

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 "**PRIPs 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 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.

14 February 2020

HEMSÖ FASTIGHETS AB

Legal entity identifier (LEI): 549300VOTS5OZ82UTG69

Issue of EUR 55,000,000 Fixed Rate Notes due 18 February 2030

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

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| 1. | Issuer: | Hemso Fastighets AB |
| 2. | (i) Series Number: | 46 |
| | (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 55,000,000
(ii)	Tranche:	EUR 55,000,000
5.	Issue Price:	100.00 per cent. of the Aggregate Nominal Amount
6.	(i) Specified Denominations:	EUR 100,000
	(ii) Calculation Amount:	EUR 100,000
7.	(i) Issue Date:	18 February 2020
	(ii) Interest Commencement Date:	Issue Date
8.	Maturity Date:	18 February 2030
9.	Interest Basis:	0.473 per cent. per annum - 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 Option Issuer Call (further particulars specified in paragraphs 17 and 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	Applicable
(i)	Rate of Interest:	0.473 per cent. per annum payable in arrear on each Interest Payment Date
(ii)	Interest Payment Date(s):	18 February in each year up to and including the Maturity Date
(iii)	Fixed Coupon Amount(s):	EUR 473 per Calculation Amount
(iv)	Broken Amount:	Not applicable
(v)	Day Count Fraction:	Actual / Actual (ICMA)
(vi)	Determination Date(s):	18 February in each year
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: | Applicable |
| | (i) Optional Redemption Date(s): | Any date from, but excluding the Issue Date to but excluding the Maturity Date. |
| | (ii) Optional Redemption Amount(s) (Call) of each Note: | EUR 100,000 per Calculation Amount in the case of the Optional Redemption Dates falling in the period from and including 18 November 2029 to but excluding the Maturity Date and Make-Whole Redemption Amount in the case of the Optional Redemption Dates falling on any date in the period from but excluding the Issue Date to but excluding 18 November 2029. |
| | (a) Reference Bond: | DBR 0.00 per cent. February 2030 (ISIN: DE0001102499) |
| | (b) Make-Whole Reference Margin: | 0.15% |
| | (iii) If redeemable in part: | Not applicable |
| | (iv) Notice period: | As per the Conditions |
| 18. | Put Option: | Not Applicable |
| 19. | Change of Control Put Option: | Applicable |
| 20. | Early Termination Amount | |
| | Early Termination Amount(s) per Calculation Amount payable on redemption on event of default or other early redemption: | EUR 100,000 per Calculation Amount |
| 21. | Final Redemption Amount of each Note: | EUR 100,000 per Calculation Amount |
| 22. | Early Redemption Amount | |
| | Early Redemption Amount(s) per Calculation Amount payable on redemption on event of default or other early redemption: | EUR 100,000 per Calculation Amount |
| 23. | Early Redemption Amount (Tax) | |
| | Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons: | EUR 100,000 per Calculation Amount |

GENERAL PROVISIONS APPLICABLE TO THE NOTES

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| 24. | Form of Notes: | <i>Bearer Notes:</i> |
| | | 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: | Yes |

26. Additional Financial Centre(s): Not Applicable

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

Signed on behalf of Hemsö Fastighets AB:

By:.....

Duly authorised

Jonas Rosengren

Rutger Källén

Part B— Other Information

1. LISTING AND ADMISSION TO TRADING

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| (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 18 February 2020 |
| (ii) | Estimate of total expenses related to admission of trading: | EUR 1,000 |

2. RATINGS

Ratings:	The Notes to be issued have not been rated:
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3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

Save for any fees payable to the Dealer, so far as the Issuer is aware, no person involved in the issue 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

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

Indication of yield	0.473 per cent. per annum.
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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:	XS2119717895
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Common Code:	211971789
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FISN:	HEMSO FASTIGHET/47EMTN 20300218, 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.
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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.
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Delivery	Delivery against payment
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Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
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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
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safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intraday 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

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| (i) | Method of distribution: | Non-syndicated |
| (ii) | If syndicated: | Not Applicable |
| (iii) | If non-syndicated, name of Dealer: | Deutsche Bank Aktiengesellschaft |
| (iv) | U.S. Selling Restrictions: | Reg S Compliance Category 2; TEFRA D |
| (v) | Prohibition of Sales to EEA Retail Investor | Applicable |
| (vi) | Prohibition of Sales to Belgian Consumers: | Applicable |