

SVEAFASTIGHETER AB (PUBL)

Final Terms Loan No 103

under the MTN Programme of Sveafastigheter AB (publ) (the "Issuer")

The Loan shall be subject to Terms and Conditions dated 14 May 2025 and the Final Terms set out below. Definitions not defined in these Final Terms shall have the meaning described in the Terms and Conditions or otherwise in the Issuer's Base Prospectus, approved and registered with the Swedish Financial Supervisory Authority on 15 May 2025, including any, from time to time, published supplemental prospectuses (the "**Base Prospectus**") prepared in accordance with Regulation (EU) 2017/1129 of the European Parliament and of the Council (the "**Prospectus Regulation**").

This document constitutes the Final Terms for the Loans and has been prepared in accordance with the Prospectus Regulation. Complete information about the Issuer and the Loan can only be obtained by reading the Final Terms together with the Base Prospectus.

The Base Prospectus and any supplemental prospectuses are available on the Issuer's website (www.sveafastigheter.se) and may also be requested free of charge from the Issuer's headquarter.

GENERAL

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| 1. | Series Number: | 103 |
| | (i) Tranche Number: | 1 |
| 2. | Aggregate Nominal Amount: | |
| | (i) Series: | SEK 800,000,000 |
| | (ii) Tranche 1: | SEK 800,000,000 |
| 3. | Issue Price per MTN: | |
| | (i) Tranche 1: | 100.00 per cent. of the Aggregate Nominal Amount |
| 4. | Currency: | Swedish kronor (" SEK ") |
| 5. | Nominal Amount: | SEK 1,250,000 |
| 6. | Issue Date: | 15 September 2025 |
| 7. | Interest Commencement Date: | 15 September 2025 |
| 8. | Settlement Date: | |
| | (i) Tranche 1: | 15 September 2025 |
| 9. | Maturity Date: | 15 January 2031 |
| 10. | Interest Structure: | STIBOR FRN (Floating Rate Notes) |
| 11. | The amount on which interest shall be calculated: | Nominal Amount |

PROVISIONS RELATING TO INTEREST PAYABLE

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| 12. | Fixed Rate Provisions: | Not Applicable |
| 13. | Floating Rate Provision (FRN): | Applicable |
| | (i) Base Rate: | 3 months STIBOR
The Base Rate for the first interest period shall be 1 month STIBOR |
| | (ii) Margin: | + 2.25 per cent per annum, of the nominal amount |
| | (iii) Interest Determination Date: | The second Business Day prior to the first day of each Interest Period, beginning on 11 September 2025. |
| | (iv) Interest Period: | The time from 15 September 2025 to and including 15 October 2025 (the first Interest Period), and thereafter each period of approximately 3 months ending on an Interest Payment Date. |
| | (v) Interest Date(s) Payment | 15 January, 15 April, 15 July and 15 October in each year, first time on 15 October 2025, up to and including the Maturity Date, however if such day is not a Business Day, the Interest Payment Date shall be deemed to be the next Business Day, provided that such Business Day does not occur in a new calendar month, in which case the Interest Payment Date shall be deemed to be the previous Business Day. The Interest will be calculated and payable up to and including each relevant Interest Payment Date. |
| | (vi) Day Count Fraction: | (Actual/360) |
| | (vii) Risk Factors: | In accordance with the risk factor titled "Interest risk – MTNs with floating interest rate" in the Base Prospectus |
| 14. | Zero Coupon: | Not Applicable |

REPAYMENT

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| 15. | Redemption/Payment Basis: | 100.00 % of the Nominal Amount |
| 16. | Call Option: | Not Applicable |

OTHER INFORMATION

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| 17. | Green Bonds: | Applicable |
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	(i) Risk Factors:	In accordance with the risk factor titled "Risks associated with Green Bonds" in the Base Prospectus (See further section 27 below for use of proceeds)
18.	Issuing Dealer	Danske Bank A/S Danmark, Sverige Filial Nordea Bank Abp Swedbank AB (publ)
19.	Calculation Agent:	Swedbank AB (publ)
20.	Admission to trading:	An application in relation to admission to trading will be submitted to Nasdaq Stockholm, Sustainable Bond List
	(i) Estimate of total expenses related to admission to trading:	SEK 115,000
	(ii) Total numbers of securities admitted to trading:	640
	(iii) The earliest date on which the securities will be admitted to trading:	Settlement Date
21.	ISIN:	SE0013106929
22.	Issue rating:	Not Applicable
23.	Date of approval for the issue:	According to the Base Prospectus
24.	Third party information:	Not Applicable
25.	Interests of natural and legal persons involved in the issue:	Save for any fees payable to the Issuing Dealers, so far as the Issuer is aware, no person involved in the offer has an interest material to the offer
26.	Estimated net proceeds:	SEK 800,000,000 less customary transaction costs and fees
27.	Use of the proceeds:	In accordance with the Green Bond Framework

The Issuer hereby confirms that it has disclosed all material events that has occurred after the date of the Base Prospectus, that could affect the market's assessment of the Issuer.

The Issuer further confirms that the above Final Terms are applicable to the Loan, together with the Terms and Conditions, and undertakes to repay the Loan and to, where applicable, pay interest in accordance herewith.



ERIK HÄVERMARK

Stockholm 8 September 2025

SVEAFASTIGHETER AB (PUBL)