

FINAL TERMS

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 Directive 2014/65/EU (as amended, "**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 2 October 2019

HEMSÖ FASTIGHETS AB

Legal entity identifier (LEI): 549300VOTSSOZ82UTG69

Issue of SEK 350,000,000 Floating Rate Notes due April 2023

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) and the Issuer (www.hemso.se).

1.	Issuer:	Hemsö Fastighets AB
2.	(i) Series Number:	42
	(ii) Tranche Number:	1
	(iii) Date on which the Notes become fungible:	Not Applicable
3.	Specified Currency or Currencies:	Swedish Krona ("SEK")
4.	Aggregate Nominal Amount:	
	(i) Series:	SEK 350,000,000
	(ii) Tranche:	SEK 350,000,000
5.	Issue Price:	101.200 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:	4 October 2019

	(ii)	Interest Commencement Date:	Issue Date
8.		Maturity Date:	Interest Payment Date falling in or nearest to April 2023
9.		Interest Basis:	3-month STIBOR + 0.75 per cent. (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.		Fixed Rate Note Provisions	Not Applicable
15.		Floating Rate Note Provisions	Applicable
	(i)	Specified Period:	The period from (and including) the Interest Commencement Date to (but excluding) the first Specified Interest Payment Date and, thereafter, each period from (and including) a Specified Interest Payment Date to (but excluding) the next Specified Interest Payment Date.
	(ii)	Specified Interest Payment Dates:	Interest is payable in arrears on 4 January, 4 April, 4 July and 4 October 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:	4 January 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	Not Applicable

Interest Amount(s) (if not the Fiscal Agent):

(viii)	Screen Rate Determination:	Applicable
	• Reference Rate:	3-month STIBOR
	• Interest Determination Date(s):	Second Stockholm business day prior to the start of each Specified Period
	• Relevant Screen Page:	Reuters page "SIDE"
	• Relevant Time:	11.00 a.m. Stockholm time
	• Relevant Financial Centre:	Stockholm
(ix)	ISDA Determination:	Not Applicable
(x)	Linear Interpolation:	Not Applicable /
(xi)	Margin(s):	+ 0.750 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.	Call Option	Not Applicable
18.	Put Option	Not Applicable
19.	Change of Control Put Option	Applicable
20.	Early Termination Amount	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.	Final Redemption Amount of each Note	SEK 1,000,000 per Calculation Amount
22.	Early Redemption Amount	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


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| 24. | Form of Notes: | Bearer Notes:

Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive 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 Benchmark: | 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



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 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 its 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 See “Use of Proceeds” wording in Base Prospectus

5. YIELD

Indication of yield: Not Applicable

6. OPERATIONAL INFORMATION

ISIN: XS2062664730

Common Code: 206266473

FISN: HEMSO FASTIGHET/VAREMTN 20230404, 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

7. **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: Nordea Bank Abp
- (iv) U.S. Selling Restrictions: Reg S Compliance Category 2;
TEFRA D
- (v) Prohibition of Sales to EEA Retail Investors: Not Applicable
- (vi) Prohibition of Sales to Belgian Consumers: Applicable