

FINAL TERMS AND CONDITIONS

for loan no. 121

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

Swedish green MTN programme

The General Terms and Conditions of 12 June 2019 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 5 June 2020 ("**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/about-fabege/financial-information/financing/green-financing.

GENERAL

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|-----|---|----------------------------|
| 1. | Loan Number: | 121 |
| | (i) Tranche Name: | 1 |
| 2. | Loan Amount: | |
| | (i) for the Loan: | SEK 500,000,000 |
| | (ii) for this Tranche: | SEK 500,000,000 |
| 3. | Currency: | SEK |
| 4. | Nominal Amount per MTN: | SEK 2,000,000 |
| 5. | Price per MTN: | 100.00 % of Nominal Amount |
| 6. | Loan Date: | 21 August 2020 |
| 7. | Start Date for Interest Calculation: | Loan Date |
| 8. | Settlement Date: | 21 August 2020 |
| 9. | Maturity Date: | 21 February 2024 |
| 10. | Interest Structure: | Floating Rate Note (FRN) |

BASIS FOR CALCULATION OF RETURN

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| 11. | Fixed Interest Rate: | Not Applicable |
| 12. | Floating Rate Note (FRN): | Applicable |
| | (i) Interest Basis: | 3 months STIBOR |
| | (ii) Interest Basis Margin: | + 1.30 % annual interest calculated on the Nominal Amount |
| | (iii) Interest Determination Date: | Two Business Days prior to each Interest Period, first time 19 August 2020 |
| | (iv) Interest Period: | Period from 21 August 2020 to (and including) 21 November 2020 (the first Interest Period) and thereafter each period of about 3 months with the final day on an Interest Payment Date |

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| (v) | Interest Payment Dates: | The last day of each Interest Period, 21 February, 21 May, 21 August and 21 November each year, the first time on 21 November 2020, and the last time on the Maturity Date |
| (vi) | Day Count Fraction: | Actual/360 |
| (vii) | Risk Factors: | In accordance with the risk factor under heading ” <i>Risker relaterade till MTN</i> ” in the Base Prospectus |

REPAYMENT

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

OTHER

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| 15. | Admitted to trading on Regulated Market: | Applicable |
| (i) | Regulated Market: | Nasdaq Stockholm Sustainable Bonds List |
| (ii) | Estimate of total expenses in conjunction with admission to trading: | SEK 57,750 |
| (iii) | Total number of securities admitted to trading: | 250 |
| (iv) | Earliest date of admission to trading: | Settlement Date |
| 16. | Interests of natural persons and legal entities involved in the issue: | Not Applicable |
| 17. | Credit rating for the Loan: | Not Applicable |
| 18. | Decision basis for establishment of the issue: | In accordance with the Base Prospectus |
| 19. | Third party information: | Not Applicable |
| 20. | CSD: | Euroclear Sweden |
| 21. | Estimated net amount of the proceeds: | SEK 500,000,000 less customary transaction costs and fees |
| 22. | Use of proceeds: | According to Green Terms dated 10 June 2019 |
| 23. | Payment and depositary agent: | |
| | Administrative Agent: | Nordea Bank Abp |
| | Issuing Agent: | Nordea Bank Abp and Skandinaviska Enskilda Banken AB (publ) |
| | IPA: | Not Applicable |
| 24. | ISIN: | SE0013359759 |

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 19 August 2020

Fabege AB (publ)