

A blurred background image showing a city skyline at sunset or sunrise, with a building's lights glowing and a person's silhouette visible on the right.

Your
sustainable
investment
partner

Catella Group Overview

May 2025

Your **sustainable** investment partner – together building the link between **property** and **capital**

Integrated platform

1

A vertically integrated pan-European platform – all the advantages of partnering with occupier-knowledgeable local operating companies with the fiduciary service of an institutional quality investment manager

One-stop ESG Shop

2

A One-stop Shop for sustainable investment in European real estate – Catella approaches sustainability as an opportunity not a compliance process with local knowledge of tenant requirements

Custom-made offerings

3

Custom-made indirect offerings – Funds (open-end and closed-end), Separately Managed Accounts, Joint Ventures, Co-investments, Platform Partnerships, and Asset Management agreements

Established track record

4

An established track record across risk profiles since 2007

Co-investment partner

5

A co-investment partner for opportunistic strategies through Catella Principal Investments



Winning Together



Entrepreneurial Spirit



Value Creation



Empowerment



Future-Focused

Leading European real estate investment group

Catella Group

INVESTMENT MANAGEMENT

Regulated fund products,
custom made indirect
products and regional
asset management
services

PRINCIPAL INVESTMENTS

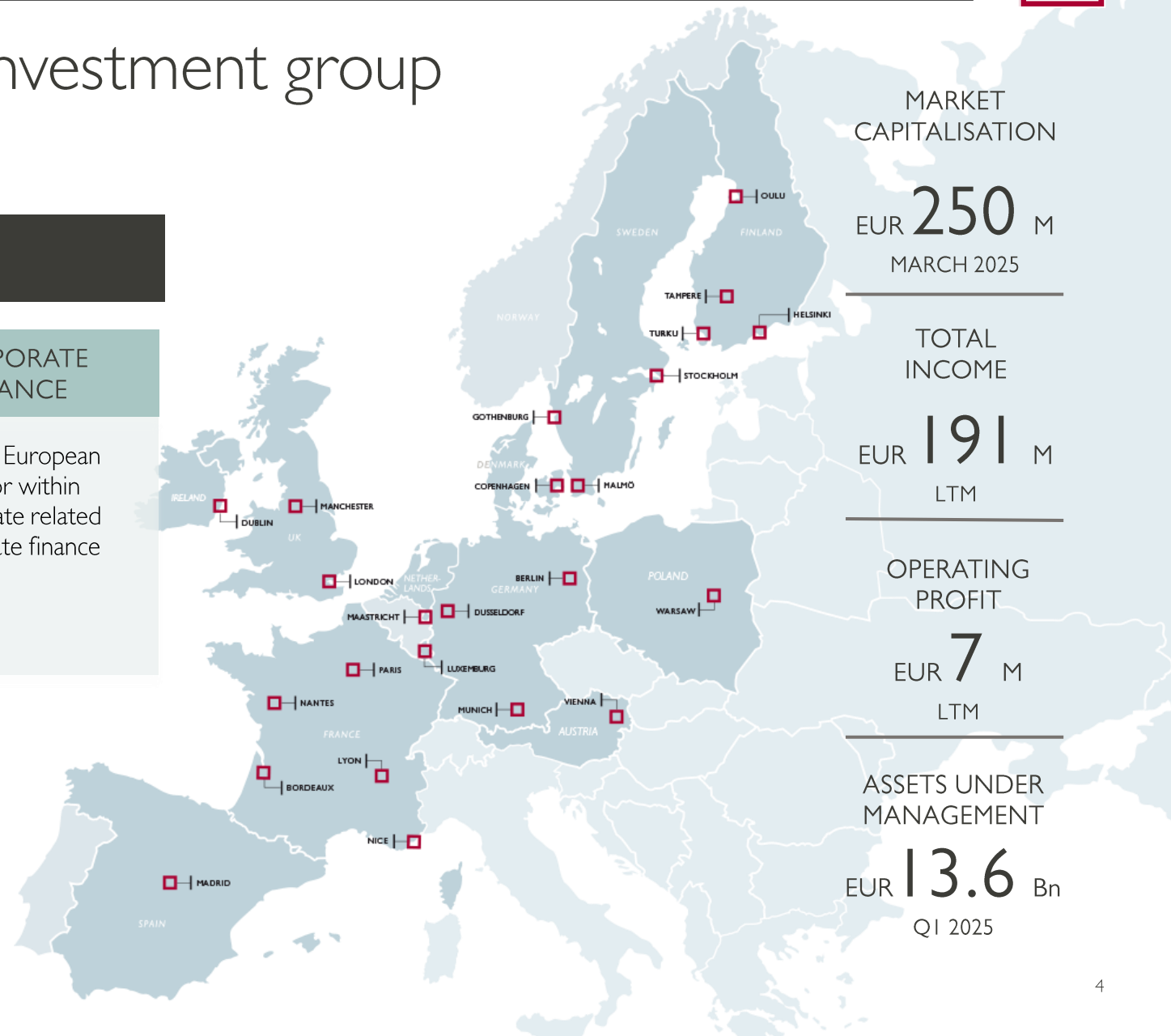
Direct investments and
co-investments with
partners in real estate
projects. Project
Management of real
estate development

CORPORATE FINANCE

Leading European
advisor within
real estate related
corporate finance

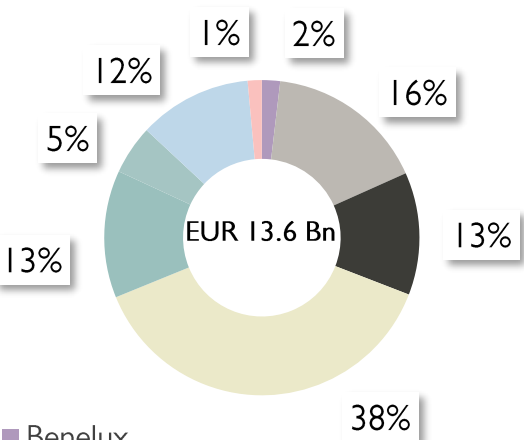
- ❑ Founded in 1987
- ❑ Headquartered in Stockholm
- ❑ 25 offices across 12 countries
- ❑ 500 employees
- ❑ Listed at Stockholm Stock Exchange, Nasdaq, OMX, midcap.

Source: Catella Group, Q1 2025



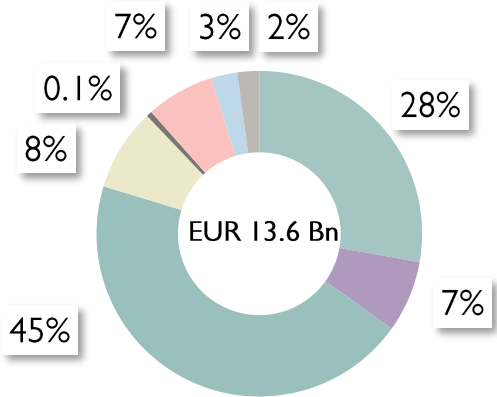


AUM by Country



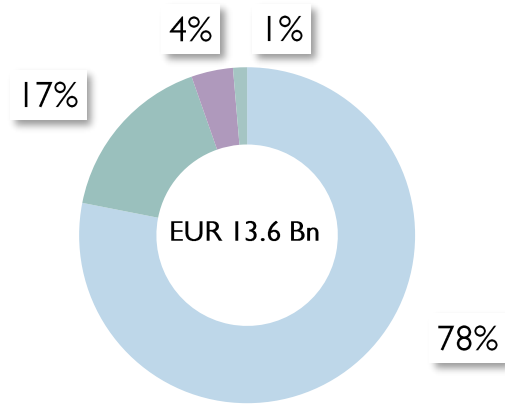
- Benelux
- Nordics
- France
- Germany/Austria
- Netherlands
- Spain
- UK/Ireland
- Other

AUM by Sector



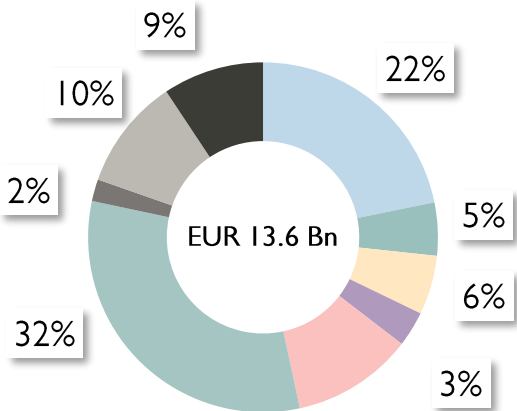
- Office & Business Park
- Retail
- Residential
- Student Housing
- Hotel
- Industrial/Logistics
- Parking
- Other

AUM by Risk Profile



- Core
- Core+
- Value-add
- Opportunistic

AUM by Investor Type



- Pension Funds
- Insurance Companies
- Sovereign Wealth
- Charities, Foundations
- Property Funds
- Investment Banks
- Private Equity
- Funds-of-funds
- Other

Source: Catella Group, Q1 2025

Pan-European reach across the Group

INVESTMENT MANAGEMENT

Regulated fund products, custom made indirect products and regional asset management services

Property Funds and Asset Management	
Austria	Denmark
Finland	France
Germany	Ireland
Luxembourg	Netherlands
Poland	Spain
Sweden	UK

PRINCIPAL INVESTMENTS

Direct investments and co-investments with partners in real estate projects. Project Management of Real Estate development.

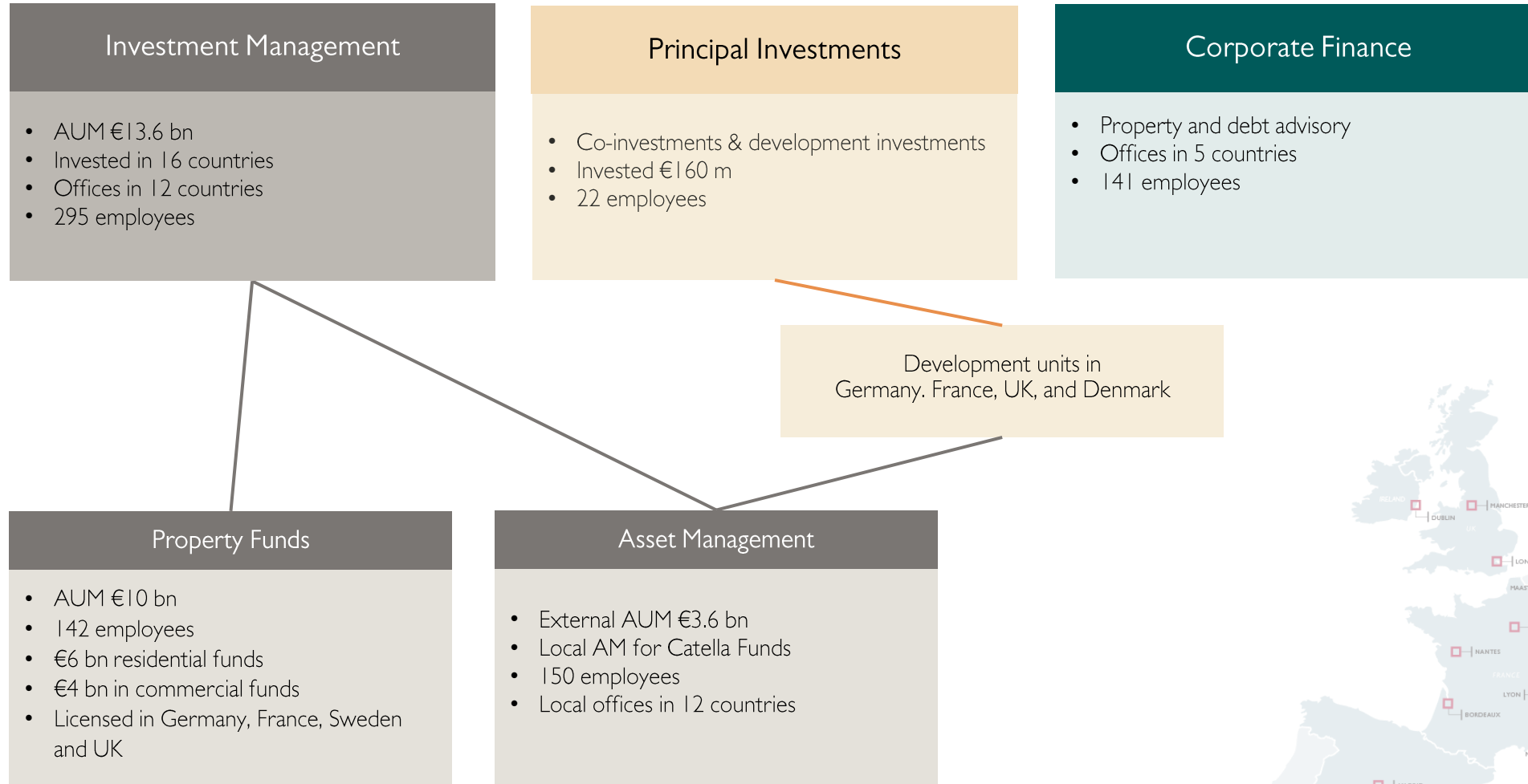
Principal Investments	
Partnership Investment	Co-Investments
Direct Investments	
Project Management	
Denmark	Germany
France	UK

CORPORATE FINANCE

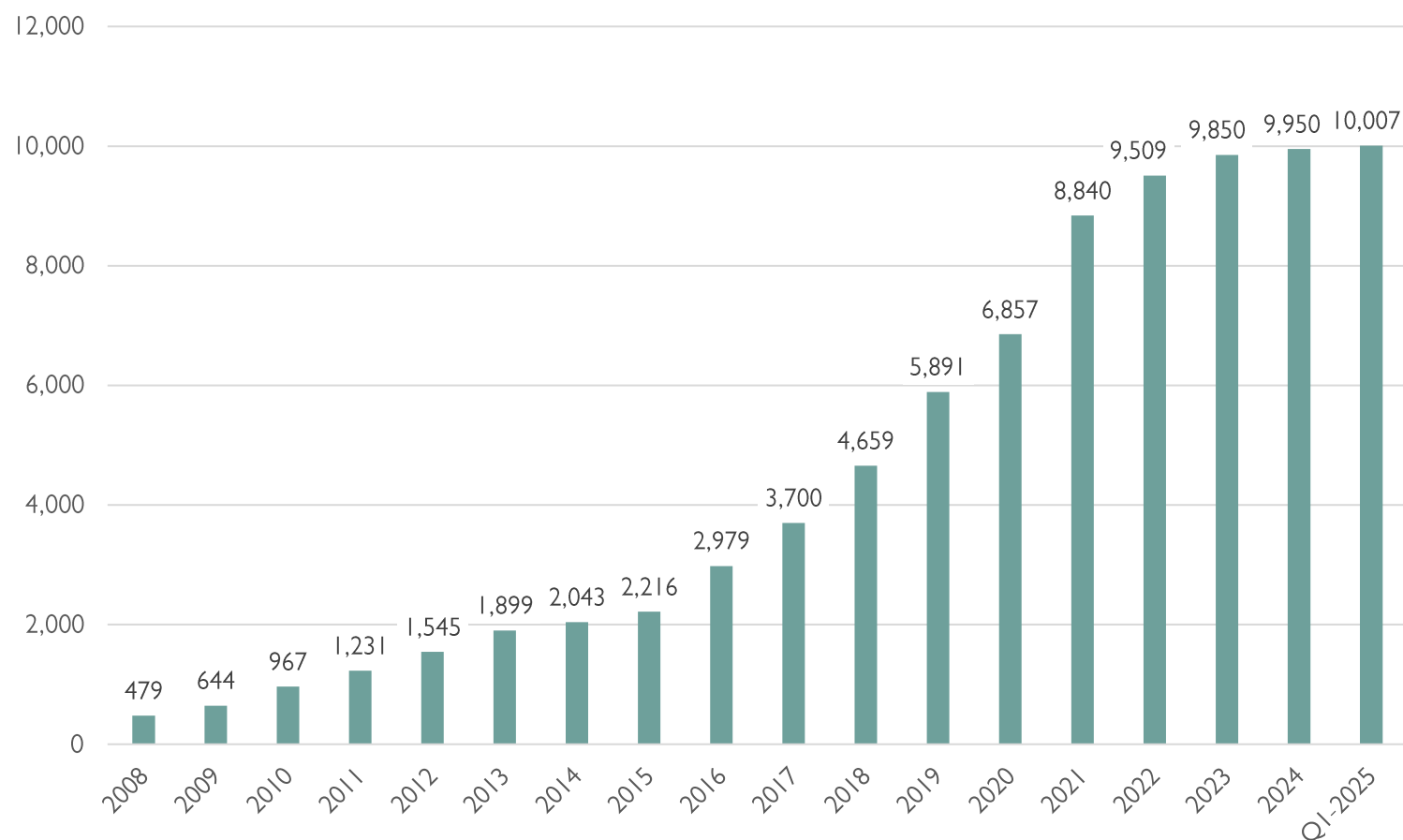
Leading European advisor within Real Estate related Corporate Finance

Denmark
Finland
Spain
France
Sweden





AUM in Catella Funds (€m)



Source: Catella Group, Q1 2025

Fund Management

Total AUM €10 bn
Licensed in Germany, France, UK and Sweden

European residential competence center in Berlin managing 10 funds

- 3 general residential funds
- 2 student housing funds
- 1 fund for modern living assets
- 1 fund for energy positive residential assets in France
- 3 single investor vehicles
- Open and closed-end funds
- German and Luxembourg structures

European commercial competence center in Munich managing 14 funds

- 10 funds with various European and German strategies
- 1 European parking property fund
- 1 logistic fund
- 2 Dutch residential funds
- Open and closed-end funds
- German structures

French funds

- 1 European SCPI fund
- 4 France-focused funds

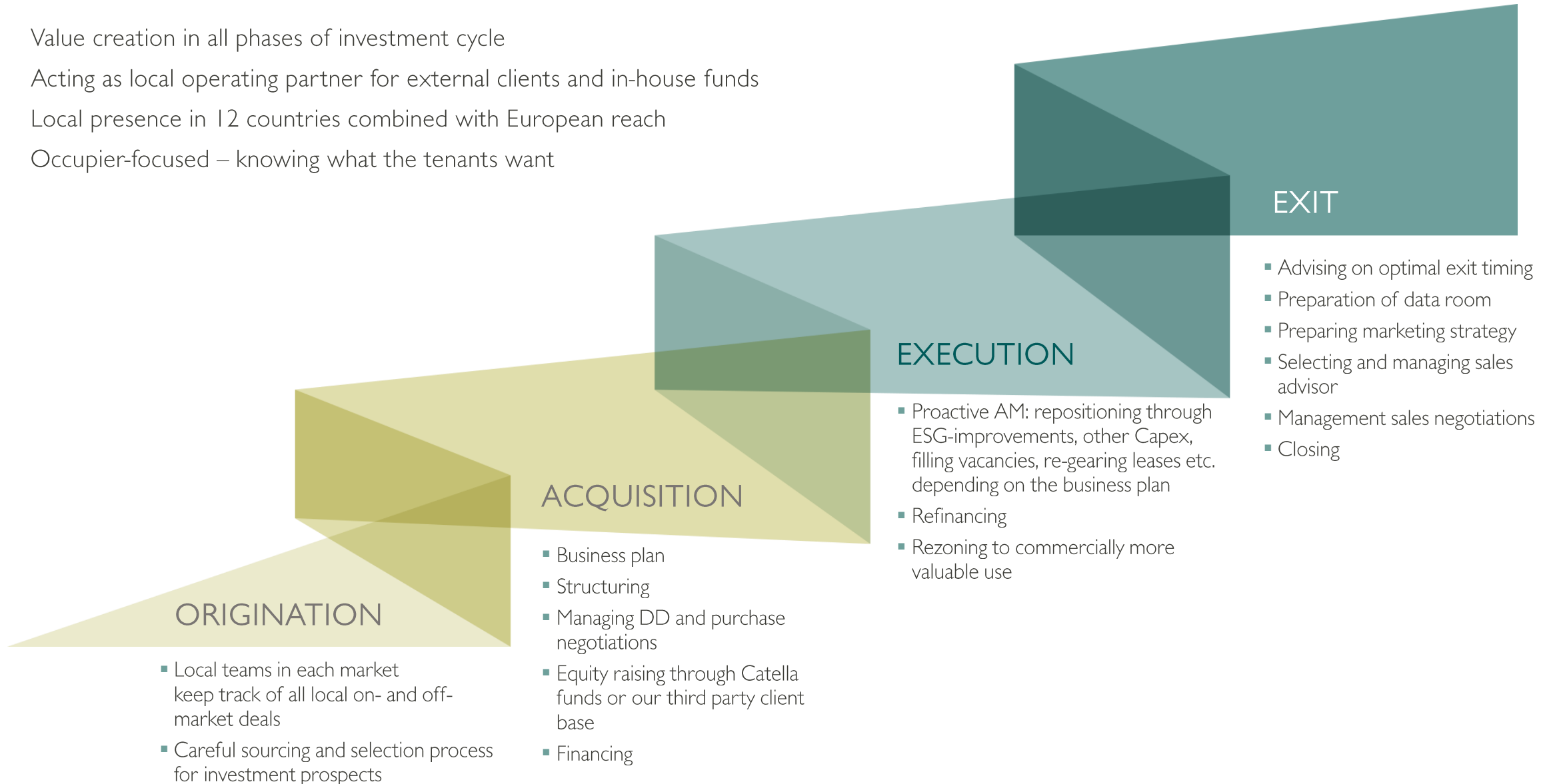
Other property equity strategies

- UK club fund for regional offices with institutional investors
- Finnish high-yielding program fund with HNWI clients
- Danish and Finnish logistic aggregation strategies

Research-based funds investing in listed markets

- 2 funds for Swedish market
- 1 fund for UK market

- Value creation in all phases of investment cycle
- Acting as local operating partner for external clients and in-house funds
- Local presence in 12 countries combined with European reach
- Occupier-focused – knowing what the tenants want



Catella's long-term vision is to be “the sustainable link between property and capital,” built on the foundation of three ESG pillars:

Evolve our products for a better environment

At Catella, we have the goal to reduce our climate impact on property development and asset management. Additionally, we consider the environmental impact of properties through our transaction advisory. Therefore, we continue to **evolve our products for a better environment** and reduce, adapt and decrease our environmental impact

Strengthen our employees and local communities

Strengthening our employees and local communities are vital social responsibilities for our business to thrive.

In addition to the corporate level, we also take social responsibility into account for selected products

Grow and integrate sustainability into our business offering

Most importantly, we continue to build our group and the products we offer based on environmental, social and governance aspects and thus **grow and integrate sustainability into our business offering** and processes

ESG

The ESG strategy is underpinned by 10 long-term goals

Evolve our products for a better environment

1. Reduce our climate impact and increase the energy efficiency of our property portfolio
2. Adapt our property portfolio to a changing climate and occupier demands
3. Decrease our environmental footprint; minimizing waste, water consumption and biodiversity loss

Strengthen our employees and local communities

4. Ensure an inclusive, diverse and gender-equal workplace
5. Secure a good work-life balance and promote employee well-being
6. Support our employees' professional development within the organisation
7. Support the local communities where we operate

Grow and integrate sustainability into our business offering

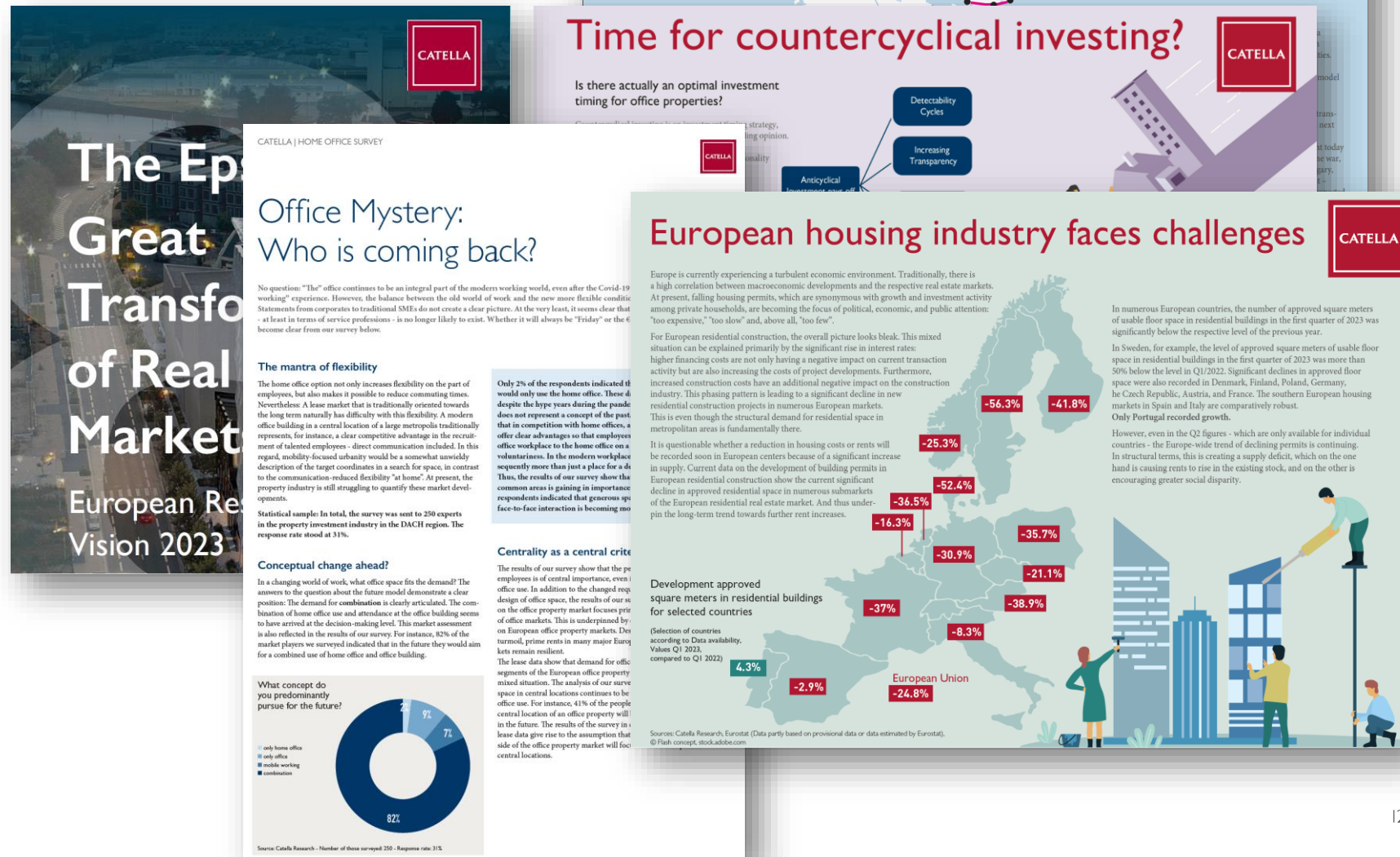
8. Ensure the integration of ESG perspectives in property management, conversion and transactions
9. Counteract corruption and protect customer privacy
10. Ensure a sustainable supply chain

Catella has market leading research covering all major European markets

Top-down research combined with on the ground local knowledge leads to unparalleled deal sourcing capabilities.

[Link to Catella Research](#)

Source: Catella Group, www.catella.com/en/newsroom/research



The Catella group track record is available for institutional investors upon request. Please contact one of our team members (see contact details on p. 14)



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