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FORM OF FINAL TERMS AND CONDITIONS

FINAL TERMS AND CONDITIONS

for loan no. 155

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 4 June 2026 (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.

GENERAL

1.	**Loan Number:**		155
	(i)	Tranche Name:	1
2.	**Loan Amount:**		
	(i)	for the Loan:	SEK 400,000,000
	(ii)	for this Tranche:	SEK 400,000,000
3.	**Currency:**		SEK
4.	**Nominal Amount per MTN:**		SEK 2,000,000
5.	**Price per MTN:**		100 % of the Nominal Amount
6.	**Loan Date:**		19 November 2026
7.	**Interest Commencement Date:**		Loan Date
8.	**Settlement Date:**		Loan Date
9.	**Maturity Date:**		19 November 2029
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:	+1 % annual interest calculated on the Nominal Amount

	(iii) Interest Determination Date:	Two Business Days prior to each Interest Period, first time 17 November 2026
	(iv) Interest Period:	The period from 19 November 2026 to (and including) 19 February 2027 (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 19 February, 19 May, 19 August and 19 November each year, first time on 19 February 2027 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 68,250
	(iii) Total number of securities admitted to trading:	200
	(iv) Earliest date of admission to trading:	Settlement 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:**	SEK 400,000,000 less transaction costs and fees
23.	**Use of proceeds:**	According to the Green Terms and Conditions dated 4 June 2025
24.	**Payment and depositary agent:**	
	Administrative Agent:	Svenska Handelsbanken AB (publ)

	Issuing Agent:	Svenska Handelsbanken AB (publ)
	IPA:	Not Applicable
25.	**ISIN:**	SE0013886900

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 16 November 2026

Fabege AB (publ)