

## FINAL TERMS AND CONDITIONS

for loan no. 135

pursuant to Fabege AB (publ) ("the Company")

Swedish green MTN programme

The General Terms and Conditions of 7 June 2022 for the aforementioned MTN programme shall apply for this Loan, along with the Final Terms and Conditions presented below. The General Terms and Conditions for the Company's green MTN programme are presented in the Company's base prospectus dated 7 June 2023 ("**Base Prospectus**"), and any supplementary prospectus published from time to time and prepared for the green MTN programme pursuant to Article 8 of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market (the "**Prospectus Regulation**"). Definitions used below refer either to the General Terms and Conditions, these Final Terms and Conditions, or otherwise in the Base Prospectus. The Company's LEI code is 549300JNPI46XNH0PM97.

Complete information about the Company and the offer can only be obtained through the Base Prospectus, any supplementary prospectuses and these Final Terms and Conditions in combination, for which reason investors who are considering investing in the MTN should read these Final Terms and Conditions together with the Base Prospectus and supplementary prospectuses. The Company's Green Terms and Conditions, the Base Prospectus and any supplementary prospectuses are available at [www.fabege.se/en/investors/financing/green-financing](http://www.fabege.se/en/investors/financing/green-financing).

### GENERAL

1.	<b>Loan Number:</b>	135
	(i) Tranche Name:	1
2.	<b>Loan Amount:</b>	
	(i) for the Loan:	SEK 350 000 000
	(ii) for this Tranche:	SEK 350 000 000
3.	<b>Currency:</b>	SEK
4.	<b>Nominal Amount per MTN:</b>	SEK 2 000 000
5.	<b>Price per MTN:</b>	100.00 % of Nominal Amount
6.	<b>Loan Date:</b>	8 December 2023
7.	<b>Start Date for Interest Calculation:</b>	8 December 2023
8.	<b>Settlement Date:</b>	8 December 2023
9.	<b>Maturity Date:</b>	8 December 2025
10.	<b>Interest Structure:</b>	Floating Rate Note (FRN)

### BASIS FOR CALCULATION OF RETURN

11.	<b>Fixed Interest Rate:</b>	Not Applicable
12.	<b>Floating Rate Note (FRN):</b>	Applicable
	(i) Interest Basis:	3 months STIBOR
	(ii) Interest Basis Margin:	+ 1,68 % annual interest calculated on the Nominal Amount
	(iii) Interest Determination Date:	Two Business Days prior to each Interest Period, first time the 6 December 2023
	(iv) Interest Period:	Period from the 8 December 2023 to (and including) the 8 March 2024 (the first Interest Period) and thereafter each period of about 3 months with the final day on an Interest Payment Date

- |      |                         |   |
|------|-------------------------|---|
| (v)  | Interest Payment Dates: | The last day of each Interest Period, 8 March, 8 June, 8 September and 8 December each year, the first time on the 8 March 2024, and the last time on the Maturity Date |
| (vi) | Day Count Fraction:     | Actual/360  |

#### REPAYMENT

- |     |   |                |
|-----|---|----------------|
| 13. | <b>MTN with voluntary early repayment options for the Company prior to the Maturity Date:</b> | Not Applicable |
| 14. | <b>MTN with voluntary early repayment options for Creditors prior to the Maturity Date:</b>   | Not Applicable |

#### OTHER

- |       |   |   |
|-------|---|---|
| 15.   | <b>Admitted to trading on Regulated Market:</b>                               | Applicable  |
| (i)   | Regulated Market:   | Nasdaq Stockholm                                      |
| (ii)  | Estimate of total expenses in conjunction with admission to trading:          | SEK 44 500  |
| (iii) | Total number of securities admitted to trading:                               | 175   |
| (iv)  | Earliest date of admission to trading:  | 8 December 2023                                       |
| 16.   | <b>Interests of natural persons and legal entities involved in the issue:</b> | Not Applicable  |
| 17.   | <b>Credit rating for the Loan:</b>  | Not Applicable  |
| 18.   | <b>Decision basis for establishment of the issue:</b>                         | In accordance with the Base Prospectus                |
| 19.   | <b>Third party information:</b>   | Not Applicable  |
| 20.   | <b>CSD:</b>   | Euroclear Sweden                                      |
| 21.   | <b>Estimated net amount of the proceeds:</b>                                  | Loan amount less customary transaction costs and fees |
| 22.   | <b>Use of proceeds:</b>   | According to Green Terms dated 7 June 2022            |
| 23.   | <b>Payment and depositary agent:</b>  |   |
|       | Administrative Agent:   | Svenska Handelsbanken AB (publ)                       |
|       | Issuing Agent:  | Svenska Handelsbanken AB (publ)                       |
|       | IPA:  | Not Applicable  |
| 24.   | <b>ISIN:</b>  | SE0013884525  |

The Company confirms that the above supplementary terms and conditions are applicable to the Loan together with the General Terms and Conditions and undertakes accordingly to pay principal and (where appropriate) interest. The Company also confirms that it has disclosed all significant events after the date of the Base Prospectus for this MTN programme that could affect the market's perception of the Company.

Solna 5 December 2023

**Fabege AB (publ)**