

SVEAFASTIGHETER AB (PUBL)

Final Terms Loan No 102

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.

These Final Terms replace the Final Terms dated 28 May 2025, whereupon the Aggregate Nominal Amount has been increased from SEK 300,000,000 to SEK 800,000,000.

GENERAL

1. **Series Number:** 102
 - (i) **Tranche Number:** 2
2. **Aggregate Nominal Amount:**
 - (i) **Series:** SEK 800,000,000
 - (ii) **Tranche 1:** SEK 300,000,000
 - (iii) **Tranche 2:** SEK 500,000,000
3. **Issue Price per MTN:**
 - (i) **Tranche 1:** 100.00 per cent. of the Aggregate Nominal Amount
 - (ii) **Tranche 2:** 100.029 per cent. of the Aggregate Nominal Amount plus accrued interest from 2 June 2025
4. **Currency:** Swedish kronor ("**SEK**")
5. **Nominal Amount:** SEK 1,250,000
6. **Issue Date:** 2 June 2025
7. **Interest Commencement Date:** 2 June 2025
8. **Settlement Date:** (i) **Tranche 1:** 2 June 2025

		(ii) Tranche 2: 1 July 2025
9.	Maturity Date:	2 June 2030
10.	Interest Structure:	STIBOR FRN (Floating Rate Notes)
11.	The amount on which interest shall be calculated:	Nominal Amount

PROVISIONS RELATING TO INTEREST PAYABLE

12.	Fixed Rate Provisions:	Not Applicable
13.	Floating Rate Provision (FRN):	Applicable
	(i) Base Rate:	3-month(s) 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 28 May 2025.
	(iv) Interest Period:	The time from 2 June 2025 to and including 2 September 2025 (the first Interest Period), and thereafter each period of approximately 3 months ending on an Interest Payment Date
	(v) Interest Date(s) Payment	2 March, 2 June, 2 September and 2 December in each year, first time on 2 September 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

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

OTHER INFORMATION

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 <i>(See further section 27 below for use of proceeds)</i>
18.	Issuing Dealer	Nordea Bank Abp and 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 (i) Tranche 1: 240 (ii) Tranche 2: 400
	(iii) The earliest date on which the securities will be admitted to trading:	Settlement Date
21.	ISIN:	SE0013106754
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 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:	(i) Tranche 1: SEK 300,000,000 less customary transaction costs and fees (ii) Tranche 2: SEK 501,980,055.56 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 Loan, together with the Terms and Conditions and undertakes to repay the Loan and to, where applicable, pay interest in accordance herewith.

Stockholm 27 June 2025

SVEAFÄSTIGHETER AB (PUBL)

A handwritten signature in blue ink, appearing to be 'Erik Hävermark', written in a cursive style.

Erik Hävermark