

FORM OF 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)), 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). Consequently no key information document required by Regulation (EU) No 1286/2014 (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 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 18 October 2018

HEMSÖ FASTIGHETS AB

Legal entity identifier (LED): 549300VOTS5OZ82UTG69

Issue of SEK 264,000,000 Fixed Rate Notes due 25 October 2038

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 20 April 2018 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 the Irish Stock Exchange plc trading as Euronext Dublin (www.ise.ie) and the Issuer (www.hemso.se).

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| 1. | Issuer: | Hemsö Fastighets AB |
| 2. | (i) Series Number: | 26 |
| | (ii) Tranche Number: | 1 |
| | (iii) Date on which the Notes become fungible: | Not Applicable |
| 3. | Specified Currency or Currencies: | SEK |
| 4. | Aggregate Nominal Amount: | SEK 264,000,000 |

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|-----|------|---|---|
| | (i) | Series: | SEK 264,000,000 |
| | (ii) | Tranche: | SEK 264,000,000 |
| 5. | | Issue Price: | 99.406 per cent. of the Aggregate Nominal Amount |
| 6. | (i) | Specified Denominations: | SEK 2,000,000 |
| | (ii) | Calculation Amount: | SEK 2,000,000 |
| 7. | (i) | Issue Date: | 25 October 2018 |
| | (ii) | Interest Commencement Date: | Issue Date |
| 8. | | Maturity Date: | 25 October 2038 |
| 9. | | Interest Basis: | 2.975 per cent. Fixed Rate
(see paragraph 14 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 paragraph 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

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| 14. | | Fixed Rate Note Provisions | Applicable |
| | (i) | Rate of Interest: | 2.975 per cent. per annum payable in arrear on each Interest Payment Date |
| | (ii) | Interest Payment Date(s): | 25 October in each year up to and including the Maturity Date |
| | (iii) | Fixed Coupon Amount: | SEK 59.500 per Calculation Amount |
| | (iv) | Broken Amount(s): | Not Applicable |
| | (v) | Day Count Fraction: | 30/360 |
| | (vi) | Determination Date | Not Applicable |
| 15. | | Floating Rate Note Provisions | Not Applicable |

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 2,000,000 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 2,000,000 per Calculation Amount

22. **Early Redemption Amount** SEK 2,000,000 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 2,000,000 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

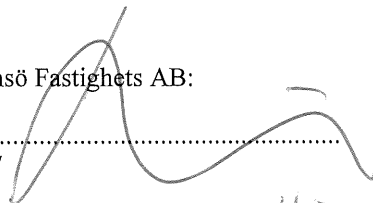
25. **New Global Note:** No


26. **Additional Financial Centre(s):** Not Applicable

27. **Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature):** No

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 the Irish Stock Exchange plc trading as Euronext Dublin with effect from the Issue Date
- (ii) Estimate of total expenses related to admission to trading: EUR 1000

2. **RATINGS**

The Notes to be issued are expected to be rated:

Standard & Poor's Credit Market Services Europe Ltd.

Standard & Poor's Credit Market Services Europe Ltd. is established in the EEA and registered under Regulation (EC) No. 1060/2009, as amended.

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

Save for the fees payable to the Manager, so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The Manager 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 See "Use of Proceeds" wording in Base Prospectus
- (ii) Estimated proceeds: SEK 262,431,840
- (iii) Estimated total expenses: Not Applicable

5. **YIELD**

Indication of yield: 3.015 per cent.

6. **OPERATIONAL INFORMATION**

ISIN: XS1897296007

Common Code: 189729600

FISN: HEMSO FASTIGHET/2.975EMTN

CFI Code: DTFXFB

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: Skandinaviska Enskilda Banken AB (publ)

(iv) U.S. Selling Restrictions: Reg S Compliance Category 2;
TEFRA D

(v) Prohibition of Sales to EEA Retail Investors: Not Applicable

