

## FINAL TERMS

**IMPORTANT – PROHIBITION OF SALES TO EEA RETAIL INVESTORS** - The Notes are not intended, to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("EEA"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, "**MiFID II**"); (ii) a customer within the meaning of the Insurance Mediation Directive (Directive 2002/92/EC (as amended or superseded)), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Prospectus Directive 2003/71/EC (as amended or superseded). Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the "**PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

**MIFID II product governance / Professional investors and ECPs only target market** – Solely for the purposes of the manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in MiFID II; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**distributor**") should take into consideration the manufacturer's target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer's target market assessment) and determining appropriate distribution channels.

**Final Terms dated 7 February 2020**

### HEMSÖ FASTIGHETS AB

**Legal entity identifier (LEI): 549300VOTS5OZ82UTG69**

**Issue of SEK 500,000,000 Floating Rate Notes due 11 February 2025**

**under the EUR 3,000,000,000 Euro Medium Term Note Programme**

### PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the "**Conditions**") set forth in the Base Prospectus dated 24 April 2019 which constitutes a base prospectus (the "**Base Prospectus**") for the purposes of the Prospectus Directive. This document constitutes the Final Terms of the Notes described herein for the purposes of Article 5.4 of the Prospectus Directive and must be read in conjunction with the Base Prospectus. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus. The Base Prospectus has been published on the websites of Euronext Dublin ([www.ise.ie](http://www.ise.ie)) and the Issuer ([www.hemso.se](http://www.hemso.se)).

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|----|--|------------------------|
| 1. | Issuer:  | Hemsö Fastighets AB    |
| 2. | (i) Series Number:                             | 45                     |
|    | (ii) Tranche Number:                           | 1                      |
|    | (iii) Date on which the Notes become fungible: | Not Applicable         |
| 3. | Specified Currency or Currencies:              | Swedish Kronor ("SEK") |
| 4. | Aggregate Nominal Amount:                      |                        |
|    | (i) Series:                                    | SEK 500,000,000        |

	(ii) Tranche:	SEK 500,000,000
5.	Issue Price:	100.00 per cent. of the Aggregate Nominal Amount
6.	(i) Specified Denominations:	SEK 2,000,000 and integral multiples of SEK 1,000,000 in excess thereof.
	(ii) Calculation Amount:	SEK 1,000,000
7.	(i) Issue Date:	11 February 2020
	(ii) Interest Commencement Date:	Issue Date
8.	Maturity Date:	Interest Payment Date falling in or nearest to 11 February 2025
9.	Interest Basis:	3 month STIBOR + 0.53 per cent. Floating Rate (see paragraph 15 below)
10.	Redemption/Payment Basis:	Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at 100 per cent. of their nominal amount.
11.	Change of Interest or Redemption/Payment Basis:	Not Applicable
12.	Put/Call Options:	Change of Control Put Option (further particulars specified in paragraphs 19 below)
13.	(i) Status of the Notes:	Senior
	(ii) Date Board approval for issuance of Notes obtained:	Not Applicable

**PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE**

14.	<b>Fixed Rate Note Provisions</b>	Not Applicable
15.	<b>Floating Rate Note Provisions</b>	Applicable
	(i) Specified Period:	Quarterly in arrears, subject to adjustment in accordance with the Business Day Convention set out in (iv) below
	(ii) Specified Interest Payment Dates:	11 February, 11 May, 11 August and 11 November in each year, commencing on the First Interest Payment Date up to and including the Maturity Date, subject to adjustment in accordance with the Business Day Convention set out in (iv) below
	(iii) First Interest Payment Date:	11 May 2020
	(iv) Business Day Convention:	Modified Following Business Day Convention
	(v) Additional Business Centre(s):	Stockholm

- |        |  |  |
|--------|--|--|
| (vi)   | Manner in which the Rate(s) of Interest is/are to be determined:   | Screen Rate Determination  |
| (vii)  | Party responsible for calculating the Rate(s) of Interest and/or Interest Amount(s) (if not the Fiscal Agent): | Not Applicable   |
| (viii) | Screen Rate Determination:   | Applicable   |
|        | • Reference Rate:  | 3 month STIBOR   |
|        | • Interest Determination Date(s):  | Second Stockholm Business Day prior to the start of each Interest Period |
|        | • Relevant Screen Page:  | Reuters page "SIDE"  |
|        | • Relevant Time:   | 11.00 a.m. in the Relevant Financial Centre                              |
|        | • Relevant Financial Centre:   | Stockholm  |
| (ix)   | ISDA Determination:  | Not Applicable   |
| (x)    | Linear Interpolation:  | Not Applicable   |
| (xi)   | Margin(s):   | +0.53 per cent. per annum  |
| (xii)  | Minimum Rate of Interest:  | Not Applicable   |
| (xiii) | Maximum Rate of Interest:  | Not Applicable   |
| (xiv)  | Day Count Fraction:  | Actual/360   |

16. **Zero Coupon Note Provisions** Not Applicable

**PROVISIONS RELATING TO REDEMPTION**

- |     |   |                                      |
|-----|---|--------------------------------------|
| 17. | <b>Call Option</b>  | Not Applicable                       |
| 18. | <b>Put Option</b>   | Not Applicable                       |
| 19. | <b>Change of Control Put Option</b>   | Applicable                           |
| 20. | <b>Early Termination Amount</b>   | SEK 1,000,000 per Calculation Amount |
|     | Early Termination Amount(s) per Calculation Amount payable on redemption on event of default or other early redemption: |                                      |
| 21. | <b>Final Redemption Amount of each Note</b>   | SEK 1,000,000 per Calculation Amount |
| 22. | <b>Early Redemption Amount</b>  | SEK 1,000,000 per Calculation Amount |
|     | Early Redemption Amount(s) per Calculation Amount payable on  |                                      |

redemption on event of default or other early redemption:

23. **Early Redemption Amount (Tax)** SEK 1,000,000 per Calculation Amount
- Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons:

**GENERAL PROVISIONS APPLICABLE TO THE NOTES**

24. **Form of Notes:** Bearer Notes:
- Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes in the limited circumstances specified in the Permanent Global Note
25. New Global Note: No
26. Additional Financial Centre(s): Stockholm
27. Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature): No.
28. Relevant Benchmarks: STIBOR is provided by Financial Benchmarks Sweden AB. As at the date hereof, Financial Benchmarks Sweden AB does not appear in the register of administrators and benchmarks established and maintained by ESMA pursuant to Article 36 (Register of administrators and benchmarks) of the Benchmarks Regulation.

Signed on behalf of Hemsö Fastighets AB:

By:

*Duly authorised*

  
Rutger Källén

  
Jonas Rosengren

PART B – OTHER INFORMATION

1. **LISTING AND ADMISSION TO TRADING**

- (i) Admission to Trading: Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the regulated market of Euronext Dublin with effect from on or about the Issue Date.
- (ii) Estimate of total expenses related to admission to trading: EUR 1,000

2. **RATINGS** The Notes to be issued will be unrated

3. **INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER**

Save for the fees payable to the Dealer, so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The Dealer and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business.

4. **REASONS FOR THE OFFER, ESTIMATED PROCEEDS AND TOTAL EXPENSES**

- (i) Reasons for the offer The Notes are intended to be issued as Sustainable Bonds, under the Issuer's Sustainable Bond Framework 2018 dated July 2018

5. **OPERATIONAL INFORMATION**

- ISIN: XS2115109949
- Common Code: 211510994
- FISN: HEMSO FASTIGHET/VAREMTN 20250200, as updated, as set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
- CFI Code: DTVNFB, as updated, as set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
- Any clearing system(s) other than Euroclear or Clearstream, Luxembourg Not Applicable
- Delivery: Delivery against payment
- Names and addresses of additional Paying Agent(s) (if any): Not Applicable
- Intended to be held in a manner which would allow Eurosystem eligibility: No. Whilst the designation is specified as "no" at the date of these Final Terms, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper. Note that this does not necessarily mean

that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

6. **DISTRIBUTION**

- (i) Method of Distribution: Non-syndicated
- (ii) If syndicated:
  - (A) Names of Dealers Not Applicable
  - (B) Stabilisation Manager(s), if any: Not Applicable
- (iii) If non-syndicated, name of Dealer: Svenska Handelsbanken AB (publ)
- (iv) U.S. Selling Restrictions: Reg S Compliance Category 2; TEFRA D
- (v) Prohibition of Sales to EEA Retail Investors: Applicable
- (vi) Prohibition of Sales to Belgian Consumers: Applicable