

## FINAL TERMS

**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 Directive (EU) 2016/97 (the "**Insurance Distribution Directive**"), 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 Regulation (EU) 2017/1129 (the "**EU Prospectus Regulation**"). 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 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.

**PROHIBITION OF SALES TO 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 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 (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "**EUWA**"); (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the Financial Services and Markets Act 2000 (the "**FSMA**") to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA. Consequently, no key information document required by Regulation (EU) No. 1286/2014 as it forms part of domestic law by virtue of the EUWA (the "**UK PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK 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 manufacturers 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 2001 of Singapore as amended from time to time (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 5 December 2023**

**HEMSÖ FASTIGHETS AB**

**Legal entity identifier (LEI): 549300VOTS5OZ82UTG69**

**Issue of SEK 150,000,000 4.445 per cent. Fixed Rate Green Notes due November 2028**

**under the EUR 6,000,000,000 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 8 November 2023 which constitutes a base prospectus (the "**Base Prospectus**") for the purposes of the EU Prospectus Regulation. This document constitutes the Final Terms of the Notes described herein for the purposes of Article 8 of the EU Prospectus Regulation and must be read in conjunction with the Base Prospectus in order to obtain all the relevant information. The Base Prospectus has been published on the websites of Euronext Dublin (<https://live.euronext.com/en/markets/dublin>) and the Issuer (<https://www.hemsoe.com/>).

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|----|-------|--|--|
| 1. | (i)   | Issuer:                                  | Hemsö Fastighets AB  |
| 2. | (i)   | Series Number:                           | 89   |
|    | (ii)  | Tranche Number:                          | 3  |
|    | (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 existing SEK 250,000,000, Series 89, tranche 1, 4.445 per cent. Fixed Rate Green Notes due November 2028 and with the existing SEK 300,000,000, Series 89, tranche 2, 4.445 per cent. Fixed Rate Green Notes due November 2028 on the exchange of the Temporary Global Note for interests in the Permanent Global Note, as referred to in |

paragraph 25 below which is expected to occur on or about 1 February 2024.

3. Specified Currency or Currencies: Swedish Kronor (“**SEK**”)
4. Aggregate Nominal Amount:
  - (i) Series: SEK 700,000,000
  - (ii) Tranche: SEK 150,000,000
5. Issue Price: 100.870 per cent. of the Aggregate Nominal Amount plus accrued interest from the Interest Commencement Date
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: 7 December 2023
  - (ii) Interest Commencement Date: 24 November 2023
8. Maturity Date: 24 November 2028
9. Interest Basis: 4.445 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)
13.
  - (i) Status of the Notes: Senior
  - (ii) Date of Board approval for issuance of Notes: Not Applicable

## PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

- |     |                                      |  |
|-----|--------------------------------------|--|
| 14. | <b>Fixed Rate Note Provisions</b>    | Applicable   |
|     | (i) Rate of Interest:                | 4.445 per cent. per annum payable in arrear on each Interest Payment Date                      |
|     | (ii) Interest Payment Date(s):       | 24 November in each year, commencing on 24 November 2024 up to and including the Maturity Date |
|     | (iii) Fixed Coupon Amount:           | SEK 44,450 per Calculation Amount  |
|     | (iv) Broken Amount(s):               | Not Applicable   |
|     | (v) Day Count Fraction:              | 30/360   |
|     | (vi) Unmatured Coupons void:         | Condition 10(f) ( <i>Unmatured Coupons void</i> ) is Applicable                                |
| 15. | <b>Floating Rate Note Provisions</b> | Not Applicable   |
| 16. | <b>Zero Coupon Note Provisions</b>   | Not Applicable   |

## PROVISIONS RELATING TO REDEMPTION

- |     |   |                                      |
|-----|---|--------------------------------------|
| 17. | <b>Call Option</b>  | Not Applicable                       |
| 18. | <b>Put Option</b>   | Not Applicable                       |
| 19. | <b>Change of Control Put Option</b>   | Applicable                           |
| 20. | <b>Clean-up Call Option:</b>  | Not Applicable                       |
| 21. | <b>Early Termination Amount</b>   | 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. | <b>Final Redemption Amount of each Note</b>   | SEK 1,000,000 per Calculation Amount |
| 23. | <b>Early Redemption Amount</b>  | 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)**

- (i) Early Redemption Amount(s) SEK 1,000,000 per Calculation Amount per Calculation Amount payable on redemption for taxation reasons:
- (ii) Notice Period: In line with Conditions

**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 Benchmark: Not Applicable

Signed on behalf of Hemsö Fastighets AB:

By:    
.....  
Duly authorised Nils Styf Rutger Källén

## **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 on or about the Issue Date.
- (ii) Estimate of total expenses related to admission to trading: EUR 1,000

### **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 Dealers, 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**

- (iii) Reasons for the offer The Issuer intends to apply an amount equal to the net proceeds from this offer of Notes specifically for projects or activities that promote climate-friendly and/or other environmental purposes as per the Issuer's Sustainable Finance Framework dated 15 February 2023
- (iv) Estimated net proceeds: SEK 151,545,771

### **5. YIELD**

Indication of yield: 4.2460 per cent.

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:	XS2725819671
Temporary ISIN:	XS2731250861
Common Code:	272581967
Temporary Common Code:	273125086
FISN:	HEMSO FASTIGHET/4.445EMTN 20281124, 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

- (i) Method of Distribution: Non-syndicated
- (ii) If syndicated:
  - Names of Dealers Not Applicable
  - Stabilisation Manager(s), if any: Not Applicable
- (iii) If non-syndicated, name of Dealer: DNB Bank ASA, Sweden Branch
- (iv) U.S. Selling Restrictions: Reg S Compliance Category 2;  
TEFRA D
- (v) Prohibition of Sales to EEA Retail Investors: Applicable
- (vi) Prohibition of Sales to UK Retail Investors: Applicable

#### 8. **PROVISIONS RELATING TO GREEN BONDS**

- (i) Green Bonds: Yes
- (ii) Reviewer(s): A second-party opinion has been provided by Sustainalytics and available on the issuer's website:  
  
[www.hemsoe.com/investors/financing/sustainable-bonds/](http://www.hemsoe.com/investors/financing/sustainable-bonds/)
- (iii) Date of third party opinion(s): 8 March 2023