

# Year-end report January - December 2023: Favourable conditions for continued growth

**With strong earnings and a stable balance sheet, Catena's prospects for further developing its already strong position are optimal.**

- Rental income rose by 17 percent to SEK 1,808 million (1,544).
- The net operating surplus increased by 19 percent to SEK 1,447 million (1,220).
- Profit from property management rose by 16 percent to SEK 1,107 million (954).
- Profit from property management per share rose by 4 percent to SEK 22.15 (21.35).
- The change in value of properties amounted to SEK 524 million (865).
- Profit for the year decreased to SEK 986 million (1,996), corresponding to earnings per share of SEK 19.74 (44.68).
- The long-term net asset value EPRA NRV per share rose to SEK 392.17 (371.39).
- 39 percent of lettable area is environmentally certified, corresponding to 883,000 m<sup>2</sup>.
- The Board of Directors proposes that a dividend of SEK 8.50 (8.26) per share, corresponding to an increase of 3 percent, be paid out on two occasions, with SEK 4.25 per share being paid on each occasion.

Catena's CEO Jörgen Eriksson comments on the year-end report:

"Catena's operations are undergoing rapid development. Our profit for the year is confirmation that our offering and approach are compatible with society's needs, as well as the requirements on logistics properties of the future. We believe in our concept and our stakeholders do so as well."

"Building high-quality logistics properties in prime locations is always a priority for us, and we work hard to maintain our momentum, while creating conditions conducive to new business and new builds moving forward."

At 9.30 a.m. on February 22, the webcast will commence for the year-end report for January - December 2023. Follow the webcast via this link: <https://financialhearings.com/event/46652>

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## About Catena

Catena is a listed property company that sustainably and through collaboration develops and durably manages efficient logistics facilities. Its strategically located properties supply the Scandinavian metropolitan areas and are adapted for both current and future goods flows. The overarching objective is to generate strong cash flow from operating activities to enable sustainable growth and stable returns. As of 31 December 2023, the properties had a total value of SEK 30 872 million. Catena's shares are traded on NASDAQ Stockholm, Large Cap.

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