

FINAL TERMS AND CONDITIONS
for loan no. 125
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.

These Final Terms replace the Final Terms dated 28 January 2021 whereby the Loan Amount is increased with SEK 100 000 000 from SEK 350 000 000 to SEK 450 000 000

GENERAL

1.	Loan Number:	125
	(i) Tranche Name:	2
2.	Loan Amount:	
	(i) for the Loan:	SEK 450,000,000
	(ii) for this Tranche:	SEK 100,000,000
	(iii) previous Tranche(s)	SEK 350,000,000
3.	Currency:	SEK
4.	Nominal Amount:	SEK 2,000,000
5.	Price per MTN:	98.555 % of Nominal Amount, plus accrued interest from 2 February 2021
6.	Loan Date:	2 February 2021
7.	Start Date for Interest Calculation:	2 February 2021
8.	Settlement Date:	4 June 2021
9.	Maturity Date:	2 February 2027
10.	Interest Structure:	Fixed Rate

BASIS FOR CALCULATION OF RETURN

11.	Fixed Interest Rate:	Applicable
	(i) Interest Rate:	1.265 % annual interest calculated on Nominal amount
	(ii) Interest Period:	Period from 2 February 2021 to and including the 2 February 2022 (the First Interest Period) and thereafter each period of about 12 months with the final day on an Interest Payment Date

	(iii) Interest Payment Date(s)	Annually the 2 February, the first time the 2 February 2022 and last time the on the Maturity Date
	(iv) Day Count Fraction:	30/360
	(v) Risk Factors:	In accordance with the risk factor with the heading "Risker förenade med gröna MTN" in the Base Prospectus
12.	Floating Rate Note (FRN):	Not Applicable
REPAYMENT		
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		
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 94,750
	(iii) Total number of securities admitted to trading:	225
	(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 98,555,000 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:	Swedbank AB (publ)
	Issuing Agent:	Tranche 2: Swedbank AB (publ) Tranche 1: Svenska Handelsbanken AB (publ), och Swedbank AB (publ)
	IPA:	Not Applicable
24.	ISIN:	SE0013104353

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 2 June 2021

Fabege AB (publ)