

FINAL TERMS AND CONDITIONS

for loan no. 148

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

Swedish green MTN programme

The General Terms and Conditions dated 5 June 2025 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 either directly in, or incorporated by reference to, the Company’s base prospectus dated 5 June 2025 (the “**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, the Company’s Green Terms and Conditions, and these Final Terms and Conditions in combination, and therefore investors who are considering investing in 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/investors/financing/green-financing.

These Final Terms replace the Final Terms dated 16 January 2026 whereby the Loan Amount is increased with SEK 100,000,000 from SEK 750,000,000 to SEK 850,000,000.

GENERAL

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| 1. | Loan Number: | 148 |
| | (i) Tranche Name: | 2 |
| 2. | Loan Amount: | |
| | (i) for the Loan: | SEK 850,000,000 |
| | (ii) for this Tranche: | SEK 100,000,000 |
| | (iii) previous Tranche(s): | Tranche 1: SEK 750 000 000 |
| 3. | Currency: | SEK |
| 4. | Nominal Amount per MTN: | SEK 2,000,000 |
| 5. | Price per MTN: | Tranche 2: 100.129% of Nominal Amount plus accrued interest from 16 January 2026
Tranche 1: 100.00 % of the Nominal Amount |
| 6. | Loan Date: | 16 January 2026 |
| 7. | Interest Commencement Date: | Loan Date |
| 8. | Settlement Date: | Tranche 2: 2 February 2026
Tranche 1: Loan Date |
| 9. | Maturity Date: | 28 November 2028 |
| 10. | Interest Structure: | Floating Rate Note (FRN) |

BASIS FOR CALCULATION OF RETURN

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| 11. | Fixed Interest Rate: | Not Applicable |
| 12. | Floating Rate Note (FRN): | Applicable |

(i) Interest Basis:	3-months STIBOR The first coupon's Interest Basis shall be linearly interpolated between 1-months STIBOR and 2-months STIBOR
(ii) Interest Basis Margin:	+ 0.89 % annual interest calculated on the Nominal Amount
(iii) Interest Determination Date:	Two Business Days prior to each Interest Period, first time 14 January 2026
(iv) Interest Period:	The period from 16 January 2026 to (and including) 28 February 2026 (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, on 28 February, 28 May, 28 August and 28 November each year, first time on 28 February 2026 and 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 73,000
	(iii) Total number of securities admitted to trading:	Tranche 2: 50 Tranche 1: 375
	(iv) Earliest date of admission to trading:	Tranche 2: Settlement Date Tranche 1: Loan Date
16.	Green Terms and Condition	See information regarding the use of proceeds in item 23 below
17.	Interests of natural persons and legal entities involved in the issue:	Not Applicable
18.	Credit rating for the Loan:	Not Applicable
19.	Decision basis for establishment of the issue:	In accordance with the Base Prospectus
20.	Third party information:	Not Applicable
21.	CSD:	Euroclear Sweden

22.	Estimated net amount of the proceeds:	Tranche 2: SEK 100,260,419 less transaction costs and fees Tranche 1: SEK 750,000,000 less transaction costs and fees
23.	Use of proceeds:	According to the Green Terms and Conditions dated June 2025
24.	Payment and depositary agent:	
	Administrative Agent:	Swedbank AB (publ)
	Issuing Agent:	Tranche 2: Nordea Bank Abp Tranche 1: Nordea Bank Abp, Svenska Handelsbanken AB (publ) and Swedbank AB (publ)
	IPA:	Not Applicable
25.	ISIN:	SE0013107166

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 27 January 2026

Fabege AB (publ)