

Sustainable at all levels

Catena addresses all areas in which the Company is able to act more sustainably in a systematic way – regardless of whether this involves the properties, society or the Company’s role as employer. With well-thought-out strategies and a long-term approach, economic, social and environmental values alike benefit.

Sustainability has long been a priority and a strategic horizon from which Catena operates. Accordingly, a solid foundation has been laid for the challenges confronting the property sector. Catena is nonetheless investing more than ever in further developing its sustainability work and contributing to the transformation in which society finds itself. The political objective is for Sweden to be fossil-fuel-free by 2045, with transport and logistics playing a significant role in the possibility of achieving this objective. The construction and property sector accounts for 19 percent of Sweden’s total greenhouse gas emissions, in accordance with the National Board of Housing, Building and Planning. Accordingly, efforts by the sector and by Catena to develop more sustainable solutions can really achieve a major impact.

Catena’s ambitions are clearly reflected in the Company’s business plan, where goals and strategies within sustainability will become even clearer over the upcoming years. One of Catena’s goals is to increase the proportion of environmentally certified properties – in 2020, 6 percent of the total lettable area was certified and 10 percent is in the process of being certified. The target is to cut the consumption of electricity and heating in the properties by 10 and 15 percent per m² from 2017 to 2025, respectively. Catena works actively with various energy efficiency projects and these contributed to the electricity target being achieved in 2020 with consumption being reduced by 11 percent. The total energy con-

sumption per m² has decreased by 13 percent compared with 2017. Catena’s energy projects have also resulted in greenhouse gas emissions being reduced, with emissions (Scopes 1 and 2, that is emissions that Catena can affect) having fallen sharply by 39 percent since 2018. During the year, Catena’s new emission targets were reviewed and approved by the Science Based Target (SBT) initiative, which has become one of Catena’s most important instruments for the transition to a climate-neutral Sweden in 2045.

As important as it is for Catena to understand the climate footprint of the entire operation, it is just as important to adapt the offering and working methods to a changing world. Over the year, Catena continued to develop its work on the Task Force on Climate-Related Financial Disclosure (TCFD), to identify climate-related risks and opportunities and to design the transformational targets and strategies required to meet the more changing climate of the future.

During the year, an updated materiality analysis was performed. The analysis stated clearly that Catena’s values form the core of all of the work being conducted and highlighted the sustainability issues that both the Company and its stakeholders consider important. These are summarised in three different focus areas presented in the report. Read more under each focus area and the analysis in its entirety on pages 72-73.



Significant initiatives during the year



TCFD

Catena's employees commenced the identification of climate-related risks and opportunities that the Company is facing and the financial consequences that climate change may have. The goal is for the identified risks and opportunities to result in new goals and strategies for Catena's entire operations. Read about the ongoing work with TCFD on page 74.



SCIENCE
BASED
TARGETS

Climate mapping and SBTi

To be able to set ambitious climate goals requires a superior understanding of how and where Catena contributes to the largest climate footprint. Therefore, during the year, Catena underwent a major survey of its greenhouse gas emissions. The new goals that have been developed based on the data have been approved by the Science Based Target initiative (SBTi). Read more about Catena's climate mapping and SBTi on pages 62-63.



Agenda 2030 and the UN Global Compact

Since 2019, Catena has taken a stand on the UN's goal for sustainable development, Agenda 2030, and signed the UN's Global Compact. For Agenda 2030, six main goals were identified with underlying sub-goals where the operations have the greatest impact. The Global Compact's ten principles are reflected in Catena's values and show a clear position within Catena and vis-à-vis partners on how the Company views and works with the principles.



Environmentally certified properties

Catena has taken a big step in the right direction to environmentally adapt its properties. In 2020, another seven facilities were certified in accordance with Miljöbyggnad Silver. Read more on page 63.

Continued solar cell expansion

In 2020, Catena produced six new buildings, on four of which photovoltaic cell systems have been installed, while three more systems were installed on existing buildings. In total, the seven photovoltaic cell facilities have an estimated annual production of approximately 1,438 MWh.

In 2020, the power output from the photovoltaic cell facilities covers 1.5 percent of Catena's total energy consumption. Read more on page 64.



LFM30

LFM30 is a local initiative in Malmö to establish a geographical game plan to accelerate

the construction sector's climate realignment and implementation of Agenda 2030. In 2020, Catena became a member of the association and works together with the other 146 members to achieve a climate-neutral construction sector.



Awards

In 2020, Catena was awarded two European Public Real Estate (EPRA) awards – EPRA Silver and EPRA Most Improved. The non-profit association that presents Europe's listed property companies pays attention to sustainability indications within the environment, social responsibility and corporate governance issues. Read more on page 75.

Sustainable logistics and societal development

As a logistics property owner, Catena operates in a cross-industry context that extends from properties to the construction and logistics sectors. These are areas of operations that are crucial to modern society while unequivocally impacting the environment. By developing more sustainable logistics, Catena is able to influence both business partners and the environment positively, while, at the same time, a strong brand in sustainable logistics properties generates value for the Company's stakeholders.

SUSTAINABILITY TARGETS 2020	OUTCOMES AND ACTIVITIES 2020	AGENDA 2030
Exert a positive influence on our business partners and our environment by strengthening our brand and being involved in societal development.	<p>Participation in conferences such as Sustainable Tomorrow and Business Arena, etc.</p> <p>Membership in networks and research projects such as LFM30, Arenastaden and HITS.</p> <p>Logistics Trends 2020 was cancelled, the 2021 event is being planned with a digital alternative.</p>	<p>Goal 9: Sustainable industry, innovation and infrastructure</p> <p> Target: 9.4 Upgrade all industries and infrastructure for increased sustainability.</p> <p>Goal 17: Partnerships for the goals</p> <p> Target: 17.17 Encourage effective partnerships.</p>

The most important sustainability issues: Contribute to and participate in the development of sustainable logistics in society and promote logistics flows with minimal environmental impact.

Customer collaborations for sustainable logistics solutions

Catena's properties form an important part of the entire logistics network. Well-thought-out locations and efficient properties generate the conditions for more sustainable logistics planning. Catena seeks therefore in earnest to understand its customers' challenges and to propose conceivable solutions that will work both today and in the future. By always staying one step ahead and understanding the trends, challenges and new hubs that emerge, Catena can be both flexible and fast when conditions change.

An important strategy for building sustainable logistics solutions lies in offering logistics locations that streamline current and future cargo flows. Terminals located near major cities, adjacent to major motorways and rail freight stations ensure efficient transport routes and flexibility in choosing the mode of transport. In ad-

dition, properties near metropolitan regions optimise peri-urban logistics, as goods can be reloaded without passing through the urban centre as is currently often the case. Intelligent peri-urban, logistics are essential in achieving a more sustainable society.

Knowledge and development

Another way in which Catena can contribute to sustainable logistics solutions is to increase the level of knowledge and the pace of development within the area. Networking and regular meetings with local government leaders, partner organisations and interest groups afford Catena opportunities to express its view of the challenges facing logistics. In connection with this, Catena's internal knowledge also grows.

Catena is also involved in various projects and initiatives to achieve sustainable, peri-urban logistics. Among other things, Catena is a partner in the company Urban



Catena's value chain

Catena seeks to act sustainably throughout the value chain, from the start of construction to the complete logistics property and onwards to the logistics companies who ultimately reach the end consumer.

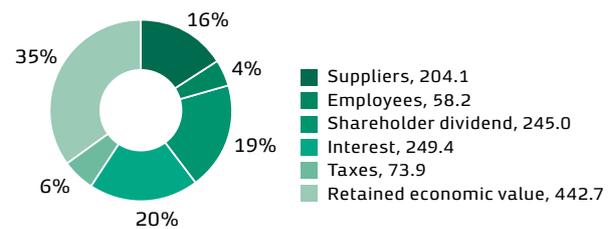
Services, which operates in Arenastaden, and in the research project "HITS", which is sponsored by Vinnova. Both projects focus on creating more efficient, coordinated and sustainable solutions for the "last mile" – the final mile in making urban deliveries.

Catena always wants to expand its knowledge and to develop in the area of sustainable construction. In 2020, Catena therefore joined LFM30, where, alongside others in the construction and property sector, it is following a local roadmap for climate-neutral construction sector in Malmö by 2030. Catena's goal is to share knowledge and experiences with those involved in the network and ultimately to build its first completely climate-neutral property. Catena also arranges the annual LogistikTrender conference. Various sector stakeholders participate in this, and it provides a unique platform for knowledge exchange and for increasing collaboration between different parties. The 2020 conference was postponed due to Covid-19, with the next event being planned for 2021. The theme of LogistikTrender 2021 is "Logistics beyond time and space", with the sustainability perspective running as a common thread throughout the programme.

Generating value for the Company's stakeholders

Sustainable logistics has great potential for long-term impacts on society, in terms of environmental, social and economic parameters. Catena maintains an ongoing dialogue with its key stakeholders to ensure that the Company also focuses on the right things in its sustainability efforts. This dialogue was further strengthened in 2020 when Catena performed an updated materiality analysis, see more on pages 72-73.

Created and distributed economic value, SEK M



The diagram shows how Catena's income in 2020 was distributed among various stakeholder groups. The total value generated amounted to SEK 1,273.3 million.

One way to quantify companies' direct impact on their stakeholders is to assume how the Company's income has been distributed to different stakeholder groups – employees, suppliers, and society through tax payments. The diagram shows how Catena's income in 2020 was distributed among various stakeholder groups.

A strong brand in sustainable logistics generates value for the Company's shareholders while opening up opportunities for green financing. Catena's customers also benefit by conducting their operations in properties that are sustainable over time.

Society benefits greatly from sustainable logistics solutions, not only because this ensures agile logistics and efficient product flows, but also because strategically well-situated logistics properties enable sustainable urban development as goods traffic in cities decreases.

Efficient charging stations

In 2020, Catena initiated a project for installing charging posts together with DHL. A total of 12 of Catena's properties, from the north of Sweden to the south, have been identified as possible sites for a total 54 charging posts for DHL's company cars.

The charging posts are made of recycled aluminium and can charge up to 2x22 kW. The charging posts make it possible to obtain statistics, schedule charging, change the power level and to optimise and monitor electricity consumption. They can also be load balanced – for dynamic distribution of available current. Each property is equipped with a 4G router with SIM cards installed to communicate with the charging posts via Wifi.

The project is being carried out in collaboration with Klimatklivet, which offers investment support for local and regional measures that reduce emissions of carbon dioxide and other gases that affect the climate. Catena wants to continue being able to deliver solutions to our customers that benefit Sweden's environmental goals of limiting climate impact, while at the same time contributing to the spread of new technology, market introduction, employment and better health.



Sustainable properties

An ambitious reduction of emissions in the construction and property sector is essential in limiting global warming to 1.5 °C, thus achieving the objective of the Paris Agreement. Both the climate and the global economy depend on the outcome of the efforts that are made. Together with customers and suppliers, Catena works to accelerate the transition and to deliver properties that are sustainable over time.

SUSTAINABILITY TARGETS 2020	OUTCOMES AND ACTIVITIES 2020	AGENDA 2030
<p>Certify 25 percent of the total space at the Group's facilities, at the Miljöbyggnad Silver level or equivalent, as of 2025.</p> <p>All free-standing new buildings should include a photovoltaic facility adapted to the conditions of the property and the tenant.</p> <p>Fossil-free energy by 2030 (applies to energy that Catena purchases/generates).</p> <p>Reduce energy consumption for normal-year adjusted heating by 15 percent in kWh/m² and for electricity by 10 percent in kWh/m² by 2025 compared with 2017.</p> <p>By 2030, Catena will reduce its emissions in Scope 1 and Scope 2 by 50 percent compared with 2018, while setting ambitious targets for Scope 3.</p>	<p>6 percent of the total area had been certified by 2020. 10 percent are in the certification process.</p> <p>7 new photovoltaic cell facilities installed in 2020 with an estimated annual output of 1,438 MWh.</p> <p>92 percent of Catena's energy is fossil-free.</p> <p>Normal year-adjusted heat decreased by 1 percent and electricity by 11 percent in 2020 compared with 2017.</p> <p>Scopes 1 and 2 decreased by 39 percent compared with 2018. Scope 3 survey was conducted.</p>	<p>Goal 7: Sustainable energy for all</p> <p> Target: 7.2 Increase the share of renewable energy in the world.</p> <p> Target: 7.3 Double the increase in energy efficiency.</p> <p>Goal 9: Sustainable sector, innovation and infrastructure</p> <p> Target: 9.4 Upgrade all industries and infrastructure for increased sustainability.</p>

The most important sustainability issues: Collaborate with customers on sustainable development, strive for low environmental impact in newbuilds and remodelling, work with energy efficiency and renewable energy and set requirements for suppliers regarding ethics, work environment and environment.



Photovoltaic cell installation at the Härryda Solsten 1:102 property.

Climate

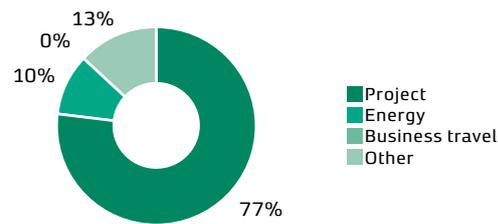
In 2017, the Swedish government adopted a climate policy framework in line with the Paris Agreement, and in which the government states that Sweden must be climate neutral by 2045. This means that Sweden will not have any net emissions of greenhouse gases into the atmosphere by 2045. According to the Swedish National Board of Housing, Building and Planning, the property sector accounts for about 12.2 million tonnes of CO₂e annually, corresponding to 19 percent of Sweden's total greenhouse gas emissions. The construction and property sector bears a great responsibility with this. Accordingly, the goals must be ambitious – and the pace of change as well.

According to Catena's business plan, the Company will significantly reduce its emissions throughout the value chain. To gain a better understanding of the emissions and what target is required, Catena conducted a major survey of its emissions in 2020 and had the emission targets approved by the Science Based Target initiative (SBTi). Catena has resolved to reduce its Scope 1 and 2 emissions by 50 percent by 2030, compared with 2018, and is working actively to reduce its Scope 3 emissions, to contribute to the Paris Agreement and to keep warming below 1.5°C. The SBTi's requirements are based on current science and research in accordance with the UN Climate Panel (IPCC).

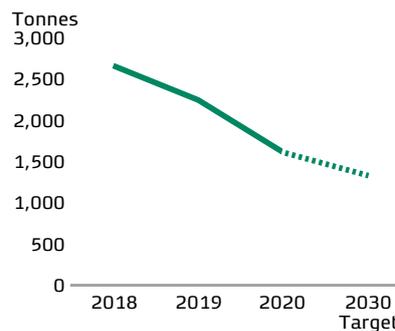
Catena annually calculates the direct and indirect emissions incurred in Scopes 1 and 2 in accordance with the GHG protocol, and has worked actively to reduce these for a long time. The graph next to this shows that Scopes 1 and 2 have achieved a reduction of 39 percent between 2018 and 2020.

In the spring of 2020, Catena mapped the indirect emissions in Scope 3 based on costs incurred and standard calculations. The results of the survey showed that 97 percent of Catena's total emissions consist of indirect emissions in Scope 3 and over 70 percent of the total emissions occur in connection with construction projects, that is, in the product and construction phase (A1-A5 in the figure on the opposite page).

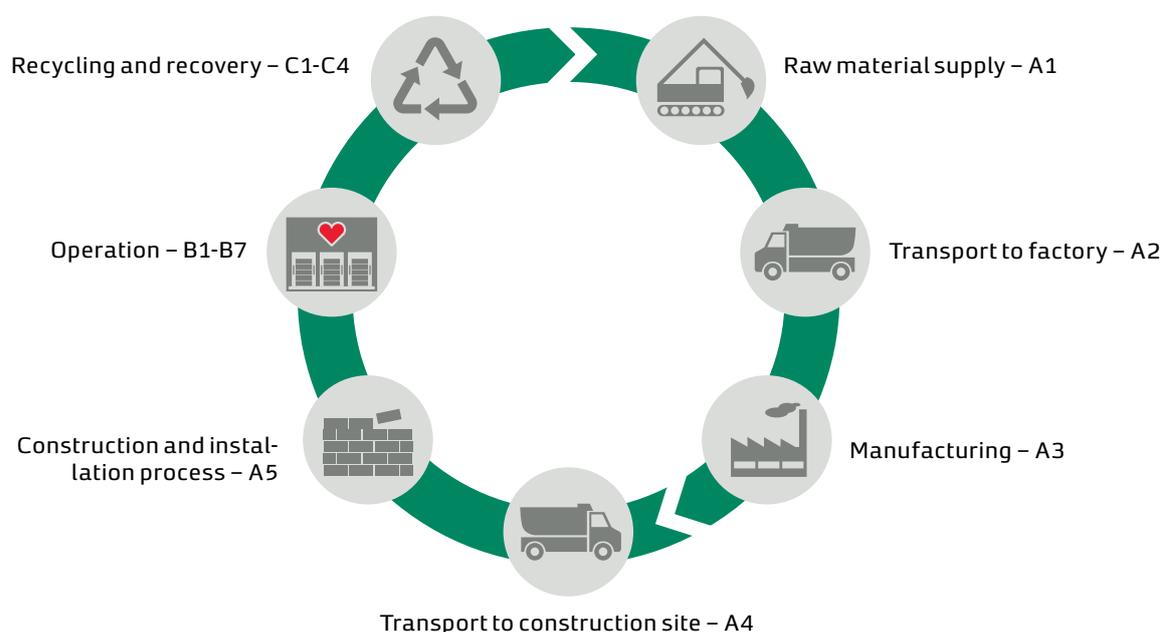
Distribution of greenhouse gas emissions per activity



Catena's greenhouse gas emissions (Scope 1+2), tonnes CO₂e



Scope	Activity Catena	Data source	Source conversion factor
Scope 1 Direct emissions from self-controlled sources.	Gas heating not metered to customer	Internal energy monitoring system	The Swedish Environmental Protection Agency
	Refrigerant leakage	Refrigerant reports	Refrigerant reports (in some cases with a one-year lag)
	Travel by company car	Booked costs	The Swedish Transport Agency and NTM
Scope 2 Indirect emissions from grid-borne energy use.	Electricity and district heating consumption not metered to customers	Internal energy monitoring system	Respective supplier of electric and district heating (in some cases with a one-year lag) and national average for electricity from IVL / Boverket and Energinet
Scope 3 Other indirect emissions over which the organisation has no direct control but which occur due to its activities.	Energy consumption under customer control	Internal energy monitoring system	The respective supplier of electric and district heating (in some cases with a one-year lag) and the national average for electricity from IVL/Boverket and Energinet. For gas and oil, data are supplied by the Swedish Environmental Protection Agency
	Business travel	Mileage compensation, travel agency	Swedish Transport Agency, Taxi Stockholm, SJ, GHG Protocol
	Employee commuting	Employee survey	Danish Transport Agency, NTM
	Other indirect emissions (emissions from construction projects, for example)	Not reported in figures due to insufficient data but estimated to account for more than 80 percent of total emissions	



The life cycle of a building

From the product and construction phase (A1-A5) to the operational phase (B1-B7) to a circular final phase (C1-C4).

Emissions from construction projects are thus significantly higher than emissions in other categories. For this reason, Catena makes great efforts to understand and reduce its footprint. Catena has developed a roadmap to achieve the sustainability goals and reduce greenhouse gas emissions in all Scopes. Among other things, the roadmap includes measures affecting the Company's car and travel policies for employees, energy issues and project activities.

An example of an action based on the roadmap is that, in the autumn of 2020, Catena initiated a pilot project at one of the Company's new construction projects in Åstorp, where a climate declaration will be implemented in accordance with the forthcoming legal requirements from the National Board of Housing, Building and Planning. The climate declaration calculates the emissions from A1-A5 (see figure above). Additional climate declarations are planned to be implemented in 2021. In connection with these climate declarations, Catena will assess at what stage the greatest emissions occur and how the emissions can be reduced. Different materials are being assessed to ensure that climate-smart alternatives are chosen. Based on the climate declarations, Catena will continue to work to develop appropriate strategies and ambitious goals to reduce its indirect emissions in the value chain.

Environmental certifications

With environmental certification as a tool, Catena creates buildings offering a high level of sustainability performance that are quality assured by third parties. In accordance with Catena's sustainability goals, 25 percent of the Company's total lettable area must be certified in accordance with the Miljöbyggnad Silver standard (as a minimum) or equivalent by 2025. In the business

plan for 2021, the target has been revised and raised to 50 percent.

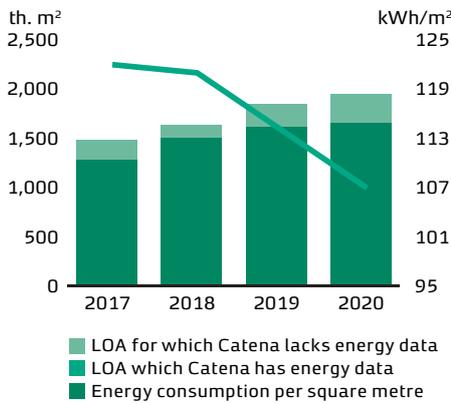
Miljöbyggnad ensures that buildings consume energy efficiently in operation and offer a pleasant and healthy indoor environment, at the same time as the certification raises the requirements for the choice of materials. While Miljöbyggnad primarily targets new construction, Catena is also investigating opportunities to increase the sustainability performance of its existing portfolio. In 2020, Catena commenced certification on the Backa 23:5 property in accordance with the new Miljöbyggnad iDrift system. Miljöbyggnad iDrift was launched during the summer of 2020 as a tool to increase the sustainability performance of existing buildings through their operation and management. Applying Miljöbyggnad iDrift, the Company can adapt its older properties to be more sustainable based on their specific conditions. The certification system is part of Catena's target for 50 percent of its area to be certified.

In 2020, seven buildings with a total area of 120,500 m², achieved Miljöbyggnad Silver certification and certification processes are currently in progress or being prepared for a further 11 buildings. A total of 328,719 m² is certified or in the process of certification under Miljöbyggnad and Miljöbyggnad iDrift. That is equivalent to 16 percent of Catena's total lettable area.

Energy

Heating and electricity represent the largest individual operating costs for properties. The opportunities to achieve efficiencies are considerable, both in terms of costs and environmental impact. Catena is to reduce its energy use for normal-year adjusted heating by 15 percent (kWh/m²) and for electricity by 10 percent (kWh/m²) by 2025 compared with 2017. In 2020, the target for

Energy intensity of the properties



electricity was achieved with a reduction of 11 percent compared with 2017 and the total energy consumption per m² decreased by 13 percent compared with 2017. It is clear that Catena’s energy project is yielding results. The targets will be reviewed in 2021 to ensure a continued high level of ambition.

By 2030, 100 percent of Catena’s energy will be fossil-free. Although the target focuses primarily on energy purchased by Catena, the Company is also working to identify fossil-free solutions for energy purchased by customers. Today, Catena’s energy is 92 percent fossil-free and all purchased electricity for the properties in Sweden is renewable. The remaining fossil energy derives from the electricity consumed at one of Catena’s properties in Denmark and two buildings that are heated with fuel. A minimal fossil share also remains in district heating. Where the conditions are appropriate, Catena is studying the possibility of using ground-source heating geothermal heating or other solutions. The electricity agreement in Denmark is being reviewed.

At the same time, Catena is developing and strengthening its collaboration with tenants, providing increased knowledge and additional opportunities for influence in terms of their purchased energy sources. For a building to be environmentally certified in accordance with Miljöbyggnad Silver, one of the requirements is that the tenants purchase renewable energy.

The properties’ roof areas offer good opportunities for installing photovoltaic cells, and the Company is working together with customers to make use of such opportunities. Catena’s objective is for all new buildings to include a photovoltaic system adapted to the circumstances of the property and the tenant, and where the electricity generated can be consumed within the property. In 2020, Catena produced six new buildings, on four of which photovoltaic cell systems have been installed, while three more systems were installed on existing buildings. In total, the seven photovoltaic cell facilities have an estimated annual production of approximately 1,438 MWh. The output of all of Catena’s photovoltaic cell facilities combined covered 1.5 percent of Catena’s total energy consumption in 2020. Catena’s photovoltaic cell group coordinates resources and safeguards knowledge sharing between the regions.

Supplier assessments

Catena uses external suppliers and partners for, among other things, property management and large parts of the construction process for new construction and conversion. This means that a substantial part of sustainability management is conducted in partnership with suppliers and partners. The Company’s employees are responsible for ascertaining whether the suppliers that are engaged are responsible actors. Catena’s Code of Conduct for suppliers includes requirements in the areas of the environment, work environment, health and safety, human rights and anti-corruption. The requirements are based on the ISO 14001 environmental management system, as well as the ten principles of the UN Global Compact, which Catena has signed. Suppliers performing work at Catena’s properties and where Catena expects to purchase services for at least SEK 250,000 annually shall be approved in accordance with the Company’s sustainability requirements. They must familiarise themselves with Catena’s Code of Conduct for suppliers and disseminate it to their subcontractors. For suppliers with more than 20 employees, a self-declaration must also be completed, in which information about the Company’s work in the areas of the environment, work environment and ethics is documented and assessed. Relevant certificates, procedures and policies must be attached with the declaration. In 2020, Catena identified 222 suppliers for assessment, of whom 84 have been assessed and approved. The remaining suppliers are currently under review, or are no longer used by the Company. To date, no supplier has failed to gain approval. Over the year, Catena developed the supplier review process through internal training in supplier review and began a collaboration with students from the Chalmers University of Technology in Gothenburg in the “Sustainable supply chain” project. In 2021, Catena will focus on improvements based on the results of the training and the collaboration with Chalmers by, among other things, developing the internal process for supplier assessment to more quickly bring new suppliers on board and to develop the collaboration with contractors to inspire continued improvements.

Choices of materials

Careful selection of materials is important to ensure healthy and safe premises with a low environmental impact, while choices of materials have a major impact on the buildings’ maintenance needs and energy performance during operation. To safeguard a low environmental impact and to avoid hazardous substances in new construction, Catena always compiles a digital logbook via the Byggarubedömningen building product assessment service, where contractors document built-in products. Selected materials must be approved by the system before being used in Catena’s properties. The system also ensures that Catena complies with the UN precautionary principle, meaning that if an action could cause harm to human health or the environment, Catena is obliged to take measures.

ENERGY PROJECT:
Self-sufficient properties

Catena works continuously to reduce its properties' climate footprint and operating costs by streamlining their energy consumption. A good example of this is Catena's site on Köpe-torpsgatan in Linköping, immediately adjacent to the airport. Catena has three buildings at the site with 57,000 m² of warehousing and logistics space, with Arla, ICA and Bring, among others, as tenants. Catena also holds land suitable for another building of approximately 10,000 m².

For the three existing buildings, as well as for a future fourth building, a new, shared energy system is being built that will be entirely self-sufficient and will be disconnected from the district heating system. The new system is based on the heat generated by a cooling plant in a freezer unit in one of the buildings, being stored in a geothermal storage plant comprising some 50 boreholes with a total depth of 15,000 metres.

The properties' respective systems are being connected and the heat generated by the freezers can be used for heating in all of the properties. The total heating consumption is estimated to decrease to 10 kWh/m², compared with the average for Catena's property portfolio at 38.5 kWh/m². Catena will continue to work with energy systems for several properties.



CO₂ saving
249 tonnes/year

74%
lower energy consumption

Annual savings
SEK **1.2** M



Köpingegården 1, Helsingborg.

Construction and installation products are also a major source of Catena's greenhouse gas emissions. There are many challenges, but the issue of materials is a crucial part of Catena's environmental and climate work.

Waste

Waste is an important environmental issue, both in projects and in the operation of Catena's properties. In both cases, the issue of waste is challenging due to a lack of information.

In most cases, Catena's tenants are responsible for managing the waste that arises in their operations. In the properties where Catena is responsible for the waste, waste-treatment suppliers have only limited information about the amount of waste that is handled. The goal is for waste to be sorted into the fractions applicable in each municipality and for sorting at source to be comfortably and easy for tenants.

In construction projects, the contractors are usually responsible for waste management and Catena has only limited information on how much waste is generated. As the legal requirements for contractors to sort and report waste increase, Catena's insight into this issue will also increase. With more knowledge about the amount of waste, Catena can establish strategies to reduce it.

The data available on the amount of waste that Catena handled in 2020 is reported on page 79 in accordance with EPRA's Sustainability Best Practice Recommendations.

Biodiversity and land use

When Catena conducts new construction, this often involves raw land. Raw land refers to undeveloped land, such as agricultural land or forest. This affects local ecosystems and biodiversity, which is a fundamental prereq-

uisite for survival and welfare. Biodiversity is declining year after year and plants and animals are increasingly being threatened. At Catena, there is an awareness of the problem of building on raw land while, at the same time these areas are an important part of Catena's business strategy to offer attractive logistics locations.

To offset the negative impacts of Catena's buildings, the Company works with measures of various kinds. For example, in stage 2 at the Sunnanå site, where the detailed planning process is in progress, a possible future building requires the removal of a former irrigation pond, a number of trees and other greenery. These are home to various species, such as bats and frogs. To compensate, Catena will therefore build a new storm water pond with a sandy beach for waders, frogs, salamanders and tall trees will be planted for the bats in the area.

Green areas and dams at the properties do not serve solely as ecological compensation but also as a means of managing storm water, mitigating flooding and avoiding the municipal storm drain network becoming overburdened. They also contribute to a more pleasant workplace for those who work in the area.

Close cooperation for development

The dialogue with tenants represents an important part of Catena's work to create sustainable properties. Reducing greenhouse gas emissions, environmentally certifying properties and enhancing their energy-efficiency, or installing photovoltaic cells requires well-functioning partnerships with tenants being involved from an early stage. All energy consumption at Catena's properties is measured and analysed, regardless of whether the customer or Catena is responsible for the contract with the supplier. The analysis forms the basis for being able to present suitable efficiency opportunities.

A responsible and attractive employer

Catena’s most important resource in achieving the overarching objectives is the Company’s employees. In relation to its sales and assets, Catena has few employees, making each individual all the more important for the operations. When employees thrive and develop, conditions are generated for understanding the needs of customers, for generating business and for attracting and retaining new employees.

SUSTAINABILITY TARGETS 2020	OUTCOMES AND ACTIVITIES 2020	AGENDA 2030
<p>Achieve an eNPS figure of at least 40 in the annual employee survey.</p> <p>Increase gender equality and diversity in all occupational groups by 2025 to better reflect the composition of society.</p> <p>All employees shall be afforded equal opportunities for development and should consider their work environment to be safe and stimulating.</p>	<p>The 2020 eNPS landed at 48.</p> <p>The gender equality aspect is included in all recruitments.</p> <p>Generous attitude to employees’ wishes for training, investment in the work environment, introduced alarms for working alone. Ongoing internal competence development.</p>	<p>Goal 4: Quality education</p> <p> Target: 4.4 Increase the number of people with skills in financial security.</p> <p>Goal 5: Gender equality</p> <p> Target: 5.5 Ensure full participation for women in leadership and decision making.</p> <p>Goal 8: Decent work and economic growth</p> <p> Target: 8.8 Protect workers’ rights and promote a safe and secure work environment for all.</p>

The most important sustainability issues: Offer an attractive workplace for our employees.



Our core values govern the operations

Working together towards, and achieving, Catena’s business objectives, all employees apply a common set of values in their day-to-day work. The values contribute substantially to Catena’s success, with the strategic objective of being an attractive and responsible employer that is able to retain, as well as attract, employees. Read more about Catena’s Core Values on pages 32–33.

Satisfied employees are sustainable employees

As an employer, Catena assumes a holistic responsibility, fostering both the physical and psychosocial work environment. The employees’ view of the Company as a sustainable employer is followed up in several different ways – annual employee surveys, occupational

health care with recurring health examinations, annual employee interviews and more.

In the Company’s latest employee survey, conducted in November 2020, the response rate was 93 percent. From the responses to the survey, it is clear that employees are thriving and they are proud to work at Catena.

In addition to active day-to-day efforts regarding the work environment, Catena pursues, in years not characterised by a global pandemic, a number of different activities to strengthen Catena’s corporate culture and spirit. It was not possible to carry out all of these activities in 2020, Catena has, among other things, invested additionally in wellness to promote health as well as community. Catena has also worked actively to conduct meetings through digital forums.

Catena annually measures the Company’s attractiveness as an employer using eNPS (Employee Net Promoter Score), the rating being a measure of how many of the employees are prepared to recommend the Company as a workplace on a scale of -100 to +100. Although the Company’s eNPS has decreased slightly compared with 2019, the target of +40 is achieved by a good margin. The results show clearly that Catena is a Company for which most employees are active ambassadors. Catena’s eNPS is high in both a national and international comparison and also shows that employees have a great



interest in, and commitment to, Catena's sustainability work. Catena continues to work on the basis of the employee survey as a whole to identify possible areas for improvement.

Equal development opportunities in a safe and developing work environment

Continuous skills development is crucial for Catena's employees to continue understanding and being able to resolve our customers' current and future expectations and needs, and for each employee to feel that Catena is a long-term sustainable employer that invests in its employees. Through annual employee interviews that are conducted with all employees, training plans are produced. Accordingly, extensive opportunities exist for employees to choose between practical training sessions, courses and seminars, etc. in which they may participate on the Company's account.

Central and prioritised areas of training are aspects of property management, finance, the environment and law. In 2020, Catena focused additionally on training in the area of the work environment for the administrative organisation and inventoried, planned and implemented/participated in training in both the physical and psychosocial work environment. To ensure that Catena's sustainability work is integrated into all parts of the Company's operations, all new employees undergo sustainability training. Updates and development discussions in the area of sustainability take place on an ongoing basis via internal channels and at employee meetings.

Catena works actively to safeguard a healthy, safe and pleasant work environment for the Company's employees. This work includes the physical, as well as the psychosocial work environment. Some key aspects of this process involve fostering conditions for a favourable balance between work and leisure, as well as affording everyone the conditions for a flexible work situation with opportunities for influence.

Some cornerstones in Catena's efforts to facilitate se-

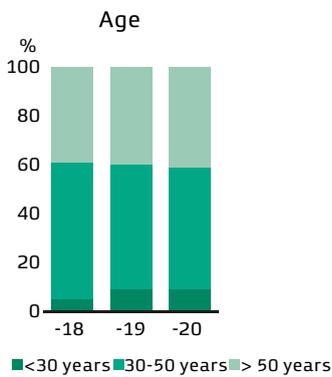
curity and health for its employees are collective agreements encompassing all employees, and the Company's work environment handbook, which lays the foundation for all employees' rights and opportunities for an ergonomic workplace and being able to choose what aids are needed to facilitate their work. Occupational health care is offered with recurring health examinations, etc. A recurring theme at both physical and digital staff meetings is the importance of a good work environment. Between such meetings, information about the work environment is disseminated via the intranet.

The responsibility for a healthy work environment lies with Catena's senior management team and managers with HR responsibilities. To identify risks and problems at an early stage, management and managers follow up on the work environment on an ongoing basis. In cases of, or where there is a risk of, insecure working situations, discussions are held with the manager responsible, with the CEO or the HR Manager and needs for measures to be implemented are determined in joint consultation. Since 2019, Catena also maintains a whistle-blower programme to enable anonymous reporting of misconduct with the utmost secrecy. The whistle-blower service is available via Catena's website and in the personnel manual.

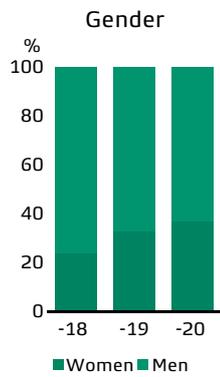
Catena's Work Environment Policy provides, among other things, the framework for systematic work environment efforts. The year's review of the work environment indicated two areas requiring reinforcement – the risks of working alone and the need to revise knowledge on CPR and first aid. During the year, Catena acquired alarms to be used when working alone and made plans for refresher training in CPR and first aid in 2021.

To set the tone from the outset for how important a favourable work environment is for Catena, all new employees undergo training in the work environment and in Catena's work environment handbook. Where needed or asked for, there is also the opportunity for supplementary training in this area. For the administrative organisation, a clear training plan is in place regarding what work

Employee distribution 2020



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



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



Absentee rate

	2020	2019	2018
Average, all employees, %	2.2	0.8	0.7
Women, %	2.5	1.5	0.9
Men, %	2.0	0.5	0.7

The table shows sickness absence as a proportion of the planned number of working hours. No work-related fatalities, injuries, accidents or illnesses were reported.

Training hours

	2020	2019	2018
Average for all employees	24	17	8
Women	24	17	11
Men	23	17	6
Management	12	19	N/D
Other Employees	24	16	N/D

The table above shows the average number of training hours per employee.

Gender pay ratio

	2020	2019
Board of Directors, %	85	84
Management, %	75	70
Other employees, %	71	73

The salary relationship between men and women in Group management is significantly affected by the fact that the CEO is a man. For other employees, the average is affected by the fact that the female employees are younger and do not hold senior positions.

Work-related accidents and accident frequency

	2020		2019	
	Number	Frequency	Number	Frequency
Work-related injuries	0	0	0	0
Number of serious work-related injuries	0	0	0	0
Number of work-related injuries fatality	0	0	0	0
Number of work-related lost-days	0	0	0	0

Accident statistics include in-house personnel only. During the year, Catena did not have any externally contracted personnel. The calculations are based on a total 87,696 working hours. Accident frequency is reported per 200,000 working hours.

environment training is required for each role. Temporary personnel also receive the same training – although Catena did not bring in any such personnel in 2020.

Gender equality and diversity

At Catena, everyone shall enjoy the same opportunities regardless of ethnicity, religion or other beliefs, disability, sexual orientation, gender identity or expression, age or social origin. On recruitment, in connection with promotion and on an ongoing basis, expertise, experience and personal characteristics are evaluated.

Catena works long-term for an even distribution between men and women in the organisation and aims

to work actively to increase gender equality and diversity within the Company by 2025. In 2020, an HR manager was recruited, tasked with, among other things, working towards the long-term objective in all recruitment processes and in connection with internal promotion. As Catena's personnel turnover is low, conditions are generated for a more even distribution within the Company in the future, primarily through growth.

Ethical business

Catena's ethical guidelines provide the platform for the daily work of the Company's employees, partners and suppliers. Behaviour must always be pervaded by good

business ethics and comply with current legislation and agreements. Catena has an Ethics Policy that describes the Company's fundamental values and guidelines for employees and Board members. The Policy includes guidelines in accordance with the ethical rules on contact and relation promoting benefits in business activities that were developed by the Swedish Anti-corruption Institute. Catena's whistle-blower programme further simplifies for employees and partners alike to report shortcomings that contravene applicable legislation, ethics, morals or Catena's policies. All reports are received anonymously and investigated by an external actor. Submitted reports are handled by a special whistle-blower committee at Catena. No applications have been received via the function since its inception

in 2019. In 2020, a Sustainability Policy was implemented, and all employees have had the opportunity to acquaint themselves with this. The Policy, which has been approved by the Board of Directors, is based on the principles of the UN's Global Compact, providing guidelines in areas including energy, environmental certification and, greenhouse gas emissions, as well as social and ethical aspects. For a long time, Catena has had very few employees (about 40). Over the past three years, Catena's workforce has increased by six positions. With a growing workforce, the risks of irregularities within the organisation increase, making internal control processes increasingly relevant – Catena will continue to focus on developing its anti-corruption efforts.

FOCUS:
Work
environment

Work environment focus in the management organisation

A basic prerequisite for the Company is that Catena's employees have a safe and secure work environment. To remind people of the importance of both the physical and social work environment, in 2020 Catena invested additionally in seminars and training for the administrative organisation in the areas of work environment and work environment responsibility.

To ensure the training includes appropriate content, the process commenced with an inventory among the employees about which issues are important to touch on to clarify what the legislation requires and how to act appropriately in everyday life. Based on this inventory, Catena then, together with experts in work environment legislation, developed a course focusing on legislation relevant for Catena together with examples from reality based on the issues raised by the employees in the property management organisation. The initiative, which was much appreciated by the participants, has given several positive results such as providing a reminder of the importance of a safe work environment, updated documentation (available to all employees) about current rules and how they should be applied in various situations, a review of training needs and planning of future training initiatives, a review and updating of the notification procedure as well as the procurement of alarms for working alone.



Sustainability notes

Catena's Sustainability Report has been prepared in accordance with the Global Reporting Initiative (GRI) Standards, Core level. The Sustainability Report, which also constitutes the statutory sustainability report, comprises pages 56-85 and has been reviewed by the Company's auditors.

The Sustainability Report applies to Catena AB and all of its wholly-owned subsidiaries for the 2020 calendar year. The Sustainability notes detail how the Company has chosen the areas on which the Sustainability Report should focus and how stakeholders' priorities are met, as well as providing additional information on governance in priority areas. Catena also reports in accordance with EPRA's Sustainability Best Practice Recommendations (sBPR), meaning that Catena discloses certain supplementary tables and charts, as well as the sources

of the data, assumptions and conversion factors used in the accounts. An EPRA index is also included in the accounts. We also report on work that we have commenced regarding the TCFD's recommendations, supplementing this with relevant tables and calculations.

Catena's management is responsible for making strategic decisions regarding economic, social and environmental issues, with Catena's Board of Directors bearing the ultimate responsibility.



Stakeholders and materiality

Catena's stakeholders play a significant role in Catena's sustainability work. Based on ongoing dialogues with key stakeholders, Catena is able to identify the most significant issues and can, in this way, focus resources where they generate the greatest benefit and improvement. The table below shows Catena's priority stakeholders, states why they are prioritised, their key issues and how the Company communicates with them.

Stakeholder group	Why are these stakeholders prioritised?	Opportunities for dialogue	Key issues
Shareholders, investors, analysts	Catena's operations serve to generate returns for shareholders and are compared with the market and with competitors.	<ul style="list-style-type: none"> • Annual General Meeting • Ongoing meetings and telephone contacts • Interim reports • Meetings with shareholders and analysts • Capital Markets Day in Båstad • Website • LogistikTrender 	<ul style="list-style-type: none"> • Business model, objectives and strategy • Financing • Growth • ESG issues • Share liquidity • Publication of information
Customers	To attract tenants, Catena needs to understand its customers' needs and wishes and to put them into practice.	<ul style="list-style-type: none"> • Reinforced active management organisation that maintains regular contact with tenants • Website • LogistikTrender 	<ul style="list-style-type: none"> • Stable and flexible partner • Accessibility • Cost-efficient and environmentally effective premises • Access to multiple modes of transport • Include environmental issues in the construction process • Technical efficiency
Social actors	Catena's buildings have an impact on the community, while society is able to influence how Catena designs its buildings.	<ul style="list-style-type: none"> • Ongoing contacts with public sector decision makers to improve logistics locally, regionally and nationally • Collaboration with organisations or associations promoting sustainable community development and sponsorship of initiatives • LogistikTrender • Website 	<ul style="list-style-type: none"> • Goods supply and agile logistics • Trends • Reduced traffic intensity in urban centres • Low impact on the environment and climate • Long-term view • Efficient land use
Suppliers	Suppliers perform work in accordance with the wishes of Catena and its tenants.	<ul style="list-style-type: none"> • Regular in-person meetings with suppliers • LogistikTrender • Website 	<ul style="list-style-type: none"> • Stable partner • Long-term perspective and clarity • Valuation of sustainability aspects in procurement
Employees	Catena's employees also serve as ambassadors for the Company and, for the best results, should be committed to their work.	<ul style="list-style-type: none"> • Regular contacts • At least one annual performance interview and salary review • Annual personnel conference to educate and motivate • Internal workshops • Intranet 	<ul style="list-style-type: none"> • Opportunities for training and skills development • Clear career paths • Salary and benefits • Balance between work and leisure • Diversity and equality

To obtain a more in-depth picture of stakeholders' views on sustainability, Catena performed an updated materiality analysis in 2020. Both external and internal stakeholders participated through interviews and surveys. The stakeholder groups that Catena considered most important to include were societal actors, suppliers, customers, shareholders and analysts, as well as the Company's employees.

The purpose of the analysis was to produce relevant data to be able to decide partly on Catena's significant sustainability issues and partly on how the strategic work with these issues should proceed. In the first stage of the process, relevant sustainability issues were identified that would be included in the materiality analysis. The choice was based on issues that were generally considered important from the perspective of sustainability, that were relevant to Catena's operations and that were in line with the Company's level of ambition. The stakeholders then had to take a position on the selected sustainability issues and express how important they considered each issue to be for Catena's sustainability work. The results of the survey were analysed and formed the basis for the decision on Catena's significant sustainability issues.

In the next phase of the process, an assessment was made of the impact of the sustainability issues and the Company's influence over this impact. These two perspectives are of great importance for Catena's continued strategic work on sustainability issues. If Catena has a sizeable impact on a certain sustainability issue, for example, that issue should be addressed. If conversely the Company's impact in this regard is minor, this will have consequences for how successfully the sustainability

issue can be managed. Similarly, it also matters whether Catena's influence is direct or indirect. For example, a particular supplier's operations could have a substantial and direct impact on the environment, but because Catena can make demands on its suppliers' way of working, the Company also has a great deal of influence in creating a positive change.

Catena has therefore chosen to give special priority to the handling of sustainability issues where the Company has a sizeable and direct impact and where its influence to make a positive difference is also great.

The model below shows how Catena chooses to organise its sustainability work. This is based on the results of the materiality analysis, where the significant sustainability issues are divided into the Company's three focus areas within sustainability. Catena's values are at the core of how the Company behaves and are a starting point for the sustainability work. Sustainability issues with a sizeable and direct impact and where Catena's influence is, at the same time, considerable play a central role in Catena's sustainability work. These issues are divided between Catena's focus areas *Sustainable properties and Responsible and attractive employer*, which therefore have an overriding importance in the strategic sustainability work. Sustainability issues with a substantial but indirect impact and where the Company's influence to generate a positive difference is limited are organised under *Sustainable logistics and societal development*, which nevertheless plays an important role in the work. The model also shows how Catena's focus areas relate to Agenda 2030 and the global development goals and sub-goals on which the Company has chosen to focus.

Outcome, materiality analysis



Reporting in accordance with the Task Force on Climate-Related Financial Disclosures (TCFD)

The importance of global climate change is becoming increasingly clear and Catena's business is affected by these changes. TCFD is a framework established to identify companies' climate-related financial risks and opportunities. Catena has chosen to start reporting in accordance with the framework with the aim of acting for and managing the risks and opportunities that come with a changed climate, both based on physical conditions in weather and climate but also the adjustments required to limit carbon dioxide emissions, both direct and indirect, for to keep us below 1.5°C warming.

In 2019, Catena began work on TCFD's recommendations, focusing on identifying relevant risks and opportunities, as well as their impact and the Company's exposure to them.

In 2020, the Company has taken this work a step further by including different climate scenarios in the risk analysis. As Catena is a relatively small company with 46 employees, all employees, including management, have the opportunity to participate in the work. This ensures that all perspectives are included, which is an important part of the work as climate change affects all parts of Catena's operations.

In the form of workshops and based on two extreme climate scenarios, employees identify risks and opportunities, as well as their probability and consequences. This work will be presented to the board and lead to concrete strategies and measures as well as transformative business goals to meet climate change.

The results of this work will be made available to external parties.

In this Annual Report, Catena presents an analysis in accordance with TCFD's recommendations. The table below describes the scope and refers to the relevant pages for more detailed explanations.

TCFD

Governance	Strategy	Risk management	Indicators and targets
A) The Board of Directors' monitoring of climate-related risks and opportunities, see pages 71, 74 and 127.	A) Climate-related risks and opportunities identified by Catena and their impact, see page 130.	A) Catena's processes for identifying climate-related risks, see pages 74, 127 and 130.	A) Catena's indicators for assessing climate-related risks and opportunities, see pages 75–79.
B) Role of management in assessing and managing climate-related risks and opportunities, see pages 71, 74 and 127.	B) Impact of risks and opportunities on the organisation's operations, strategy and financial planning, see page 130.	B) Catena's processes for managing climate-related risks, see pages 74 and 127–130.	B) Scope 1, 2 and 3 emissions in accordance with the Greenhouse Gas Protocol, see table on page 78.
	C) Contingencies in Catena's strategy for various climate-related scenarios, see pages 74 and 130.	C) Integration of the above processes into the organisation's general risk management, see pages 74, 127 and 130.	C) Targets for management of climate-related risks, see Catena's sustainability targets on page 61.

EPRA sBPR: Performance measures

Catena reports the Company's sustainability indicators based on EPRA's latest recommendations: Best Practices Recommendations on Sustainability Reporting, sBPR, third edition from September 2017. Catena reports sustainability ratios for all 28 of EPRA's sBPR Performance Measures.

EPRA's recommendations

EPRA (European Public Real Estate Association) promotes, develops and represents the European property sector. The organisation has developed recommendations in the area of sustainability, so-called sustainability best practice recommendations (sBPR), comprising indicators of energy, greenhouse gas emissions, water, waste and social and management indicators. As an EPRA member, Catena considers the recommendations and uses the indicators to illustrate the development of its sustainability work in the form of comparable figures. For the key performance indicators presented in the 2019 Annual Report, EPRA presented Catena with two awards – EPRA Silver and EPRA Most Improved.

Organisational boundaries

Catena reports key performance indicators in accordance with the Greenhouse Gas Protocols operational/financial controls, that is to say, the data reported refers to all of Catena's wholly owned subsidiaries. For Catena, there is no difference between operational and financial control. Catena is a partner in one company but lacks consumption data for that company, which is therefore not relevant for EPRA accounting and is included in the figure for total lettable area (LOA). This means that all of the properties presented on pages 43-45 are included. The total LOA for 2020 is 1,947,537 m².

Coverage

Catena works actively to gain access to relevant measurement data on all its properties. This is important in reporting correct and relevant data and in engendering favourable conditions for favourable and efficient technical management. Today, Catena has access to data regarding almost the entire portfolio. The lettable area (LOA) and its share of the total LOA included in the measure for each indicator is stated together with the respective key performance indicators. For key performance indicators in comparable holdings, Catena has included properties that has been in the portfolio since 2019 or earlier, where there is measurement data for all of 2019 and 2020 and where the size of the total lettable area has not changed between 1 January 2019 and 31 December 2020.

Estimate of the landlord-obtained utility consumption

Reported data are measured, ensured and are not estimated. Only data for Catena's head office at Vångagärdet 20 is estimated as Catena does not have sub-meters in the office area, which is part of a larger building. To obtain consumption figures, Catena has used the relevant indicator for the entire property (25,960 m²), divided by the total area and then multiplied by the office area

(645 m²). The use of the office space is also included in the figures reported for the total.

Third party assurance

Catena's Sustainability Report in accordance with the GRI Standards has been subject to a limited assurance engagement by PwC in accordance with ISAE 3000. See the Assurance Report report on page 85.

Boundaries – reporting on landlord and tenant's consumption

Catena reports statistics for electricity, heat, water and waste in those instances where Catena is responsible for the agreement with the supplier. For energy, the actual metered consumption that is re-invoiced to the tenant is also reported separately. Because Catena seeks to influence not only its own consumption, but also seeks to help tenants streamline their use, Catena also reports consumption where the customer is responsible for electricity, heat and water. It is only with regard to waste that Catena has no statistics on its customers' use.

Normalisation

Catena calculates intensity key performance indicators by dividing by the total lettable area of the buildings. Catena applies SMHI (Swedish Meteorological and Hydrological Institute) degree days in normalising energy used for heating.

Segmental analysis (geography, building type, etc.)

Catena owns almost exclusively logistics properties and just a few office buildings. As the proportion of offices is low and are often located within logistics properties, Catena has not divided the figures between different types of buildings. Nor are the figures distributed geographically as Catena's properties are subject to similar geographical conditions.

Disclosure on Company's own offices

Catena reports the environmental indicators for its head office, where about half of Catena's employees work. For the remaining offices, there are no precise figures and reasonable estimates cannot be made as they are smaller units.

Location of EPRA Sustainability Performance data in the report

See Catena's EPRA index on page 76.

Narrative on performance

Explanations of the outcomes of the various indicators are presented in the notes beneath each table. Further disclosures and activities are detailed on pages 56-71.

Reporting period

The reporting for each year presented in the EPRA table pertains to the calendar year (1 January to 31 December).

Materiality

Catena's materiality analysis is reported on pages 72-73.

EPRA sBPR Index

The table below lists references to data for each EPRA sBPR indicator.

EPRA code	GRI Standard indicator	Page reference
Environmental Performance Measures		
Elec-Abs	302-1	77
Elec-Lf	302-1	77
DH&C-Abs	302-1	77
Dh&C-Lfl	302-1	77
Fuel-Abs	302-1	77
Fuel-Lfl	302-1	77
Energy-int	CRE1	78
GHG-Dir-Abs	305-1	Scope 1 for fuel heating 2020 is 67 tonnes CO ₂ e, see page 78
GHG-Indir-Abs	305-2	Scope 2 (location-based) from electricity and district heating for 2020 is 1,917 tonnes CO ₂ e, see page 78.
GHG-Int	CRE3	Intensity Scope 1+2 (location-based) from energy use in the properties resulted in 1.2 kg CO ₂ e / m ² for 2020, see more on page 78.
Water-Abs	303-1	78
Water-Lfl	303-1	78
Water-Int	CRE2	78
Waste-Abs	306-2	79
Waste-Lfl	306-2	79
Cert-Tot	CRE8	79
Social Performance Measures		
Diversity-Emp	405-1	80
Diversity-Pay	405-2	69
Emp-Training	404-1	69
Emp-Dev	404-3	100 percent of the employees participated in individual development interviews, see more on page 68.
EmpTurnover	401-1	80
H&S-Emp	403-2 (2016)	69
H&S-Asset	416-1	80
H&S-Comp	416-2	80
Comty-Eng	413-1	80
Governance Performance Measures		
Gov-Board	102-22	140
Gov-Select	102-24	134-136
Gov-Col	102-25	133-138

Environmental indicators, EPRA

Electricity use			Total				Comparable portfolios		Change, %
EPRA code	Unit		2020	2019	2018	2017	2020	2019	
Elec-Abs	MWh	Purchased by landlord	48,715	56,290	53,154	40,249	43,768	47,463	-8
Elec-Lfl		<i>of which, metered to tenant</i>	31,008	31,460	28,976	N/D	28,469	29,790	-4
		Purchased by tenant	66,278	66,425	66,238	63,870	59,558	62,050	-4
		Self-produced by landlord	1,063	257	1	-	470	131	258
		Self-produced by tenant	1,072	986	556	-	1,072	855	25
		Total electricity use	117,128	123,958	119,949	104,119	104,868	110,499	-5
%		<i>Proportion renewable</i>	40	41	42	N/D	43	44	
kWh/m		Intensity	70	75	78	79	77	81	-5
m ²		LOA (average)	1,669,562	1,648,182	1,540,947	1,322,819	1,367,840	1,367,840	
%		Share of total LOA (31 Dec)	86	89	86	80	70	74	

The table shows electricity consumption at Catena's wholly-owned properties, broken down between purchased sources and sources generated in-house. All reported energy generated in-house originates from local photovoltaic facilities and has been consumed within Catena's properties. The renewable proportion includes electricity that Catena purchases from Vattenfall, as well as electricity generated using photovoltaic cells. For electricity purchased by tenants, Catena has limited information regarding the source and the proportion of renewable is therefore probably higher than stated.

District heating use			Total				Comparable portfolios		Change, %
EPRA code	Unit		2020	2019	2018	2017	2020	2019	
DH&C-Abs	MWh	Purchased by landlord	35,495	32,764	33,588	27,430	30,331	28,817	5
DH&C-Lfl		<i>of which, metered to tenant</i>	14,525	13,838	14,258	N/D	12,573	12,304	2
		Purchased by tenant	22,416	22,957	22,150	18,757	22,850	22,584	2
		Total district heating use	57,911	55,721	55,738	46,187	53,181	51,401	3
%		<i>Proportion renewable</i>	95	94	93	N/D	95	94	
kWh/m		Intensity	44	43	44	42	44	43	2
m ²		LOA (average)	1,313,028	1,292,991	1,265,564	1,103,467	1,198,576	1,183,590	
%		Share of total LOA (31 Dec)	67	70	71	66	62	65	

The table shows the consumption of district heating at Catena's properties. The figures are normal-year-adjusted in accordance with SMHI's degree days. Catena does not use district cooling in its properties. Revision of the distribution between the tenant and landlord for 2019 compared with the previous Annual Report due to supplementary information regarding energy agreements.

Fuel use			Total				Comparable portfolios		Change, %
EPRA code	Unit		2020	2019	2018	2017	2020	2019	
Fuels-Abs	MWh	Purchased by landlord	985	4,072	6,800	6,241	939	3,813	-75
Fuels-Lfl		<i>of which, metered to tenant</i>	659	916	885	N/D	613	658	-7
		Purchased by tenant	70	155	345	301	11	51	-79
		Total fuel use	1,055	4,228	7,145	6,542	950	3864	-75
%		<i>Proportion renewable</i>	-	-	-	-	-	-	
kWh/m		Intensity	10	31	46	57	9	32	-72
m ²		LOA (average)	108,222	137,496	154,725	115,458	105,539	120,525	
%		Proportion of total LOA (31 Dec)	6	7	9	7	5	7	

The table shows fuel consumption at Catena's properties. The figures are normal-year-adjusted in accordance with SMHI's degree days. There was a major reduction in 2020 due to a property switching to district heating in August 2019 and another being demolished in January 2020. Areas and thus intensity for 2017 and 2019 have been corrected compared with the 2019 Annual Report in which the average LOA value had been calculated incorrectly.

Total energy use

EPRA-code	Unit		Total				Comparable portfolios		Change, %
			2020	2019	2018	2017	2020	2019	
Energy-Int	MWh	Purchased/generated by landlord	86,258	93,383	93,543	73,920	75,508	80,224	-6
		<i>of which, metered to tenant</i>	<i>46,193</i>	<i>46,214</i>	<i>44,119</i>	<i>N/D</i>	<i>42,727</i>	<i>42,752</i>	<i>0</i>
		Purchased/generated by tenant	89,836	90,523	89,289	82,928	83,491	85,540	-2
		Total energy use	176,094	183,906	182,833	156,848	158,999	165,764	-4
	kWh/m	Intensity	107	114	121	122	51	54	-6
	m ²	LOA (average)	1,653,460	1,618,870	1,505,297	1,281,546	1,485,529	1,485,529	
	%	Proportion of total LOA (31 Dec)	85	88	84	77	76	81	

The table shows the energy intensity in Catena's properties. Change between distribution of tenant and landlord for 2019 compared with the previous Annual Report due to a revision in the distribution of district heating. See also explanation under the table for district heating.

Greenhouse gas emissions

EPRA-code	Unit	Scope	Emission source	Total			Change 2020-2018, %
				2020	2019	2018	
GHG-Dir-Abs GHG-Indir-Abs GHG-Int	tonnes CO ₂ e	Scope 1	Natural gas	67	637	1,195	-94
			Refrigerant leakage	317	317	257	23
			Company car	32	100	54	-41
		Scope 2	Electricity (market-based)	0	0	0	0
			Electricity (location-based)	716	919	895	-20
			District heating	1,201	1,199	1,163	3
			Total, Scope 1+2 (market-based)	1,617	2,254	2,670	-39
		Total Scope 1+2 (location-based)	2,333	3,172	3,564	-35	
		Scope 3	Electricity (market-based)	5,161	4,617	3,962	30
			Electricity (location-based)	4,432	4,257	4,153	7
District heating	1,922		2,330	2,191	-12		
Natural gas and oil	150		221	257	-42		
Business travel	5		27	46	-89		
Commuting	50		40	42	19		
Total Scope 1+2+3 (market-based)	8,905	9,488	9,168	-3			
Total Scope 1+2+3 (location-based)	8,892	10,046	10,253	-13			
	kg CO ₂ e/m ²	GHG intensity (Scope 1+2, market-based)	0.98	1.96	2.37	-59	
	kg CO ₂ e/m ²	GHG intensity (Scope 1+2+3, market-based)	5.39	6.21	6.81	-21	
	m ²	LOA (average)	1,653,460	1,618,870	1,505,297		
	%	Share of total LOA (31 Dec)	85	88	84		

The table shows direct and indirect greenhouse gas emissions and their intensity. Strong reduction of Scope 1 due to a property being reconnected from natural gas to district heating in August 2019. Adjustments in emissions for 2018 and 2019 have been made compared with figures presented in the 2019 Annual Report due to improved and more specific information on electricity agreements that have been obtained. A more detailed explanation can be found on page 83.

Water consumption

EPRA-code	Unit		Total			Comparable portfolios		Change, %
			2020	2019	2018	2020	2019	
Water-Abs Water-LfL Water-int	m ³	Purchased by landlord	119,271	136,526	123,308	89,346	99,548	-10
		Purchased by tenant	104,221	103,961	92,099	102,062	103,285	-1
		Total water use	223,492	240,487	215,407	191,408	202,833	-6
	l/m ²	Intensity	141	152	153	152	161	-6
	m ²	LOA (average)	1,581,180	1,586,399	1,409,796	1,256,883	1,256,883	
	%	Share of total LOA (31 Dec)	81	86	79	65	68	

The table shows water consumption at Catena's properties.

Waste			Total		Comparable portfolios		
EPRA-code	Unit		2020	2019	2020	2019	Change, %
Waste-Abs	tonnes	Hazardous waste	41	14	36	4	817
Waste-LfL	tonnes	<i>of which to other/ unknown treatment method</i>	41	14	36	4	
	%		100	100	100	100	
	tonnes	Non-hazardous	565	248	244.9	195.1	26
	tonnes	<i>of which, for incineration</i>	147	17	61	17	259
	%		26	7	25	9	
	tonnes	<i>of which, for recycling</i>	126	151	86	102	-16
	%		22	61	35	52	
	tonnes	<i>of which, for landfill</i>	20	25	15	25	-39
	%		4	10	6	13	
	tonnes	<i>of which, for composting</i>	16	5	1	1	-34
	%		3	2	0	0	
	tonnes	<i>of which to other/ unknown treatment method</i>	255	50	82	50	63
	%		45	20	34	26	
	tonnes	Total waste	606	262	281	199	41
		LOA (average)	652,742	564,888	483,016	483,016	
		Share of total LOA (31 Dec)	34	31	25	26	

The table shows waste quantities at Catena's properties where Catena engages waste-treatment companies and where the contracted waste-treatment companies are able to deliver treated weight quantities to Catena. The data is limited due to few waste-treatment companies having statistics available. There was a major increase between 2019 and 2020 due to more waste companies having statistics available during 2020 and because Catena is now reporting statistics on additional properties.

Catena's headquarters			2020	2019	2018	Change 2020-2019, %
EPRA code	Unit					
Elec-Abs, Lfl	MWh	Total electricity use	15.3	22.8	33.85	-33
DH&C-Abs, Lfl		Total district heating use	38.7	16.2	N/A	-
Fuel-Abs, Lfl		Total fuel use	-	48.4	N/A	-
Energy-Int	kWh/m ²	Intensity	83.7	135.6	52.48	-38
GHG-Dir-Abs	tonnes CO ₂	Scope 1	-	8.6	N/A	-100
GHG-Indir-Abs		Scope 2	3.3	0.7	N/A	377
GHG-Int	kg CO ₂ e/m ²	Intensity	5.2	14.4	N/A	-64
Water-Abs, Lfl	m ³	Total water use	135.0	187.0	213.00	-28
Water-Int	l/m ²	Intensity	209.3	289.9	330.23	-28
Waste- ABS, Lfl	tonnes	Total (non-hazardous, for recycling and incineration)	0.18	0.49	0.34	-63
	m ²	LOA	645	645	645	

The table shows environmental indicators at Catena's head office. All values are estimated.

Environmental certification			2020	2019	2018
EPRA-code	Unit	Environmental certification system and level			
Cert-Tot	m ²		149,562	149,562	126,675
	% of total area	Certified in accordance with "Greenbuilding"	8	8	7
	m ²		120,500	0	0
	% of total area	Certified in accordance with "Miljöbyggnad Silver"	6	0	0
	m ²		270,062	149,562	126,675
	% of total area	Total certified	14	8	7
		Number of buildings	13	7	6

The table shows the number of buildings that are environmentally certified, as well as the certified area.

Social indicators

Social sustainability at Catena's properties						
EPRA-code	Indicator	2020	2019	2018		
H&S-Asset	Proportion of properties where health and safety assessment has been performed, %	100	100	100		
H&S-Comp	Occasions when health and safety deficiencies have been observed at Catena properties	0	0	0		
Comty-Eng	Proportion of properties where community projects have been implemented, %	0	0	0		

Employee turnover and retention							
EPRA-code	Indicator	2020		2019		2018	
		Number	Of which women	Number	Of which women	Number	Of which women
Emp. Turnover	New employees	8	4	6	5	6	1
	Share of total number of employees at year-end, %	17		14		15	
	Employees who left	5	1	4	1	4	0
	Share of total number of employees at year-end, %	11		9		10	

Labour force						
Indicator	2020		2019		2018	
	Number	Of whom, women	Number	Of whom, women	Number	Of whom, women
Total number of employees (count)						
No. of employees	46	17	43	14	41	10
Employees on permanent contracts	46	17	42	13	41	10
<i>Of which, full time</i>	46	17	42	13	41	10
Of whom, part-time	0	0	0	0	0	0
Employees on temporary contracts	0	0	1	1	0	0

The table shows the total number of employees and the number of women at Catena, divided into different types of employment. During the year, Catena did not make use of any contracted temporary personnel, nor were there any seasonal variations in the number of employees. All data is obtained from HR administration.

Employee gender diversity							
EPRA-code	Indicator	2020		2019		2018	
		Number	Proportion women	Number	Proportion women	Number	Proportion women
Diversity Emp	Board of Directors	7	3	7	3	7	3
	Under 30 years	0	0	0	0	0	0
	30-50 years	1	1	2	2	2	2
	Over 50 years	6	2	5	1	5	1
Management	Management	3	1	7	1	7	1
	Under 30 years	0	0	0	0	0	0
	30-50 years	1	0	3	1	3	1
	Over 50 years	2	1	4	0	4	0
Other Employees	Other Employees	43	16	36	13	34	9
	Under 30 years	4	4	4	4	2	1
	30-50 years	22	8	19	6	20	6
	Over 50 years	17	4	13	3	12	2

The table shows the composition of the Company by gender and age category.

GRI

The GRI (Global Reporting Initiative) helps companies around the world understand and communicate their impacts on critical sustainability issues, such as climate change, human rights, governance and social well-being. Catena's Sustainability Report for 2020 adheres to the GRI standards, Core level. The GRI reporting is based on the areas that have been identified as important to the Company by means of stakeholder dialogues and external monitoring.

GRI index

The following table lists references to the GRI disclosures and indicators reported by Catena within the Company's reporting.

GENERAL STANDARD DISCLOSURES

GRI Standards	Description	Page reference/ Comment
ORGANISATIONAL PROFILE (2016)		
102-1	Name of the organisation	2
102-2	Key brands, products and services	4-5
102-3	The organisation's headquarters	2
102-4	Countries with operations	4, 75, 98
102-5	Ownership structure and corporate format	52-53
102-6	Markets	40-42, 14
102-7	Size of the organisation	5-7, 42-45, 49-51, 80
102-8	Labour force	80
102-9	Supply chain	64
102-10	Significant changes in the organisation and its supply chain	7, 46-47
102-11	Application of the precautionary principle	64
102-12	External initiatives	57
102-13	Membership	57
STRATEGY AND ANALYSIS (2016)		
102-14	Statement by senior decision maker	10-11
ETHICS AND INTEGRITY (2016)		
102-16	Values, principles, standards and codes of conduct	32-33
GOVERNANCE (2016)		
102-18	Governance structure	71, 127-141
STAKEHOLDER COMMITMENT (2016)		
102-40	Stakeholder groups	72-73
102-41	Proportion of labour force covered by collective agreements	68
102-42	Identification and selection of stakeholder groups	72-73
102-43	Approach to communication with stakeholders	72-73
102-44	Issues raised by stakeholders and the handling of these	72-73
ACCOUNTING PROFILE (2016)		
102-45	Entities included in the report	71
102-46	Process for defining the contents of the report	72-73
102-47	Identified material areas	72-73
102-48	Revised information	75, 77, 83
102-49	Significant changes	72-73
102-50	Reporting period	71, 75
102-51	Date of latest report	March 30, 2020
102-52	Reporting cycle	Annually
102-53	Contact details for questions regarding the report and its contents	84
102-54	Statement that the report complies with the GRI Standards	71
102-55	GRI index	81-82
102-56	External assurance	85

SUBSTANCE-SPECIFIC DISCLOSURES

GRI Standards	Description	Page reference/ Comment
GRI 201: ECONOMIC PERFORMANCE (2016)		
103-1, 103-2, 103-3	Governance	12-15, 20-21, 71
201-1	Generated and distributed financial value	59
GRI 203: INDIRECT FINANCIAL IMPACT (2016)		
103-1, 103-2, 103-3	Governance	12-15, 59, 71
203-2	Significant indirect financial impact	58-59
GRI 205: ANTI-CORRUPTION (2016)		
103-1, 103-2, 103-3	Governance	69-70
205-3	Number of corruption cases	No cases, see also pages 69-70
GRI 302: ENERGY (2016)		
103-1, 103-2, 103-3	Governance	61-64, 70-71
302-1	The organisation's energy consumption	75, 77-78
CRE1	Energy intensity in buildings	75, 78
GRI 305: EMISSIONS (2016)		
103-1, 103-2, 103-3	Governance	61-64, 70-71
305-1	Direct GHG emissions (Scope 1)	62, 75, 78, 83
305-2	Indirect GHG emissions (Scope 2)	62, 75, 78, 83
305-3	Other indirect GHG emissions (Scope 3)	62, 75, 78, 83
GRI 401: EMPLOYMENT AND WORKING CONDITIONS (2016)		
103-1, 103-2, 103-3	Governance	67-70
401-1	Personnel turnover	80, region or age distribution not reported due to the low number of individuals
GRI 403: OCCUPATIONAL HEALTH AND SAFETY (2018)		
103-1, 103-2, 103-3	Governance	67-70
403-1 – 403-7	Governance	67-69, 83-84, 128
403-9	Work-related injuries	68-69, 128
GRI 404: EDUCATION (2016)		
103-1, 103-2, 103-3	Governance	67-70
404-1	Training for employees	69
404-3	Development interviews	68
GRI 405: DIVERSITY AND EQUAL OPPORTUNITIES (2016)		
103-1, 103-2, 103-3	Governance	67-70
405-1	Composition of the Company	80
GRI 406: NON-DISCRIMINATION (2016)		
103-1, 103-2, 103-3	Governance	67-70
406-1	Number of cases of discrimination	No cases
CRE: PRODUCT RESPONSIBILITY (2016)		
103-1, 103-2, 103-3	Governance	61-63, 71
CRE8	Sustainability certifications for new construction, remodelling and extensions	63, 79

Boundaries

All of the sustainability aspects Catena has deemed to be significant in various ways have an impact on the Company's operations and employees. Catena strives for comparability in historical data. Some of Catena's sustainability aspects may also have an impact outside the Company's legal framework, such as at customers and suppliers. In those cases, impact and delimitations of Catena's responsibilities are described in connection with the reporting of governance and indicators.

Background data and complementary indicators

In this section, Catena presents the methods, assumptions and conversion factors used to prepare the Company's EPRA key performance indicators and GRI indicators. Supplemental information is also presented.

Supplier evaluation

The Company is evaluating appropriate indicators to measure and follow up suppliers' performance in a relevant and cost-effective manner. Catena currently measures none of the GRI indicators for the disclosure of supplier evaluation of the environmental impact, despite this having been identified as material. In 2020, Catena continued working on updating its supplier assessment, see more on page 64.

Energy use and greenhouse gas emissions

Catena reports energy use for 85 percent of the total lettable area – the remaining 15 percent is not included in the figures because Catena lacks access to tenants' meter readings.

To ease understanding, Catena presents all energy consumption in MWh or kWh. To convert energy consumption from MWh to GJ, use the conversion factor 3.6. Catena measures and monitors greenhouse gas emissions annually in accordance with the Greenhouse Gas Protocol (GHG Protocol). Catena has measured and reported greenhouse gas emissions divided into Scope 1 and 2 and parts of Scope 3 since 2018. 2018 thus represents Catena's base year for the calculations and the Company's target follow-up. Adjustments of greenhouse gas emissions for 2018 and 2019 have been made due to the following: the calculations are more complete (emissions from refrigerant leakage have been added, for example), improved accuracy in how energy consumption is distributed between different scopes based on the cases where it has been passed on to tenants based

on actual consumption and improved information on which electricity contracts apply to each property, both in Sweden and Denmark, which has made it possible to update emission factors, making them more specific. Information on usage and conversion factors is obtained from sources in accordance with the table on page 62.

The conversion factors are reviewed and updated once a year in connection with the preparation of the Sustainability Report.

As far as possible, Catena uses conversion factors that include all relevant greenhouse gases, that is CO₂, CH₄, N₂O, HFCs, PFCs, SF₆ and NF₃. The Company does not perform its own conversions from other greenhouse gases to CO₂e and therefore has no overall value for Global Warming Potential (GWP). Combustion of renewable fuels, just like fossil fuels, gives rise to greenhouse gas emissions. The conversion factors relating to the use of renewable fuels consist of the part of the fuel that is fossil, for example, the approximately 15 percent of E85 fuel that consists of petroleum. Catena does not report renewable fuels as they represent a very small share of Catena's emissions and are therefore considered irrelevant.

Governance, health and safety

Catena's management system for health and safety applies to all employees and is based on identified risks and overarching legal requirements. Health and safety issues are dealt with on an ongoing basis at management meetings, personnel conferences and through contact with the occupational health service. Although the management team is responsible for the annual follow-up of work environment matters, all employees are able to submit cases or, if they so wish, to participate in management meetings when specific agenda items are addressed. Information regarding Catena's policies and manuals is available to all employees via Catena's internal IT platform. The Work Environment Policy contains instructions and forms for the reporting of incidents and accidents and for how these are to be investigated. From time to time, an appointed group shall ensure that no employees are subject to reprisals. There is a total ban on reprisals against anyone who raises deviations in the workplace. Incidents are followed up by the management team and a health and safety officer if one has been appointed. The position of health and safety officer is currently vacant and all incidents must therefore be reported to the CEO.

An annual review of the work environment is conducted in the form of safety rounds at each department and regional office. Catena also conducts an annual risk assessment, with action plans and follow-up of the systematic work environment efforts being prepared. Based on annual checks, assessments are made regarding what needs to be changed in the work environment.

Occupational health

Catena has signed an agreement on occupational health-care for all locations where Catena's employees are posted. Health checks and specific interviews on preventive measures are conducted with all employees every two years to identify, minimise and eliminate health risks. The health checks are performed by an external and independent occupational health care provider.

Employees may also contact the occupational health service directly when the need arises. This should first be approved by the manager responsible or HR.

Catena offers all employees an annual wellness subsidy. Involvement in various events is encouraged as employees can participate in various health runs and other events together. All employees also have the opportunity to take out private health insurance, a benefit that is voluntary for the employee and taxable.



Contacts Tove Palm, Sustainability Manager
tove.palm@catenafastigheter.se



Contacts Anna Wallander,
Head of Environment and Certification
anna.wallander@catenafastigheter.se



Contacts Malin Nissen, HR Manager
malin.nissen@catenafastigheter.se



Nattskiftet 11, Stockholm.

Auditor's review report on the sustainability reporting and opinion on the Statutory Sustainability Report

To the Annual General Meeting of Catena AB (publ),
Corporate Registration Number: 556294-1715

Introduction

We have been assigned by the management of Catena AB (publ) ("Catena") to review the 2020 Sustainability Report. Our review covers the Sustainability Report on pages 56-84 of the Annual Report, which also constitutes the Statutory Sustainability Report.

Responsibility of the Board of Directors and management for the Sustainability Report

The Board of Directors and Company management are responsible for preparing the Sustainability Report including the Statutory Sustainability Report in accordance with applicable criteria and the Annual Accounts Act. The criteria are stated on page 71 of the Annual Report and consist of the parts of the GRI Standards that are applicable to the Sustainability Report, as well as the Company's own reporting and calculation principles. This responsibility also includes the internal control deemed necessary to prepare a sustainability report free of material errors, whether due to irregularities or mistakes.

Auditors' responsibility

Our responsibility is to express a conclusion on the Sustainability Report based on our review and to submit an opinion regarding the Statutory Sustainability Report. Our assignment is limited to the historical information presented and thus does not include future-oriented data.

We conducted our review in accordance with ISAE 3000 Certification assignments other than audits and reviews of historical financial information. A review consists of making inquiries, primarily of persons responsible for the preparation of the Sustainability Report, and applying analytical review and undertaking other review procedures. We conducted our review of the Statutory Sustainability Report in accordance with FAR's recommendation RevR 12 Auditor's opinion on the Statutory Sustainability Report. A summary review and a review in accordance with RevR 12 has a different focus and is substantially less in scope than the focus and scope of an audit in accordance

with the International Standards on Auditing and generally accepted auditing standards in Sweden.

The auditing firm applies ISQC 1 (International Standard on Quality Control) and thus has a comprehensive quality control system that includes documented guidelines and procedures regarding compliance with professional ethical requirements, standards of professional practice and applicable requirements in laws and regulations. We are independent in relation to Catena in accordance with generally accepted auditing standards in Sweden and have otherwise fulfilled our professional ethics responsibility in accordance with these requirements.

The procedures performed in a review do not enable us to obtain a level of assurance such that we would become aware of all significant matters that might be identified in an audit. The conclusion based on a review does not give the same level of assurance as a conclusion expressed based on an audit.

Our review is based on the criteria selected by the Board of Directors and Company management, as defined above. We believe these criteria are appropriate for the preparation of the Sustainability Report.

We believe that the evidence we obtained during our review is sufficient and appropriate for the purpose of providing a basis for our statement below.

Opinion

Based on our review, nothing has come to our attention that causes us to believe that the Sustainability Report has not, in all material respects, been prepared in accordance with the above-stated criteria selected by the Board of Directors and Company management.

A statutory Sustainability Report has been prepared.

Malmö, 24 March 2021
PricewaterhouseCoopers AB

Mats Åkerlund
Authorized Public
Accountant

Frida Sidnäs
Sustainability Specialist,
member of FAR