

FINAL TERMS

Final Terms dated 7 September 2016

HEMSÖ FASTIGHETS AB

Issue of EUR 500,000,000 1.00 per cent. Notes due 2026

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 26 August 2016 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. However, a summary of the issue of the Notes is annexed to these Final Terms. The Base Prospectus has been published on the websites of the Irish Stock Exchange (www.ise.ie) and the Issuer (www.hemso.se).

1.	Issuer:	Hemso Fastighets AB
2.	(i) Series Number:	1
	(ii) Tranche Number:	1
	(iii) Date on which the Notes become fungible:	Not Applicable
3.	Specified Currency or Currencies:	Euro ("EUR")
4.	Aggregate Nominal Amount:	
	(i) Series:	EUR 500,000,000
	(ii) Tranche:	EUR 500,000,000
5.	Issue Price:	99.405 per cent. of the Aggregate Nominal Amount
6.	(i) Specified Denominations:	EUR 100,000 and integral multiples of EUR 1,000 in excess thereof up to EUR 199,000. No Notes in definitive form will be issued with a denomination above EUR 199,000.
	(ii) Calculation Amount:	EUR 1,000
7.	(i) Issue Date:	9 September 2016
	(ii) Interest Commencement Date:	Issue Date
8.	Maturity Date:	9 September 2026
9.	Interest Basis:	1.00 per cent. Fixed Rate (further particulars specified 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 Issuer Call (further particulars specified in paragraphs 17 and 18 below)
13.	(i) Status of the Notes:	Senior
	(ii) Date Board approval for issuance of Notes obtained:	The issuance of the Notes was approved by resolution of the Board of the Issuer dated 1 September 2016.

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14.	Fixed Rate Note Provisions	Applicable
	(i) Rate(s) of Interest:	1.00 per cent. per annum payable in arrear on each Interest Payment Date
	(ii) Interest Payment Date(s):	9 September in each year, from and including 9 September 2017 up to and including the Maturity Date
	(iii) Fixed Coupon Amount(s):	EUR 10.00 per Calculation Amount
	(iv) Broken Amount(s):	Not Applicable
	(v) Day Count Fraction:	Actual/Actual (ICMA)
	(vi) Determination Date	9 September in each year
15.	Floating Rate Note Provisions	Not Applicable
16.	Zero Coupon Note Provisions	Not Applicable

PROVISIONS RELATING TO REDEMPTION

17.	Call Option	Applicable
	(i) Optional Redemption Date(s):	Any date from and including 9 June 2026 to but excluding the Maturity Date
	(ii) Optional Redemption Amount(s) of each Note:	EUR 1,000 per Calculation Amount
	(iii) If redeemable in part:	Not Applicable
	(iv) Notice period:	As per the Conditions
18.	Put Option	
	(i) Redemption at the option of the Noteholder (Condition 9(e))	Not Applicable
	(ii) Redemption at the option of the Noteholder upon Change of	Applicable

- Control (Condition 9(f))
- (iii) Optional Redemption Date(s): In accordance with Condition 9(f)
- (iv) Optional Redemption Amount(s) of each Note: EUR 1,000 per Calculation Amount
- (v) Notice period: In accordance with Condition 9(f)
19. **Final Redemption Amount of each Note** EUR 1,000 per Calculation Amount
20. **Early Redemption Amount** EUR 1,000 per Calculation Amount
- Early Redemption Amount(s) per Calculation Amount payable on redemption on event of default or other early redemption:
21. **Early Redemption Amount (Tax)** EUR 1,000 per Calculation Amount
- Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons:

GENERAL PROVISIONS APPLICABLE TO THE NOTES

22. **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
23. New Global Note: Yes
24. Additional Financial Centre(s) Not Applicable
25. 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

Per Berggren

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 with effect from the Issue Date
- (ii) Estimate of total expenses related to admission to trading: EUR 600

2. RATINGS

The Notes to be issued have been rated A- by Standard & Poor's Credit Market Services Europe Ltd.

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

Save for any fees payable to the Managers, so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The Managers 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

Reasons for the offer: General corporate purposes

5. YIELD

Indication of yield: 1.063 per cent. per annum

6. OPERATIONAL INFORMATION

ISIN: XS1488494987

Common Code: 148849498

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: Yes. Note that the designation “yes” simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times 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: Syndicated

- (ii) If syndicated:
- (A) Names of Dealers
- BNP Paribas**
10 Harewood Avenue
London NW1 6AA
United Kingdom
- Citigroup Global Markets Limited**
Citigroup Centre
Canada Square
Canary Wharf
London E14 5LB
United Kingdom
- Deutsche Bank AG, London Branch**
Winchester House
1 Great Winchester Street
London EC2N 2DB
United Kingdom
- Nordea Bank Danmark A/S**
Christiansbro
Strandgade 3
DK-1401 Copenhagen K
Denmark
- (B) Stabilisation Manager(s), if any: Citigroup Global Markets Limited
- (iii) If non-syndicated, name of Dealer: Not Applicable
- (iv) U.S. Selling Restrictions: Reg S Compliance Category 2;
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