

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.

GENERAL

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

BASIS FOR CALCULATION OF RETURN

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|------------|--------------------------------|---|
| 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 |

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| | (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 84,750 |
| | (iii) Total number of securities admitted to trading: | 175 |
| | (iv) Earliest date of admission to trading: | 2 February 2021 |
| 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 350,000,000 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: | Swedbank AB (publ) |
| | Issuing Agent: | Svenska Handelsbanken AB (publ) and 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 28 January 2021

Fabege AB (publ)