

Rodamco Sverige AB

SEK DENOMINATED FLOATING RATE NOTE ISSUE FINAL TERMS AND CONDITIONS

ISSUER NAME:	Rodamco Sverige AB (publ) (the “ Issuer ”).
FACILITY:	Issue of floating rate senior notes (the “ Notes ”) under the Issuer’s EUR 15bn EMTN Programme dated 29 July 2016 and the First Supplement dated 7 February 2017 and the Second Supplement dated 9 May 2017
GUARANTOR:	Unibail-Rodamco SE
EXPECTED ISSUE RATING:	A (stable) S&P
RANKING:	Senior Unsecured
LEAD MANAGERS:	Handelsbanken Capital Markets and SEB
IPA:	BNP Paribas Securities Services, Luxembourg Branch
ISIN CODE:	XS1633854812
PRINCIPAL AMOUNT:	SEK 400,000,000
TRADE DATE:	13 June 2017
ISSUE DATE:	20 June 2017
MATURITY DATE:	20 June 2022
ISSUE SPREAD:	+80 bps
COUPON:	3m Stibor +80bps
YIELD AT RE-OFFER:	3m Stibor +80bps
RE-OFFER PRICE:	100%
GROSS PROCEEDS:	SEK 400,000,000
FEES:	0.25%
ALL IN PRICE TO ISSUER:	99.75%
NET PROCEEDS:	SEK 399,000,000
REDEMPTION PRICE:	100%
INCOME RATE TYPE:	FRN
DAY COUNT:	Act/360, modified following, adjusted
COUPON PAYMENT DATES:	20 September 2017 and quarterly thereafter
INTEREST COMMENCEMENT DATE:	20 June 2017
FORM OF SECURITY:	Temporary Global Note exchangeable for a Permanent Global Note
LEGAL FORM OF SECURITY:	Bearer
MINIMUM DENOMINATION:	SEK 1,000,000
INCREMENTAL AMOUNT:	SEK 1,000,000
DOCUMENTATION:	EMTN

SYNDICATION:	Non-syndicated settlement
TEFRA CERTIFICATION:	Tefra D
ECB POTENTIAL ELIGIBILITY:	No
LISTED SECURITY:	Yes
LISTING:	Luxembourg Stock Exchange
BUSINESS DAYS:	Stockholm, Paris, Target2
GOVERNING LAW:	English law
EXPENSES:	Listing costs to be paid by Issuer

NB. THIS TERM SHEET IS BASED ON SELECTED INFORMATION. NO REPRESENTATION IS MADE THAT IT IS COMPLETE. IT IS DISTRIBUTED FOR THE SOLE ATTENTION OF THE RECIPIENT AND ON THE SPECIFIC UNDERSTANDING THAT THE INFORMATION IS TREATED AS CONFIDENTIAL AND WILL NOT BE COPIED OUTSIDE THE RECIPIENTS' ORGANISATION. EACH POTENTIAL INVESTOR IN THE INSTRUMENTS MUST DETERMINE THE SUITABILITY OF THAT INVESTMENT IN LIGHT OF ITS OWN CIRCUMSTANCES AND EVERY DECISION SHOULD BE BASED ON THE INFORMATION IN THE RELEVANT BASE PROSPECTUS FOR THE PURPOSE OF ARTICLE 5.4 OF DIRECTIVE 2003/71/EC, WHERE APPLICABLE, ARE TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS WHICH ARE INCORPORATED BY REFERENCE, CONSTRUED WITH ANY SUPPLEMENT THERETO AND APPLICABLE FINAL TERMS.