

Final Terms

K2A Knaust & Andersson Fastigheter AB (publ) Final Terms for Note Series number 102 under K2A Knaust & Andersson Fastigheter AB (publ)'s Swedish MTN Programme (the "MTN Programme")

The following are the final terms and conditions ("**Final Terms**") of Note Series no. 102 (the "**Note Series**") that K2A Knaust & Andersson Fastigheter AB (publ) (the "**Issuer**") issues in the capital market under the MTN Programme.

The general terms and conditions dated 21 May 2021 (the "**General Terms and Conditions**") set out in the Issuer's base prospectus dated 21 May 2021, approved and registered with the Swedish Financial Supervisory Authority on 21 May 2021, prepared by the Issuer in accordance with Article 8 of the Regulation (EU) 2017/1129 "**Prospectus Regulation**" (the "**Base Prospectus**") and the Final Terms set forth below shall apply to the Note Series. Unless otherwise stated, definitions used in these Final Terms shall have the meaning set forth in the General Terms and Conditions or otherwise in the Issuer's Base Prospectus, including any published supplemental prospectus prepared for the MTN Programme from time to time in accordance with the Prospectus Regulation.

This document constitutes the Final Terms for the Note Series and has been prepared in accordance with Article 8.4 of the Prospectus Regulation. Complete information regarding the Issuer and the Note Series may only be obtained through a reading of the Final Terms together with the Base Prospectus. The Issuer's Green Finance Framework, the Base Prospectus and any supplemental prospectus are available on the Issuer's website (www.k2a.se).

| GENERAL | | |
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| 1. | Note Series number: | 102 |
| | (i) Tranche number: | 1 |
| 2. | Aggregate Nominal Amount: | |
| | (i) For the Note Series: | SEK 400,000,000 |
| | (ii) Tranche 1: | SEK 400,000,000 |
| 3. | Price per Note: | 100.00 % of the Nominal Amount |
| 4. | Currency: | SEK |
| 5. | Nominal Amount: | SEK 1,250,000 |
| 6. | First Issue Date: | 1 October 2021 |

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| 7. | Issue Date: | First Issue Date |
| 8. | Interest Commencement Date: | First Issue Date |
| 9. | Maturity Date: | 1 April 2025 |
| 10. | Voluntary total redemption (call option): | Applicable Further details specified under paragraph 16 |
| 11. | Interest structure: | Floating Rate (FRN) |
| 12. | Basis for calculation of interest: | Nominal Amount |
| BASIS FOR CALCULATION OF RETURN | | |
| 13. | Fixed Interest Rate: | Not applicable |
| 14. | Floating Rate (FRN:) | Applicable |
| | (i) Base Rate: | 3 months STIBOR |
| | (ii) Base Rate Margin: | +3.00 % <i>per annum</i> |
| | (iii) Interest Determination Date: | Two Business Days prior to the first day of each Interest Period, commencing on 29 September 2021 |
| | (iv) Interest Period: | Period from (but excluding) 1 October 2021 up to and including 1 January 2022 (the first interest period) and thereafter each period of approximately 3 months with the final day on an Interest Payment Date |
| | (v) Interest Payment Date(s): | 1 January, 1 April, 1 July and 1 October of each year, the first time on 1 January 2022 and the last time on 1 April 2025. However, if such a day is not a Business Day, the Interest Payment Date shall instead be the next Business Day provided that such Business Day does not fall in the new calendar month, in which case the Interest Payment Date shall be the preceding Business Day. |
| | (vi) Day Count Convention: | Actual/360 |

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| | (vii) | Risk factors: | In accordance with the risk factor with the heading <i>Interest rate risks and European Benchmarks Regulation</i> in the Base Prospectus |
| REPAYMENT | | | |
| 15. | Amount with which Notes are to be repaid on the Maturity Date: | | 100.00 % of the Nominal Amount |
| 16. | Voluntary total redemption (call option): | | Applicable |
| | | | The Issuer may redeem all, and not some only, of the outstanding Notes in accordance with Clause Fel! Hittar inte referenskölla. (Fel! Hittar inte referenskölla.) in the General Terms and Conditions: |
| | | | at any time from and including the first Business Day falling six (6) months prior to the Maturity Date to, but excluding, the Maturity Date, at an amount equal to 100 per cent. of the Nominal Amount together with accrued but unpaid interest in connection with a refinancing of the Notes in full or in part with one or several new note issue or other similar capital markets issues. |
| MISCELLANEOUS | | | |
| 17. | Green Notes | | Applicable Green Finance Framework dated 2020 applies to this Note Series |
| | (i) | Risk factors: | In accordance with the risk factor titled <i>Risks related to green notes</i> in the Base Prospectus |

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| 18. | Issuing Dealer(s): | Arctic Securities AS, filial i Sverige, Nordea Bank Abp and Swedbank AB (publ) |
| 19. | Administrative Agent: | Swedbank AB (publ) |
| 20. | CSD: | Euroclear |
| 21. | Admission to listing: | Applicable |
| | (i) Regulated Market: | An application for registration will be submitted to the Sustainable bond list of Nasdaq Stockholm |
| | (ii) Estimate of all costs in conjunction with admission to listing: | SEK 45,250 |
| | (iii) Total number of Notes admitted to listing: | 320 |
| | (iv) Earliest date for admission to listing: | Tranche 1: First Issue Date |
| 22. | ISIN: | SE0013104791 |
| 23. | Common Code: | Not Applicable |
| 24. | Credit rating for Note Series: | Not applicable |
| 25. | Resolution as basis for the Issue: | Board resolution dated 16 September 2021 |
| 26. | Interests of natural or legal persons involved in the issue: | Other than the compensation paid to the Issuing Dealers based on their participation in the MTN Programme and this issue, the Issuer is not aware of |

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| | | any persons involved with any interest of significance to the issue |
| 27. | Information from third parties: | Not Applicable |
| 28. | Use of proceeds: | To be used in accordance with the Issuer's Green Finance Framework dated 2020 |
| 29. | Net proceeds: | SEK 400,000,000 less customary transaction costs and fees |

The Issuer 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 perception of the Issuer.

The Issuer further confirms that the above Final Terms are applicable to the Note Series, together with the General Terms and Conditions, and undertakes accordingly to pay principal and, where applicable, interest.

Stockholm, 27 September 2021