

MiFID II product governance / Professional investors and eligible counterparties only target market – Solely for the purposes of the manufacturer’s product approval process, the target market assessment in respect of the S.O. Bonds has led to the conclusion that: (i) the target market for the S.O. Bonds is eligible counterparties and professional clients only, each as defined in MiFID II/Directive 2014/65/EU (as amended, “MiFID II”); and (ii) all channels for distribution of the S.O. Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the S.O. Bonds (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 S.O. Bonds (by either adopting or refining the manufacturer’s target market assessment) and determining appropriate distribution channels.

IMPORTANT NOTICE

In accessing the attached final terms (the "Final Terms") you agree to be bound by the following terms and conditions.

The information contained in the Final Terms may be addressed to and/or targeted at persons who are residents of particular countries only as specified in the Final Terms and/or in the Base Prospectus (as defined in the Final Terms) and is not intended for use and should not be relied upon by any person outside those countries and/or to whom the offer contained in the Final Terms is not addressed. **Prior to relying on the information contained in the Final Terms, you must ascertain from the Final Terms and/or the Base Prospectus whether or not you are an intended addressee of the information contained therein.**

Neither the Final Terms nor the Base Prospectus constitutes an offer to sell or the solicitation of an offer to buy securities in the United States or in any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration, exemption from registration or qualification under the securities law of any such jurisdiction.

The securities described in the Final Terms and the Base Prospectus have not been, and will not be, registered under the U.S. Securities Act of 1933, as amended (the "Securities Act") and may not be offered or sold directly or indirectly within the United States or to, or for the account or benefit of, U.S. persons or to persons within the United States of America (as such terms are defined in Regulation S under the Securities Act ("Regulation S")). The securities described in the Final Terms will only be offered in offshore transactions to non-U.S. persons in reliance upon Regulation S.

Final Terms dated 11 September 2018

SWEDBANK MORTGAGE AB (publ)

Legal Entity Identifier (LEI): 549300TJREQ7GHIXWR36

Issue of SEK 500 000 000 Floating Rate S.O. Bonds due February 2023

under the €25,000,000,000 Programme for the
Issuance of Debt Instruments and S.O. Bonds

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the relevant terms and conditions set forth in the Base Prospectus dated 16 May 2018 (the “Base Prospectus”) as supplemented by the supplements dated 18 July 2018 which constitutes a base prospectus for the purposes of the Prospectus Directive. For the purposes of these Final Terms, “Prospectus Directive” means Directive 2003/71/EC (as amended, including by Directive 2010/73/EU), and includes any relevant implementing measure in a relevant Member State. This document constitutes the Final Terms of the S.O. Bonds described herein for the purposes of Article 5.4 of the Prospectus Directive and must be read in conjunction with the Base Prospectus as so

supplemented. Full information on Swedbank Mortgage AB (publ) (the “Company”) and the offer of the S.O. Bonds is only available on the basis of the combination of these Final Terms and the Base Prospectus as so supplemented. The Base Prospectus and the supplement have been published on the website of the Central Bank of Ireland at <https://www.centralbank.ie/regulation/industry-market-sectors/securities-markets/prospectus-regulation/prospectuses> and on the website of the Irish Stock Exchange plc trading as Euronext Dublin at www.ise.ie and copies may be obtained during normal business hours, free of charge, from the offices of the Company at Landsvägen 40, SE-172 63 Sundbyberg, Sweden and from the specified office of the Fiscal Agent at Citibank S.A. London Branch, Citigroup Centre, Canada Square, Canary Wharf, London E14 5LB, United Kingdom.

1. Company: Swedbank Mortgage AB (publ)
2. (i) Series Number: EMTN 1005
(ii) Tranche Number: 1
(iii) Date on which the S.O. Bonds will be consolidated and form a single Series: Not Applicable
3. Specified Currency or Currencies: Swedish Krona (“SEK”)
4. Aggregate Nominal Amount:
(i) Series: SEK 500,000,000
(ii) Tranche: SEK 500,000,000
5. Issue Price: 103.785 per cent of the Aggregate Nominal Amount
6. (i) Specified Denomination(s): 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: 13 September 2018
(ii) Interest Commencement Date: Issue Date
8. Maturity Date: Interest Payment Date falling in or nearest to February 2023
9. Interest Basis: 3-month STIBOR + 1.00 per cent Floating Rate, subject to item 15 (viii) below.
10. Redemption/Payment Basis: Subject to any purchase and cancellation, the S.O. Bonds will be redeemed on the Maturity Date at 100 per cent of their nominal amount
11. Change of Interest Basis or Redemption/Payment Basis: Not Applicable
12. Put/Call Options: Not Applicable

13. (i) Status of the S.O. Bonds: The S.O. Bonds are unsubordinated obligations issued in accordance with the Swedish Act (2003:1223) on Issuance of Covered Bonds (Sw: *Lagen (2003:1223) om utgivning av säkerställda obligationer*)
- (ii) Date Board approval for issuance of S.O. Bonds obtained: Not Applicable

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14. Fixed Rate S.O. Bond Provisions (Condition 4A) Not Applicable
15. Floating Rate S.O. Bond Provisions (Condition 4B) Applicable
- (i) Specified Period(s)/Specified Interest Payment Dates: The period beginning on (and including) The Interest Commencement Date and ending on (but excluding) the first Specified Interest Payment Date and each subsequent period of approximately three months beginning on (and including) a Specified Interest payment Date and ending on (but excluding) the next Specified Interest Payment Date.
- Interest shall be payable in arrears on 13 February, 13 May, 13 August and 13 November in each year, commencing 13 November 2018 (short first Specified Period) up to and including the Maturity Date (each a "Specified Interest Payment Date"), subject to adjustment in accordance with the applicable Business Day Convention specified in item (ii) below.
- (ii) Business Day Convention: Modified Following Business Day Convention
- (iii) Business Centre(s): Stockholm
- (iv) Manner in which the Rate(s) of Interest is/are to be determined: Screen Rate Determination
- (v) Party responsible for calculating the Rate(s) of Interest and Interest Amount(s) (if not the Fiscal Agent): Not Applicable
- (vi) Screen Rate Determination:
- Reference Rate, Relevant Time and Relevant Financial Centre: Reference Rate: 3-month STIBOR, subject to item (viii) below.
- Relevant Time: 11.00 a.m. in the Relevant Financial Centre

Relevant Financial Centre: Stockholm

- Interest Determination Date(s): Second Stockholm business day prior to the start of each Interest Period
 - Relevant Screen Page: Reuters Screen “SIDE” Page under the caption “FIXING”
 - (vii) ISDA Determination:
 - Floating Rate Option: Not Applicable
 - Designated Maturity: Not Applicable
 - Reset Date: Not Applicable
 - (viii) Linear Interpolation: Applicable – the Reference Rate for the short first Interest Period shall be calculated using Linear Interpolation between 2-month and 3-month STIBOR.
 - (ix) Margin(s): + 1.00 per cent per annum
 - (x) Minimum Rate of Interest: Not Applicable
 - (xi) Maximum Rate of Interest: Not Applicable
 - (xii) Day Count Fraction: Actual/360
 - (xiii) Benchmark Discontinuation: Applicable
16. Zero Coupon S.O. Bond Provisions Not Applicable

PROVISIONS RELATING TO REDEMPTION

- 17. Company Call Not Applicable
- 18. Investor Put Not Applicable
- 19. Final Redemption Amount: SEK 1,000,000 per Calculation Amount
- 20. Early Redemption Amount:
 - Early Redemption Amount(s) payable on redemption for taxation reasons or on event of default: Not Applicable

GENERAL PROVISIONS APPLICABLE TO THE S.O. BONDS

- 21. Form of S.O. Bonds:
 - (i) Form: **Bearer S.O. Bonds:**
Temporary Global S.O. Bond exchangeable for a Permanent Global S.O. Bond on and after the Exchange

Date which is exchangeable for definitive S.O. Bonds upon 45 days written notice (expiring after the Exchange Date) only upon the occurrence of an Exchange Event.

- (ii) New Global S.O. Bonds: No
- 22. Financial Centre(s): Stockholm
- 23. Talons for future Coupons to be attached to Definitive S.O. Bonds: No
- 24. Third Party Information:

Not Applicable

Signed on behalf of the Company:

By:
Duly authorised **Stefan Abrahamsson**

By:
Duly authorised

Henrik Falk

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

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| (i) | Listing: | Official List of Euronext Dublin |
| (ii) | Admission to trading: | Application has been made for the S.O. Bonds to be admitted to trading on the Main Securities Market of Euronext Dublin with effect from, or from about, the Issue Date |
| (iii) | Estimate of total expenses related to admission to trading: | EUR 600 |

2. BENCHMARKS REGULATION

Amounts payable under the S.O. Bonds will be calculated by reference to STIBOR which is provided by Swedish Bankers' Association. As at the date of this Final Terms, the Swedish Bankers' Association does not appear on the register of administrators and benchmarks established and maintained by the European Securities and Markets Authority pursuant to Article 36 of Regulation (EU) 2016/1011 (the "Benchmarks Regulation").

As far as the Company is aware, the transitional provisions in Article 51 of the Benchmarks Regulation apply such that the Swedish Bankers' Association is not currently required to obtain authorisation or registration (or, if located outside the EU, recognition, endorsement or equivalence).

3. RATINGS

Ratings	The S.O. Bonds to be issued are expected to be rated AAA by Standard & Poor's Credit Market Services Europe Limited ("Standard & Poor's") and Aaa Moody's Investors Service Ltd. ("Moody's").
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Each of Standard & Poor's and Moody's is established in the European Union and is registered under Regulation (EC) No. 1060/2009 (as amended).

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

Save for any fees payable to the dealer, so far as the Company is aware, no person involved in the offer of the S.O. Bonds 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 Company and its affiliates in the ordinary course of business.

5. YIELD

Indication of yield:	Not Applicable
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6. OPERATIONAL INFORMATION

(i)	ISIN Code:	XS1879568118
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| (ii) | Common Code: | 187956811 |
| (iii) | CFI | DTVXFB |
| (iv) | FISN | SWEDBANK MORTGA/VAREMTN 20230213 |
| (v) | Any clearing system(s) other than Euroclear Bank SA/NV and Clearstream Banking S.A. (together with the address of such clearing system) and the relevant identification number(s): | Not Applicable |
| (vi) | Delivery: | Delivery against payment |
| (vii) | Names and addresses of additional Transfer Agents and/or Paying Agent(s) (if any): | None |
| (viii) | Intended to be held in a manner which would allow Eurosystem eligibility: | No

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 S.O. Bonds are capable of meeting them the S.O. Bonds may then be deposited with one of the ICSDs as common safekeeper. Note that this does not necessarily mean that the S.O. Bonds 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

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| (i) | Method of distribution: | Non-syndicated |
| (ii) | If syndicated, names of Managers: | Not Applicable |
| (iii) | Date of Subscription Agreement: | Not Applicable |
| (iv) | Stabilisation Manager(s) (if any): | Not Applicable |
| (v) | If non-syndicated, name of Dealer: | Nordea Bank AB (publ) |
| (vi) | Whether TEFRA D rules applicable or TEFRA rules not applicable: | TEFRA D |

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

8. REASONS FOR THE OFFER

Reasons for the offer: Not Applicable