

**Final Terms  
for Loan number 102  
under AB Bonnier Fastigheter Finans (publ)'s ("Company") Swedish MTN Programme**

The Terms and Conditions dated 25 March 2022 and the Final Terms set forth below shall apply to the Loan. Unless otherwise stated, definitions used in these Final Terms are set forth in the Terms and Conditions or otherwise in the Company's Base Prospectus, approved and registered with the Swedish Financial Supervisory Authority on 29 March 2022, including any published supplemental prospectus prepared for the MTN Programme from time to time in accordance with 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, and repealing Directive 2003/71/EC, referred to as the "Prospectus Regulation" ("Base Prospectus"). This document constitutes the Final Terms for the Loan and has been prepared in accordance with Article 8 of the Prospectus Regulation. Complete information regarding the Company and the Loan may only be obtained through a reading of the Final Terms together with the Base Prospectus (as supplemented).

The Base Prospectus and any supplemental prospectus are available on the Company's website (<https://www.bonnierfastigheter.se/>).

**GENERAL**

1. **Loan number:** 102
  - (i) Tranche name: 1
2. **Aggregate Nominal Amount:**
  - (i) For the Loan: SEK 250,000,000
  - (ii) Tranche 1: SEK 250,000,000
3. **Price per MTN:** 100.000 % of the Nominal Amount
4. **Currency:** SEK
5. **Nominal amount:** SEK 2,000,000
6. **Loan Date:** 12 April 2022
7. **Interest Commencement Date:** Loan Date
8. **Settlement Date:** Loan Date
9. **Maturity Date:** 12 April 2027
10. **Interest Structure:** Fixed Rate

## BASIS FOR CALCULATION OF RETURN

11. **Fixed Interest Rate:** Applicable
- (i) Interest Rate: 3.92% per year
- (ii) Interest Period: Period from 12 April 2022 up to and including 12 April 2023 (the first Interest Period) and thereafter each period of approximately 12 months with the final day on an Interest Payment Date
- (iii) Interest Payment Date(s): Annually 12 April, the first time on 12 April 2023 and the last time on 12 April 2027, however if such a day is not a Business Day, interest will not be paid until the following Business Day. Interest is calculated and payable, however, only up to and including the Interest Payment Date.
- (iv) Day Count Convention: 30/360, Unadjusted
- (v) Risk factors: In accordance with the Risk Factor with the heading Risks relating to interest rate constructions in the Base Prospectus.
12. **Floating Rate (FRN):** Not applicable
13. **Zero Coupon:** Not applicable

## OTHER

14. **Green MTN:** Applicable
- (i) Terms: Green Finance Framework dated 2021 are applicable to this Loan.
- (ii) Risk factor: In accordance with the risk factor with the heading “*Risks associated with Green MTN*” in the Base Prospectus.

## REPAYMENT

15. **Amount with which MTN is to be repaid at the Maturity date:** 100% of Nominal Amount

## MISCELLANEOUS

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|---|---|
| 16. <b>CSD</b>  | Euroclear Sweden  |
| 17. <b>Issuing Dealers:</b>   | Danske Bank A/S, Danmark, Sverige Filial and Nordea Bank Abp  |
| 18. <b>Calculation agent:</b>   | Nordea Bank Abp   |
| 19. <b>Paying Agent</b>   | Not applicable  |
| 20. <b>Admission to trading:</b>  | Applicable  |
| (i) Relevant market:  | An application for registration will be submitted to Nasdaq Stockholm   |
| (ii) Estimate of all costs in conjunction with admission to trading:    | SEK 70,500  |
| (iii) Total number of securities admitted to trading:                   | 125   |
| (iv) Earliest date for admission to trading:                            | Loan date   |
| 21. <b>ISIN:</b>  | SE0013360757  |
| 22. <b>Credit rating for the Loan:</b>                                  | Expected credit rating is BBB by Nordic Credit Rating   |
| 23. <b>Resolution as basis for the Issue:</b>                           | In accordance with the Base Prospectus  |
| 24. <b>Interests of natural or legal persons involved in the Issue:</b> | Other than the compensation paid to the Issuing Dealers based on their participation in the MTN Programme and this Issue, the Company is not aware of any persons involved with any interest of significance to the Issue |
| 25. <b>Information from third parties:</b>                              | Not Applicable  |
| 26. <b>The use of the proceeds:</b>                                     | In accordance with the Green Finance Framework  |

27. **The estimated net amount of the proceeds:** SEK 250,000,000 less customary transaction costs and fees.

The Company confirms that it has disclosed all material events after the date of this MTN Programme regarding the Base Prospectus that could affect the market's assessment of the Company.

The Company further confirms that the above Final Terms are applicable to the Loan, together with the Terms and Conditions, and undertakes accordingly to pay principal and, where applicable, interest.

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Stockholm, 6 April 2022

**AB BONNIER FASTIGHETER FINANS (PUBL)**

**Tomas Winqvist**

**Mario Pagliaro**