

FINAL TERMS AND CONDITIONS

for loan no. 144

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

Swedish green MTN programme

The General Terms and Conditions of 5 June 2024 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 2024 ("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

- | | | |
|-----|------------------------------------|--------------------------|
| 1. | Loan Number: | 144 |
| | (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 per MTN: | SEK 2 000 000 |
| 5. | Price per MTN: | 100 % of Nominal Amount |
| 6. | Loan Date: | 31 March 2025 |
| 7. | Interest Commencement Date: | Loan Date |
| 8. | Settlement Date: | Loan Date |
| 9. | Maturity Date: | 31 March 2027 |
| 10. | Interest Structure: | Floating Rate Note (FRN) |

BASIS FOR CALCULATION OF RETURN

- | | | |
|-----|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11. | Fixed Interest Rate: | Not Applicable |
| 12. | Floating Rate Note (FRN): | Applicable |
| | (i) Interest Basis: | 3 months STIBOR |
| | (ii) Interest Basis Margin: | + 0.74 % annual interest calculated on the Nominal Amount |
| | (iii) Interest Determination Date: | Two Business Days prior to each Interest Period, first time on 27 March 2025 |
| | (iv) Interest Period: | Period from 31 March 2025 to (and including) 30 June 2025 (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, 31 March, 30 June, 30 September and 30 December each year, |

		the first time on 30 June 2025, and the last time on the Maturity Date.
	(vi) Day Count Fraction:	Actual/360
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.	Admission to trading on Regulated Market:	Applicable
	(i) Regulated Market:	Nasdaq Stockholm
	(ii) Estimate of total expenses in conjunction with admission to trading:	SEK 45 000
	(iii) Total number of securities admitted to trading:	100
	(iv) Earliest date of admission to trading:	Loan 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 200 000 000 less customary transaction costs and fees
22.	Use of proceeds:	In accordance with Green Terms dated June 2022
23.	Payment and depositary agent:	
	Administrative Agent:	Skandinaviska Enskilda Banken AB (publ)
	Issuing Agent:	Skandinaviska Enskilda Banken AB (publ)
	IPA:	Not Applicable
24.	ISIN:	SE0023440136

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 25 March 2025

Fabege AB (publ)