

FINAL TERMS AND CONDITIONS

for loan no. 109

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

Swedish green MTN programme

The General Terms and Conditions of 19 May 2017 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 19 May 2017, and 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. 109 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, 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 are available in the Base Prospectus. The Base Prospectus and any supplementary prospectuses are available at www.fabega.se.

GENERAL

1.	Loan Number:	109
	(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:	SEK 1 000 000
5.	Price per MTN:	100 % of Nominal Amount
6.	Loan Date:	28 February 2018
7.	Start Date for Interest Calculation:	28 February 2018
8.	Settlement Date:	28 February 2018
9.	Maturity Date:	28 February 2023
10.	Interest Structure:	Fixed Rate

BASIS FOR CALCULATION OF RETURN

11.	Fixed Interest Rate:	Applicable
	(i) Interest Margin:	1,625% annual interest calculated on Nominal Amount
	(ii) Interest Period:	Period from 28 February 2018 to (and including) 28 February 2019 (the first interest period) and thereafter each period of 12 months with the final day on an Interest Payment Date
	(iii) Interest Payment Dates:	Annually 28 February, the first time at 28 February 2019, and the last time 28 February 2023
	(iv) Day Count Fraction:	30/360
	(v) Risk Factors:	In accordance with the risk factor with the heading "MTN med rörlig ränta" in the Base Prospectus
12.	Floating Rate Note (FRN):	Not Applicable
13.	Zero Coupon Loan:	Not Applicable
14.	Real Interest Rate:	Not Applicable

REPAYMENT

15.	MTN with voluntary early repayment options for the Company prior to the Maturity Date:	Not Applicable
16.	MTN with voluntary early repayment options for Creditors prior to the Maturity Date:	Not Applicable

OTHER

17.	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 93 750
	(iii) Total number of securities admitted to trading:	500
	(iv) Earliest date of admission to trading:	28 February 2018
18.	Interests of natural persons and legal entities involved in the issue:	Not Applicable
19.	Credit rating for the Loan:	Not Applicable
20.	Decision basis for establishment of the issue:	In accordance with the Base Prospectus
21.	Payment and depositary agent:	
	Administrative Agent:	Svenska Handelsbanken AB (publ)

Issuing Agent: Svenska Handelsbanken AB (publ)
Swedbank AB (publ)

22. ISIN: SE0010947143

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 22 February, 2018

Fabege AB (publ)