current receivables	316	22	29
Cash and cash equivalents	8	312	253
<b>Total assets</b>	<b>36,885</b>	<b>22,940</b>	<b>24,748</b>
<b>Equity and liabilities</b>			
Equity	15,226	12,528	12,890
Untaxed reserves	15	17	15
<b>Non-current liabilities</b>			
Deferred tax liability	12	8	24
Interest-bearing liabilities	9,908	4,964	5,714
Liabilities to Group companies	574	576	575
<b>Current liabilities</b>			
Interest-bearing liabilities	4,337	10	967
Liabilities to Group companies	6,315	4,481	4,489
Liabilities to associates	-	-	5
Other current liabilities	498	356	69
<b>Total equity and liabilities</b>	<b>36,885</b>	<b>22,940</b>	<b>24,748</b>

# Shares and shareholders

## The share

At the closing date, the Catena share was registered on the Nasdaq Stockholm Nordic Large Cap list. The closing price on 30 June 2026 was SEK 416.20 against a closing price of SEK 450.80 on 30 December 2025, meaning that the share price fell by 7.7 percent over the period. During the year, the highest price noted for the Catena share was SEK 499.60 and the lowest was SEK 401.20. Since autumn 2017, Catena's shares have been included in the international property index EPRA.

As at 31 May 2026, Catena had 16,758 registered shareholders, with the number of shares amounting to 66,396,114.

## Share issue in the first quarter of 2026

On 20 January 2026, the Board of Directors of Catena AB (publ) decided to implement a directed share issue of 6,036,010 shares at a subscription price of SEK 456.00 per share, corresponding to a discount of 3.8 percent

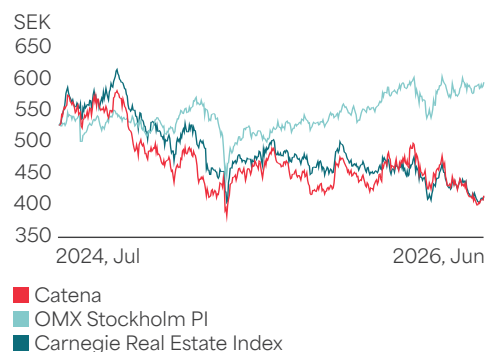
compared with the closing price on 20 January 2026. The issue entailed an injection of SEK 2.8 billion for Catena, before deductions for issue expenses. It was directed at Swedish and international institutional investors, as well as the two largest shareholders, Backahill and WDP NV/SA, which, after the issue, will continue to hold 18.6 and 10.0 percent respectively of the outstanding shares and votes in Catena. The issue was implemented in accordance with the authorisation of the Annual General Meeting of 28 April 2025. Payment for the shares was made in January 2026 and the increase in the number of shares was registered during the same reporting period.

The total number of shares in Catena increased by 6,036,010 shares (from 60,360,104 to 66,396,114 shares), entailing dilution of about 9.09 percent. The share capital increased by SEK 26,558,441.00 - from SEK 265,584,457.60 to SEK 292,142,901.60.

## Dividend policy

In the long term, Catena's dividends are to amount to at least 50 percent of profit from property management less standard rate tax. At the Annual General Meeting on 23 April 2026, it was decided that a dividend of SEK 9.50 per share would be paid, divided into two payments of SEK 4.75 per share each. The first part, totalling SEK 315 million, was paid out during the period.

## Share price trend 1 July 2024–30 June 2026



## Ownership structure as at 31 May 2026, largest shareholders

	No. of shares, thousands	Votes, %
Backahill	12,343	18.6
WDP NV/SA	6,649	10.0
Länsförsäkringar Fonder	3,460	5.2
Swedbank Robur funds	2,851	4.3
Alecta Tjänstepension	2,426	3.7
SEB Funds	2,046	3.1
Vanguard	2,040	3.1
BlackRock	1,665	2.5
AFA Försäkring	1,182	1.8
Fourth Swedish National Pension Fund (AP4)	1,157	1.7
Clients Fonder	1,122	1.7
Gustaf Hermelin	1,064	1.6
PGGM Pensioenfonds	1,006	1.5
Norges Bank Investment Management	971	1.5
Handelsbanken Fonder	941	1.4
Other shareholders	25,473	38.3
<b>Total</b>	<b>66,396</b>	<b>100</b>



Catena held the LogistikTrender event on 26 May for the fifteenth year in a row.

# Other disclosures

## Accounting and valuation policies

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

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

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

Disclosures in accordance with IAS 34 16A appear in other parts of the interim report as well as in the financial statements.

## Fair value of financial instruments

The carrying amount of Catena's interest-bearing liabilities totalled SEK 25,253 million (16,729) at 30 June 2026, while the fair value is assessed to amount to SEK 24,345 million (16,739). The difference between the carrying

amount and fair value is primarily attributable to the effect of changes in market interest rates on the value of fixed-interest liabilities. For other financial assets and financial liabilities, the carrying amount is considered to be a reasonable approximation of fair value. Catena also has outstanding interest rate derivatives that are measured at fair value. The fair value of these derivatives amounted to SEK 91 million (31) at 30 June 2026. The measurement is classified at level 2 in the valuation hierarchy.

## Risks and uncertainties

To draw up the accounts according to generally accepted accounting principles, Group Management must make judgements and assumptions that affect the asset and liability items and the income and expense items disclosed in the annual accounts and also other information provided. Actual outcomes may diverge from these assessments. Catena's financial risks are described in Note 20 on pages 112-114 and on pages 35-36 of the 2025 Annual Report.

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

Helsingborg, 5 July 2026  
Catena AB  
Board of Directors

Lennart Mauritzson  
*Chairman of the Board*

Hélène Briggert  
*Board member*

Vesna Jovic  
*Board member*

Katarina Wallin  
*Board member*

Karl Thorngren  
*Board member*

Joost Uwents  
*Board member*

Jörgen Eriksson  
*Chief Executive Officer*

## Significant events after the end of the period

*No significant events have taken place after the end of the period.*

# Key performance indicators for the Group

→ For definitions of key performance indicators, see page 26.

Key performance indicators <sup>1</sup>				
	2026 Jan-Jun	2025 Jan-Jun	Rolling 12 months	2025 Jan-Dec
<b>Property-related</b>				
Property value, SEK M	55,837	42,346	55,837	44,473
Exit yield, %	5.8	5.9	5.8	5.9
Rental income, SEK M	1,510	1,288	2,873	2,651
Net operating surplus, SEK M	1,267	1,085	2,380	2,198
Surplus ratio, %	83.9	84.3	82.8	82.9
Rental value, SEK M	3,557	2,693	3,557	2,821
Contracted annual rent, SEK M	3,365	2,600	3,365	2,727
Economic occupancy rate, %	94.6	96.5	94.6	96.7
Lettable area, thousand m <sup>2</sup>	3,890	3,026	3,890	3,151
Weighted average lease expiry (WALE), years	7.1	6.6	7.1	6.4
Number of properties	158	134	158	137
<b>Sustainability-related</b>				
Energy intensity, kWh/m <sup>2</sup> (normalised)	49	45	82	78
Total energy consumption, MWh	152,504	133,165	260,381	241,042
Renewable energy generated, MWh	15,833	16,760	41,269	42,195
Proportion of self-generated solar energy of total energy consumption, %	10.4	12.6	15.8	17.5
Proportion of fossil-free energy, Scopes 1-2, %	99	99	99	99
Installed photovoltaic capacity, kWp	89,286	71,172	89,286 <sup>2</sup>	75,031
Scope 1, metric CO <sub>2</sub> e	186	169	393	376
Scope 2 (market-based), tonnes CO <sub>2</sub> e	172	131	258	217
Scope 2 (location-based), tonnes CO <sub>2</sub> e	1,085	1,743	1,146	1,805
Scope 3 (market-based), tonnes CO <sub>2</sub> e	4,095	24,390	12,436	32,732
Scope 3 (location-based), tonnes CO <sub>2</sub> e	7,746	30,862	15,966	34,526
Total emissions Scopes 1-3 (market-based), tonnes CO <sub>2</sub> e	4,453	24,691	13,087	33,325
Environmental certification, % of m <sup>2</sup>	81	54	81 <sup>2</sup>	73

Key performance indicators <sup>1</sup>				
	2026 Jan-Jun	2025 Jan-Jun	Rolling 12 months	2025 Jan-Dec
<b>Financial</b>				
Profit from property management, SEK M	916	801	1,728	1,613
Profit before tax, SEK M	1,493	843	2,717	2,067
Total assets, SEK M	58,234	44,641	58,234	46,798
Return on equity, %	4.6	2.9	8.5	7.0
Return on total assets, %	3.6	2.8	6.4	5.8
Net debt/EBITDA, (R12), multiple	8.9	7.6	8.9	7.8
Net debt/Run rate EBITDA, multiple <sup>3</sup>	8.9	7.8	8.9	7.9
Interest coverage ratio, multiple	3.7	4.0	3.8	3.9
Loan-to-value ratio, %	44.5	38.6	44.5	39.0
Average interest rate, %	3.3	3.2	3.3	3.2
Interest maturity, years	1.9	2.7	1.9	2.4
Debt maturity, years	3.5	4.8	3.5	4.5
Equity ratio, %	47.0	51.7	47.0	51.2
<b>Share-related</b>				
Share price at end of period, SEK	416.20	482.60	416.20	450.80
Cash flow before changes in working capital per share, SEK <sup>4</sup>	12.83	12.06	32.24	25.66
Equity per share, SEK	412.46	382.62	412.46	397.14
Earnings per share from property management, SEK <sup>4</sup>	13.96	13.27	27.43	26.72
Earnings per share, SEK <sup>4</sup>	17.92	11.11	34.12	27.24
Number of shares outstanding, million	66.4	60.4	66.4	60.4
Average number of shares, period <sup>4</sup>	65.6	60.4	63.0	60.4
<b>Other</b>				
Number of employees	68.0	73.5	74.25	66.0

<sup>1</sup> For division into IFRS categories, alternative measures and other key performance indicators, please refer to pages 149-151 in Catena's 2025 Annual Report.

<sup>2</sup> Actual figure at the reporting date.

<sup>3</sup> Based on current earnings capacity.

<sup>4</sup> Before and after dilution.

<sup>5</sup> Decrease due to a decline in the pace of new construction in Scope 3.

<sup>6</sup> The outcome in Scope 3 (location-based) for 2025 has been recalculated as a result of a corrected emissions factor for the Nordic electricity mix.

**Key performance indicators<sup>1</sup>**

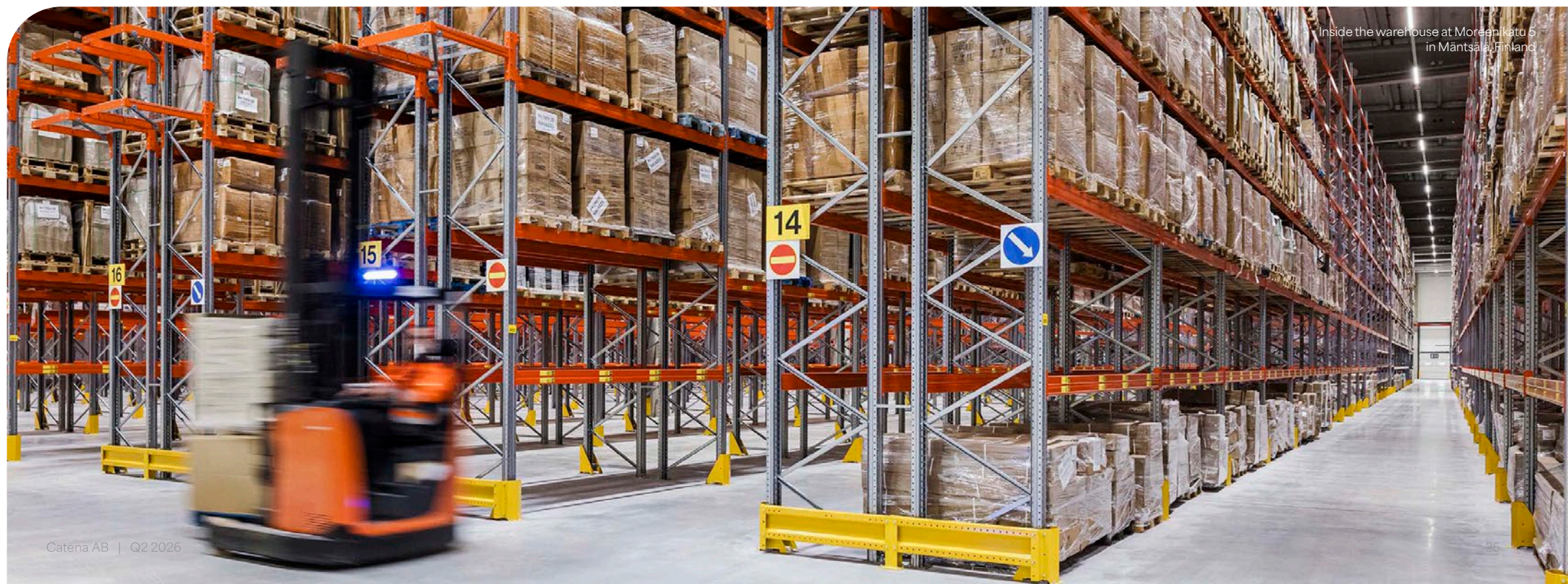
	2026, Jan-Jun		2025, Jan-Jun		2025, Jan-Dec	
	SEKM	SEK/share	SEKM	SEK/share	SEKM	SEK/share
<b>EPRA</b>						
EPRA Earnings (Profit from property management after current tax)	878	13.39	756	12.52	1,546	25.62
EPRA NRV Long-term net asset value	30,627	461.28	25,811	427.62	26,914	445.89
EPRA NTA Current net asset value	29,962	451.26	24,980	413.85	26,015	431.00
EPRA NDV Net disposal value	25,896	390.03	22,504	372.82	23,400	387.67

	2026, Jan-Jun	2025, Jan-Jun	2025, Jan-Dec
	%	%	%
EPRA NIY Net initial yield	5.4	5.6	5.6
EPRA "topped-up" NIY Net initial yield	5.5	5.8	5.7
EPRA Vacancy rate	5.4	3.5	3.3

<sup>1</sup> For division into IFRS categories, alternative measures and other key performance indicators, please refer to pages 149-151 in Catena's 2025 Annual Report.

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

**Ratings and awards**



Inside the warehouse at Moreenikatu 5 in Mäntsälä, Finland

# Definitions

## Average interest rate

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

## Average number of shares, period

Weighted average number of shares.

## Cash flow before changes in working capital

Cash flow for the year before changes in working capital in accordance with cash flow statement.

## Contracted annual rent

Rental value less vacancy rents.

## Debt maturity, years

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

## Earnings per share

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

## Earnings per share from property management

Profit from property management in relation to the average number of shares outstanding.

## Economic occupancy rate

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

## Environmental certification, % of total area

The extent to which Catena's lettable area is certified in accordance with BREEAM In-Use, BREEAM SE or equivalent.

## EPRA NDV Net disposal value per share

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

## EPRA NRV Long-term net asset value per share

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

## EPRA NTA Current net asset value per share

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

## Equity per share

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

## Equity ratio

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

## Exit yield

Weighted average yield requirement. Used to calculate the value of the properties in the period and represents the value that investors are expected to demand in connection with exit and in discounted cash flow (DCF) models to estimate the terminal value of the properties.

## Installed photovoltaic capacity, kWp

Peak output of the solar photovoltaic systems installed at Catena's properties.

## Interest coverage ratio, multiple

Pre-tax profit after reversal of finance costs and changes in value in relation to finance costs.

## Interest maturity, years

Average remaining period of fixed rate term on the loan portfolio with derivatives taken into account.

## Interest rate hedge ratio, %

The proportion of interest-bearing liabilities hedged against interest rate fluctuations.

## Lettable area

Total area available for letting.

## Loan-to-value ratio

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

## Location-based

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

## Market-based

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

## Net debt/EBITDA, (R12), multiple

Interest-bearing liabilities less interest-bearing assets on average, in relation to net operating surplus less central administration costs. Calculated on a rolling 12-month basis (R12).

## Net debt/Run rate EBITDA, multiple

Interest-bearing liabilities less interest-bearing assets at the reporting date in relation to net operating surplus less central administration costs, in accordance with current earnings capacity.

## Net operating surplus

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

## Net profit for the year

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

## Normalised

Adjustment of energy consumption for heating based on a normal year with average climate conditions to allow for fair comparison over time.

## Number of employees

Average number of employees, calculated as full-time equivalents.

## Number of shares outstanding

Registered number of shares at the reporting date.

## Profit before tax

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

## Profit from property management

Profit/Loss before tax with reversal of changes in value.

## Proportion of fossil-free energy, %

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

## Rental income

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

## Rental value

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

## Return on equity

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

## Return on total assets

Profit before tax plus finance costs as a percentage of average total assets.

## Scope 1, metric tonnes CO<sub>2</sub>e

Direct emissions from self-controlled sources.

## Scope 2, metric tonnes CO<sub>2</sub>e

Indirect emissions from grid-borne energy consumption.

## Scope 3, metric tonnes CO<sub>2</sub>e

Other indirect emissions over which the organisation has no direct control but which occur due to its activities.

## Self-generated solar energy, MWh

Self-generated solar energy includes all energy generated by photovoltaic panels at Catena's properties.

## Surplus ratio

Net operating surplus as a percentage of rental income.

## Total energy consumption

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

## Weighted average lease expiry (WALE), years

The weighted average remaining lease term. Measures risk and stability in a property's cash flow and is calculated by weighting the remaining lease term for each tenant by their proportion of total contracted annual rent for the property.

# Information

## Contacts, IR



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## Information

### About the content of the report

This is information that Catena AB (publ) is obliged to publish under the EU Market Abuse Regulation (MAR) 596/2014 and the Swedish Securities Market Act (2007:528). The information was provided by the above contacts for publication on 6 July 2026 at 08.00 a.m. CEST.

Catena's interim report is available in Swedish and English. The Swedish version is the original document and takes precedence in the event of any discrepancies between the versions.

This interim report has not been subject to review by the company's auditors.

### Capital market

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

### Follow Catena

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

## Calendar

### Financial reporting

23 October 2026  
Interim report, January-September 2026

19 February 2027  
Year-end Report 2026

29 April 2027  
Annual General Meeting 2026

29 April 2027  
Interim report, January-March 2027

### Presentation of quarterly information

The presentation of Catena's interim report for January-June 2026 will be live-streamed on 6 July at 10:00 a.m. CEST. To participate, please see the instructions given on Catena's website. Up-to-date financial information is always available in both Swedish and English on Catena's website.

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# CATENA

Catena is a listed property company that owns, develops and manages efficient logistics facilities based on a sustainable and long-term approach. Its strategically located properties supply the Nordic metropolitan areas and are adapted for both current and future logistics flows. The overarching objective is to generate a strong cash flow from operating activities to enable sustainable growth and stable returns.

Catena shares are traded on NASDAQ Stockholm, Large Cap.



## Exceeding expectations

We behave professionally in everything we do, large or small, and have the skills needed to meet current and future needs. Based on this, we always go a little further, daring to be innovative.



## Taking long-term responsibility

Both our own working environment and society as a whole are affected by how we act and the decisions we make. What we deliver must be sustainable over time - ecologically, socially and financially.



## Being committed

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



[catena.se](http://catena.se)