

FINAL TERMS AND CONDITIONS

for loan no. 104

pursuant to Fabege AB (publ) (“the Company”)

Swedish green MTN programme

The General Terms and Conditions of 21 April 2016 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 21 April 2016, in addition to any supplementary prospectus published from time to time and prepared for the green MTN programme pursuant to article 5.4 of Directive 2003/71/EC (along with relevant implementing measures under this Directive in each Member State and in its current wording, including amendments via Directive 2010/73/EU to the extent implemented in the relevant Member State, referred to as the “**Prospectus Directive**”) (“**Base Prospectus**”) for the MTN programme. Definitions used below refer either to the General Terms and Conditions, these Final Terms and Conditions, or otherwise in the Base Prospectus.

This document comprises the Final Terms and Conditions for Loan no. 104 and has been prepared pursuant to article 5.4 of the Prospectus Directive. Complete information about the Company and the offer can only be obtained through the Base Prospectus, its Supplementary Prospectus 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 the Supplementary Prospectus. The Company’s Green Terms and Conditions are available in the Base Prospectus. The Base Prospectus and the supplementary prospectus are available at www.fabege.se.

GENERAL

1.	Loan number:	104
	(i) Tranche name	1
2.	Loan amount:	
	(i) for the Loan:	SEK 200,000,000
	(ii) for this tranche:	SEK 200,000,000
3.	Currency:	SEK
4.	Nominal Amount:	SEK 1,000,000
5.	Loan date:	20 April 2017
6.	Start date for Interest Calculation:	20 April 2017
7.	Settlement Date:	20 April 2017
8.	Maturity Date:	20 April 2020
9.	Interest Structure:	Variable interest rate (FRN)

BASIS FOR CALCULATION OF RETURN

10.	Fixed interest rate:	Not applicable
11.	Variable interest rate (FRN):	Applicable
	(i) Interest Basis:	3-months STIBOR
	(ii) Interest Basis Margin:	+ 1.15% annual interest calculated on the Nominal Amount
	(iii) Interest Determination Date:	Two Business Days prior to each Interest Period, first time 18 April 2017
	(iv) Interest Period:	Period from 20 April 2017 to 20 July 2017 (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, 20 July, 20 October, 20 January and 20 April each year, the first time on 20 July 2017 and the last time on the Maturity Date
	(vi) Daily calculation method:	Actual/360
	(vii) Risk Factors:	In accordance with the risk factor with the heading "MTN med rörlig ränta" in the Base Prospectus.
12.	Zero Coupon Loan:	Not applicable
13.	Real Interest Rate:	Not applicable
REPAYMENT		
14.	MTN with voluntary early repayment options for the Company prior to the Maturity Date:	Not applicable
15.	MTN with voluntary early repayment options for Creditors prior to the Maturity	Not applicable
OTHER		
16.	Admitted to trading on Regulated Market:	Applicable
	(i) Regulated Market:	Nasdaq Stockholm Sustainable Bond List
	(ii) Estimate of total expenses in conjunction with admission to trading:	SEK 63,750
	(iii) Total number of securities admitted to trading:	200
	(iv) Earliest date of admission to trading:	20 April 2017
17.	Interests of natural persons and legal entities involved in the issue:	Not applicable
18.	Credit rating for Loan:	Not applicable
19.	Decision basis for establishment of the issue:	In accordance with Base Prospectus
20.	Payment and depository agent:	
	Issuing institution:	Swedbank AB (publ)
21.	ISIN:	SE0009806532

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 this MTN Programme regarding the Base Prospectus that could affect the market's perception of the Company.

Solna, 10 April 2017

Fabege AB (publ)