

Fastighets AB Balder
EUR 350,000,000 Hybrid Capital Securities due March 2078
Term sheet

Issuer:	Fastighets AB Balder
Status:	Deeply subordinated, senior only to ordinary share capital
Issuer ratings:	Baa3 (positive) by Moody's, BBB (stable) by S&P
Instrument ratings:	Ba2 by Moody's, BB+ by S&P
Sole structuring advisor:	Deutsche Bank
Joint bookrunners:	Deutsche Bank, Nordea, SEB, Svenska Handelsbanken
Pricing date:	31 August 2017
Settlement date:	7 September 2017 (T+5)
Maturity date:	7 March 2078
Currency:	EUR
Nominal amount:	EUR 350,000,000
Equity Credit:	50% (Moody's) / 50% (S&P) until the First Call Date
Call schedule:	7 March 2023 (First Reset Date) and on any Interest Payment Date thereafter
Interest rate:	Interest will be payable annually in arrear on 7 March in each year, commencing on 7 March 2018 (short first coupon); fixed interest rate until the First Call Date. From the First Call Date the interest rate resets every 5 years at the then prevailing 5-year EUR swap rate plus the initial margin to m/s plus the relevant step-up
Step-up:	1st Step (25bps): 7 March 2028 (10.5yrs) 2nd Step (additional 75bps): 7 March 2043 (25.5yrs) Following a Change of Control Event, unless called, 500 bps
Optional Interest Deferral:	At any time at the discretion of the issuer, cumulative and compounding; Issuer can settle outstanding deferred interest payments at any time
Mandatory payment of deferred interest payments:	Issuer makes dividend payment on ordinary shares / payment on junior securities, issuer or subsidiary make payment on parity securities (except Outstanding Preference Shares) or Capital Securities, redemption / repurchase of shares or junior securities by issuer or a subsidiary, redemption / repurchase of parity securities or Capital Securities by issuer or a subsidiary, issuer elects not to defer interest on capital securities, issuer redeems capital securities (subject to certain exemptions)
Early Redemption Events:	Rating Event (reduction of equity credit due to methodology change) and Tax Deductibility Event (loss of tax deductibility of interest), at 101% before the First Call Date and par thereafter (where applicable), together with any accrued interest and deferred interest payments Withholding Tax Event (issuer required to pay additional amounts), Change of Control Event, Substantial Repurchase Event (80%) at par together with any accrued interest and deferred interest payments
Replacement Language:	S&P intention
Reference mid-swap rate:	0.230%
Spread to mid-swaps:	+289.5 bps
Reference benchmark:	DBR 1.5 Feb-2023
Reference benchmark price:	109.93%
Reference benchmark yield:	-0.304%
Spread to benchmark:	+342.9 bps
Yield (annual):	3.125%
Coupon (annual):	3.000%
Re-offer price:	99.389%
Redemption price:	100.000%
Gross proceeds:	EUR 347,861,500
ISIN / Common Code:	XS1677911825 / 167791182
Governing law:	English law, Rights on a winding-up or company re-construction: Swedish law
Clearing:	Euroclear and Clearstream
Business days:	TARGET2
Day count:	Act/Act, (ICMA), unadjusted, following
Listing:	Irish Stock Exchange (Main Securities Market)
Principal paying agent:	Citibank, N.A., London Branch
Trustee:	Citicorp Trustee Company Limited

Documentation:	Standalone offering memorandum, RegS
Denominations:	EUR 100,000 + increments of EUR 1,000 in excess thereof
Selling restrictions:	As set out in the Prospectus
Format:	Bearer notes
Use of proceeds:	General corporate purposes, and to redeem the Issuer's Outstanding Preference Shares

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