

# unibail-rodamco

## Rodamco Sverige AB

### SEK DENOMINATED FIXED COUPON RATE NOTE ISSUE PRELIMINARY TERMS AND CONDITIONS

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<b>ISSUER NAME:</b>	Rodamco Sverige AB (publ) (the “ <b>Issuer</b> ”).
<b>FACILITY:</b>	Issue of fixed rate senior notes (the “ <b>Notes</b> ”) 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
<b>GUARANTOR:</b>	Unibail-Rodamco SE
<b>EXPECTED ISSUE RATING:</b>	A (stable) S&P
<b>RANKING:</b>	Senior Unsecured
<b>LEAD MANAGERS:</b>	Handelsbanken Capital Markets and SEB
<b>IPA:</b>	BNP Paribas Securities Services, Luxembourg Branch
<b>ISIN CODE:</b>	XS1633854739
<b>PRINCIPAL AMOUNT:</b>	SEK 600,000,000
<b>TRADE DATE:</b>	13 June 2017
<b>ISSUE DATE:</b>	20 June 2017
<b>MATURITY DATE:</b>	20 June 2022
<b>ISSUE SPREAD:</b>	Mid Swaps +80bps
<b>COUPON:</b>	0.875%
<b>YIELD AT RE-OFFER:</b>	0.988%
<b>RE-OFFER PRICE:</b>	99.451%
<b>GROSS PROCEEDS:</b>	SEK 596,706,000
<b>FEES:</b>	0.25%
<b>ALL IN PRICE TO ISSUER:</b>	99.201%
<b>NET PROCEEDS:</b>	SEK 595,206,000
<b>REDEMPTION PRICE:</b>	100%
<b>INCOME RATE TYPE:</b>	FXD
<b>DAY COUNT:</b>	30/360, following, unadjusted
<b>COUPON PAYMENT DATES:</b>	First coupon on 20 June 2018 and annually thereafter until maturity
<b>INTEREST COMMENCEMENT DATE:</b>	20 June 2017
<b>FORM OF SECURITY:</b>	Temporary Global Note exchangeable for a Permanent Global Note
<b>LEGAL FORM OF SECURITY:</b>	Bearer
<b>MINIMUM DENOMINATION:</b>	SEK 1,000,000
<b>INCREMENTAL AMOUNT:</b>	SEK 1,000,000
<b>DOCUMENTATION:</b>	EMTN

<b>SYNDICATION:</b>	Non-syndicated settlement
<b>TEFRA CERTIFICATION:</b>	Tefra D
<b>ECB POTENTIAL ELIGIBILITY:</b>	No
<b>LISTED SECURITY:</b>	Yes
<b>LISTING:</b>	Luxembourg Stock Exchange
<b>BUSINESS DAYS:</b>	Stockholm, Paris, Target2
<b>GOVERNING LAW:</b>	English law
<b>EXPENSES:</b>	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.