

unibail-rodamco

Rodamco Sverige AB

SEK DENOMINATED FIXED COUPON RATE NOTE ISSUE PRELIMINARY TERMS AND CONDITIONS

ISSUER NAME:	Rodamco Sverige AB (publ) (the “ Issuer ”).
FACILITY:	Issue of fixed 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:	XS1633854739
PRINCIPAL AMOUNT:	SEK 600,000,000
TRADE DATE:	13 June 2017
ISSUE DATE:	20 June 2017
MATURITY DATE:	20 June 2022
ISSUE SPREAD:	Mid Swaps +80bps
COUPON:	0.875%
YIELD AT RE-OFFER:	0.988%
RE-OFFER PRICE:	99.451%
GROSS PROCEEDS:	SEK 596,706,000
FEES:	0.25%
ALL IN PRICE TO ISSUER:	99.201%
NET PROCEEDS:	SEK 595,206,000
REDEMPTION PRICE:	100%
INCOME RATE TYPE:	FXD
DAY COUNT:	30/360, following, unadjusted
COUPON PAYMENT DATES:	First coupon on 20 June 2018 and annually thereafter until maturity
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.