

SUPPLEMENT DATED 4 FEBRUARY 2022 TO THE BASE PROSPECTUS DATED 8 NOVEMBER 2021

HEMSÖ FASTIGHETS AB

(incorporated with limited liability in the Kingdom of Sweden)

HEMSÖ TREASURY OYJ

(incorporated with limited liability under the laws of the Republic of Finland)

unconditionally and irrevocably guaranteed by

(in respect of Notes issued by Hemsö Treasury Oyj only)

HEMSÖ FASTIGHETS AB

EUR 4,000,000,000

Euro Medium Term Note Programme

This Supplement (the **Supplement**) to the Base Prospectus (the **Base Prospectus**) dated 8 November 2021 which comprises a base prospectus for the purposes of the Prospectus Regulation constitutes a supplement to the prospectus for the purposes of Article 23 of the Prospectus Regulation and is prepared in connection with the EUR 4,000,000,000 Euro Medium Term Note Programme (the **Programme**) established by Hemsö Fastighets AB and Hemsö Treasury Oyj (**Hemsö Treasury**) (the **Issuers** and each an **Issuer**). Terms defined in the Base Prospectus have the same meaning when used in this Supplement. When used in this Supplement, **Prospectus Regulation** means Regulation (EU) 2017/1129.

This Supplement is supplemental to, and should be read in conjunction with, the Base Prospectus and any other supplements to the Base Prospectus issued by the Issuers.

This Supplement has been approved by the Central Bank of Ireland (the **Central Bank**), as competent authority under the Prospectus Regulation. The Central Bank only approves this Supplement as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation. Such approval should not be considered as an endorsement of the Issuers nor as an endorsement of the quality of the Notes that are the subject of the Base Prospectus or this Supplement. Investors should make their own assessment as to the suitability of investing in the Notes.

The Issuers and the Guarantor accepts responsibility for the information contained in this Supplement. To the best of the knowledge of each of the Issuers and the Guarantor the information contained in this Supplement is in accordance with the facts and does not omit anything likely to affect the import of such information.

Purpose of the Supplement

The purpose of this Supplement is (a) to incorporate by reference the unaudited year-end financial statements (including notes thereto) of Hemsö Fastighets AB as at and for the twelve-month period ended 31 December 2021, and (b) to include a new "Significant/Material Change" statement.

Year-end Financial Statements of Hemsö Fastighets AB in respect of the twelve-month period ended 31 December 2021

On 3 February 2022 Hemsö Fastighets AB published its Year-end Report 2021 (the **Q4 2021 Report**) including its unaudited year-end financial statements as at and for the twelve-month period ended 31

December 2021 (the **Q4 2021 Financial Statements**). The Q4 2021 Report has been filed with the Central Bank and the Q4 2021 Financial Statements and the information set out at the following pages of the Q4 2021 Report shall be deemed to be incorporated in, and form part of, the Base Prospectus:

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This document is available for viewing on the following website:

<https://www.hemso.se/contentassets/c96221ace7334cf7aa485376a99f3986/report>

If documents which are incorporated by reference themselves incorporate any information or other documents therein, either expressly or implicitly, such information or other documents will not form part of this Supplement for the purposes of the Prospectus Regulation except where such information or other documents are specifically incorporated by reference or attached to this Supplement.

Any non-incorporated parts of a document referred to in this Supplement (which, for the avoidance of doubt, means any parts not listed in the cross-reference list above) are either deemed not relevant for an investor or are otherwise covered elsewhere in the Base Prospectus and, for the avoidance of doubt, unless specifically incorporated by reference into this Supplement, information contained on the websites listed above or elsewhere in this Supplement does not form part of this Supplement or the Base Prospectus.

General Information

The first paragraph under "Significant/Material Change" on page 107 of the Base Prospectus shall be deemed deleted and replaced with the following paragraph:

"There has been no significant change in the financial performance or position of Hemsö Fastighets AB and its subsidiaries since 31 December 2021. There has been no material adverse change in the prospects of Hemsö Fastighets AB and its subsidiaries since 31 December 2020"

To the extent that there is any inconsistency between (a) any statement in this Supplement or any statement incorporated by reference into the Base Prospectus by this Supplement and (b) any other statement in or incorporated by reference in the Base Prospectus, the statements in (a) above will prevail.

Save as disclosed in this Supplement, there has been no other significant new factor, material mistake or material inaccuracy relating to information included in the Base Prospectus since the publication of the Base Prospectus.