

Loan no 114

under the Swedish MTN Programme of

Kungsleden AB (publ)

The Terms and Conditions dated 29 May 2019 of the aforementioned MTN Programme shall apply to this Loan, along with the Final Terms set out below. The Terms and Conditions for the MTN Programme are set out in the Company's base prospectus dated 29 May 2019, together with any supplementary prospectus published from time to time and prepared for the MTN Programme pursuant to article 5.4 of Directive 2003/71/EC (along with relevant implementing measures under this Directive in each Member State and in its current wording, including amendments via Directive 2010/73/EC to the extent implemented in the relevant Member State, referred to as the "Prospectus Directive") (the "**Base Prospectus**"). Capitalised terms used below shall have the meaning given to them in the Terms and Conditions, or as otherwise set out in the Base Prospectus.

Complete information about the Company and the offer can only be obtained through a combination of the Base Prospectus (including any supplementary prospectus) and these Final Terms. Investors considering an investment in MTN must read these Final Terms together with the Base Prospectus (including any supplementary prospectus). The Base Prospectus and any supplementary prospectus are available at www.kungsleden.se.

GENERAL

1.	Loan Number:	1
	(i) Tranche name	1
2.	Aggregate Nominal Amount:	
	(i) for the Loan:	SEK 300,000,000
	(ii) for tranche 1:	SEK 300,000,000
3.	Price per MTN:	100 % of the Nominal Amount
4.	Currency:	SEK
5.	Nominal Amount per MTN:	SEK 2,000,000
6.	Loan Date:	23 January 2020
7.	Interest Commencement Date (if other than Loan Date):	23 January 2020
8.	Settlement Date:	23 January 2020
9.	Maturity Date:	23 January 2026
10.	Basis for calculation of interest:	Fixed Rate
11.	Amount as basis for calculation of interest:	Nominal Amount

BASIS FOR CALCULATION OF RETURN

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| 12. | Fixed Interest Rate: | Applicable |
| | (i) Interest Rate: | 1.748 % annual interest calculated on Nominal amount |
| | (ii) Interest Period: | Period from 23 January 2020 to and including the 23 January 2021 (the First Interest Period) and thereafter each period of about 12 months with the final day on an Interest Payment Date |
| | (iii) Interest Payment Date(s): | Annually the 23 January, the first time the 23 January 2021 and last time the 23 January 2026 |
| | (iv) Risk factor: | In accordance with the risk factor with the heading "MTN with fixed interest rate" in the Base Prospectus. |
| 13. | Floating Rate (FRN): | Not Applicable |
| 14. | Zero Coupon Loan: | Not Applicable |
| 15. | Additional provisions applicable in relevant cases to MTN with Real Interest Rate: | Not Applicable |

REPAYMENT

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| 16. | Amount with which MTN is to be repaid at the Maturity date: | 100 % of Nominal Amount |
| 17. | MTN with voluntary early repayment options for the Company prior to the Maturity Date: | Not Applicable |
| 18. | MTN with voluntary early repayment options for Noteholders prior to the Maturity Date: | Not Applicable |

OTHER

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| 19. | Green Loan: | Applicable
Green Terms dated 8 March 2018 are applicable to this Loan. |
| 20. | Admitted to trading on a Regulated Market: | Applicable |
| | (i) Regulated Market: | Nasdaq Stockholm, Sustainable bond list |
| | (ii) Estimate of total expenses in connection with admission to trading: | SEK 84,750 |
| | (iii) Total number of securities admitted to trading: | 150 |

(iv)	Earliest date of admission to trading:	23 January 2020
(v)	Regulated Markets or equivalent markets known to the issuer of securities of the same class as the securities offered or to be admitted to trading are already admitted to trading:	Nasdaq Stockholm
(vi)	Companies that have made a firm commitment to act as an intermediary in secondary trading:	Not Applicable
21.	Issuing and Paying Agent: (IPA):	Not Applicable
22.	CSD:	Euroclear Sweden
23.	Interests:	Save for any fees payable on the Issuing Dealer, so far as the issuer is aware, no person involved in the issue of the Loan has an interest material to the offer. The Issuing Dealer and its affiliates have engaged and may in the future engage in investment banking and/or commercial transactions with and may perform other services for the Issuer and/or its affiliates in the ordinary course of business.
24.	Credit Rating for Loan:	Not Applicable
25.	Resolution as basis for the Issue:	Not Applicable
26.	Third party information:	Not Applicable
27.	Issuing Dealer:	Skandinaviska Enskilda Banken AB (publ)
28.	Calculation Agent:	Skandinaviska Enskilda Banken AB (publ)
29.	Agent:	Nordic Trustee & Agency AB (publ)
30.	ISIN:	SE0012194009

The Company confirms that the above supplementary terms and conditions are applicable to the Loan together with the Terms and Conditions and undertakes accordingly to pay principal and (where appropriate) interest. The Company also 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 Company.

Stockholm 21 January 2020

Kungsleden AB (publ)


Biljana Pehrsson