

FINAL TERMS

IMPORTANT – PROHIBITION OF SALES TO EEA AND UK 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 (the "EEA") or the United Kingdom (the "UK"). 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 Distribution Directive (EU) 2016/97, 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 the "Prospectus Regulation" Regulation (EU) 2017/1129. Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the "PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the EEA or in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA or in the UK 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 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.

Singapore Securities and Futures Act Product Classification – Solely for the purposes of its obligations pursuant to sections 309B(1)(a) and 309B(1)(c) of the Securities and Futures Act (Chapter 289 of Singapore) (the "SFA"), the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A of the SFA) that the Notes are "prescribed capital markets products" (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and "Excluded Investment Products" (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAAN16: Notice on Recommendations on Investment Products).

Final Terms dated 13 May 2020

HEMSÖ FASTIGHETS AB

Legal entity identifier (LEI): 549300VOTS5OZ82UTG69

Issue of SEK 200,000,000 Sustainable Fixed Rate Notes Due 13th May 2025

(to be consolidated and form a single series with the SEK 500,000,000 Fixed Rate Notes due 13th May 2025 issued 13 May 2020)

under the EUR 4,000,000,000 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 22 April 2020 which constitutes a base prospectus (the "**Base Prospectus**") for the purposes of the Prospectus Regulation. This document constitutes the Final Terms of the Notes described herein for the purposes of Article 8 of the Prospectus Regulation and must be read in conjunction with the Base Prospectus in order to obtain all relevant information. 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: 49
(ii) Tranche Number: 2
(iii) Date on which the Notes become fungible: The Notes shall be consolidated, form a single series and be interchangeable for trading purposes with the SEK 500,000,000 Fixed Rate Notes Due 13th May 2025 issued on 13th May 2020 on the Issue Date
3. Specified Currency or Currencies: Swedish Kronor (“SEK”)
4. Aggregate Nominal Amount:
(i) Series: SEK 700,000,000
(ii) Tranche 1: SEK 500,000,000
(iii) Tranche 2: SEK 200,000,000
5. Issue Price: 99.942 per cent. of the Aggregate Nominal Amount plus accrued interest from and including 13th May 2020 to, but excluding 15th May 2020.
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: 15 May 2020
(ii) Interest Commencement Date: 13 May 2020
8. Maturity Date: 13 May 2025
9. Interest Basis: 1.288 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 paragraphs 19 below)

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| 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(s) of Interest: | 1.288 per cent. per annum payable in arrear on each Interest Payment Date |
| | (ii) | Interest Payment Date(s): | 13 May in each year, from and including 13 May 2021, up to and including the Maturity Date |
| | (iii) | Fixed Coupon Amount(s): | SEK 12,880 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

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| 17. | Call Option | Not Applicable |
| 18. | Put Option | Not Applicable |
| 19. | Change of Control Put Option | Applicable |
| 20. | Clean-up Call Options: | Not Applicable |
| 21. | 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: | |
| 22. | Final Redemption Amount of each Note | SEK 1,000,000 per Calculation Amount |
| 23. | 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:

24. **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

25. **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
26. New Global Note / New Safekeeping Structure: No
27. Additional Financial Centre(s): Stockholm
28. Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature): No.
29. Relevant Benchmarks: Not Applicable

Signed on behalf of Hemsö Fastighets AB:

By:

Duly authorised

Rutger Keller



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 Issue Date
- (ii) Estimate of total expenses related to admission to trading: EUR 1,500

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 NET PROCEEDS AND TOTAL EXPENSES

- (i) Reasons for the offer The Notes are intended to be issued as Sustainable Bonds, under the Issuer's Sustainable Framework 2018 dated July 2018.

5. YIELD

Indication of yield: 1.3 per cent. per annum.

The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

6. OPERATIONAL INFORMATION

ISIN: XS2173253407

Common Code: 217325340

FISN: HEMSO FASTIGHET/1.2879EMTN 20250513 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:	DTFNFB, 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

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| (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 and UK Retail Investors: | Applicable |
| (vi) | Prohibition of Sales to Belgian Consumers: | Applicable |

8. **PROVISIONS RELATING TO SUSTAINABLE BONDS**

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| (i) Sustainable Bonds: | Yes |
| (ii) Reviewer(s): | A second-party opinion has been provided by Sustainalytics and is available under:
https://www.hemso.se/en/about/financial-information/financing/sustainability-bond/ |
| (iii) Date of second party opinion(s): | 3 July 2018 |