

KPIs for new operating segments

Pro forma 2020-2022

2020					
	Sweden South	Sweden West	Sweden East	Denmark	Catena total
Rental income, SEK million	377	277	552	58	1,264
Net operating surplus, SEK million	285	221	462	36	1,004
Surplus ratio (%)	75.6	79.8	83.7	62.1	79.4
No. of properties	36	29	44	4	113
Property value, SEK million	6,463	3,719	7,759	671	18,612
Lettable space thousand m2	653	460	777	58	1,948
Rental value, SEK million	448	306	576	59	1,389
Economic occupancy rate (%)	96.2	97.2	95.2	100.0	96.2

2021					
	Sweden South	Sweden West	Sweden East	Denmark	Catena total
Rental income, SEK million	444	292	551	100	1,387
Net operating surplus, SEK million	338	231	457	69	1,095
Surplus ratio (%)	76.2	79.1	82.9	69.0	78.9
No. of properties	38	33	46	9	126
Property value, SEK million	7,782	4,698	9,331	1,589	23,400
Lettable space thousand m2	669	531	794	132	2,126
Rental value, SEK million	469	344	603	105	1,521
Economic occupancy rate (%)	96.3	95.2	92.4	100.0	94.7

2022					
	Sweden South	Sweden West	Sweden East	Denmark	Catena total
Rental income, SEK million	466	339	611	128	1,544
Net operating surplus, SEK million	355	278	503	84	1,220
Surplus ratio (%)	76.2	82.0	82.3	65.6	79.0
No. of properties	37	32	46	10	125
Property value, SEK million	8,149	6,082	10,906	2,082	27,219
Lettable space thousand m2	685	503	833	164	2,185
Rental value, SEK million	499	352	656	138	1,645
Economic occupancy rate (%)	96.9	98.7	95.9	100.0	97.2

KPIs for new operating segments

Pro forma 2023 Q1-Q4

Q1 January - March 2023					
	Sweden South	Sweden West	Sweden East	Denmark	Catena total
Rental income, SEK million	134	95	176	41	446
Net operating surplus, SEK million	102	82	143	32	359
Surplus ratio (%)	76.1	86.3	81.3	78.0	80.5
No. of properties	37	33	47	11	128
Property value, SEK million	8,086	6,455	10,850	2,548	27,939
Lettable space thousand m2	685	519	840	196	2 240
Rental value, SEK million	545	407	726	168	1,846
Economic occupancy rate (%)	97.4	98.6	96.2	100.0	97.5

Q2 January - June 2023					
	Sweden South	Sweden West	Sweden East	Denmark	Catena total
Rental income, SEK million	270	192	347	83	892
Net operating surplus, SEK million	205	166	287	65	723
Surplus ratio (%)	75.9	86.5	82.7	78.3	81.1
No. of properties	37	34	47	11	129
Property value, SEK million	8,216	6,867	11,092	2,631	28,806
Lettable space thousand m2	685	530	844	196	2,255
Rental value, SEK million	546	413	732	172	1,863
Economic occupancy rate (%)	96.6	97.6	95.5	100.0	96.7

Q3 January - September 2023					
	Sweden South	Sweden West	Sweden East	Denmark	Catena total
Rental income, SEK million	401	293	522	127	1,343
Net operating surplus, SEK million	302	250	438	98	1,088
Surplus ratio (%)	75.3	85.3	83.9	77.2	81.0
No. of properties	37	35	48	11	131
Property value, SEK million	8,343	7,156	11,177	2,596	29,272
Lettable space thousand m2	693	536	852	196	2,277
Rental value, SEK million	554	421	741	168	1,884
Economic occupancy rate (%)	96.7	97.5	94.7	100.0	96.4

Q4 January - December 2023					
	Sweden South	Sweden West	Sweden East	Denmark	Catena total
Rental income, SEK million	539	393	705	171	1,808
Net operating surplus, SEK million	404	332	579	132	1,447
Surplus ratio (%)	75.0	84.5	82.1	77.2	80.0
No. of properties	38	35	48	11	132
Property value, SEK million	9,017	7,434	12,036	2,385	30,872
Lettable space thousand m2	694	536	852	196	2,278
Rental value, SEK million	556	424	757	160	1,897
Economic occupancy rate (%)	96.9	97.4	96.3	94.4	96.6