

## 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 in the UK 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 in the UK 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 in the UK by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No. 1286/2014 as it forms part of domestic law in the UK 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 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 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 9 September 2025

### HEMSÖ FASTIGHETS AB

Legal entity identifier (LEI): 549300VOTS5OZ82UTG69

Issue of SEK 400,000,000 Floating Rate Green Bonds due September 2030 (the "Notes")

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 7 November 2024 which constitute 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/>).

- |     |      |   |  |
|-----|------|---|--|
| 1.  | (i)  | Issuer:   | Hemsö Fastighets AB  |
| 2.  | (i)  | Series Number:                                  | 104  |
|     | (ii) | Tranche Number:                                 | 1  |
| 3.  |      | Specified Currency or Currencies:               | Swedish Kronor (" <b>SEK</b> ")  |
| 4.  |      | Aggregate Principal Amount:                     |  |
|     | (i)  | Series:   | SEK 400,000,000  |
|     | (ii) | Tranche:  | SEK 400,000,000  |
| 5.  |      | Issue Price:                                    | 100.00 per cent. of the Aggregate Principal Amount   |
| 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:                                     | 11 September 2025  |
|     | (ii) | Interest Commencement Date:                     | Issue Date   |
| 8.  |      | Maturity Date:                                  | 11 September 2030  |
| 9.  |      | Interest Basis:                                 | 3-month STIBOR + 0.78 per cent. Floating Rate<br>(see paragraph 15 below)  |
| 10. |      | Redemption/Payment Basis:                       | Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at 100.00 per cent. of their principal amount. |
| 11. |      | Change of Interest or Redemption/Payment Basis: | Not Applicable   |
| 12. |      | Put/Call Options:                               | Change of Control Put Option<br><br>(further particulars specified in paragraph(s) 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. | <b>Fixed Rate Note Provisions</b> | Not Applicable |
|-----|-----------------------------------|----------------|

- |     |                                      |            |
|-----|--------------------------------------|------------|
| 15. | <b>Floating Rate Note Provisions</b> | Applicable |
|-----|--------------------------------------|------------|

- |       |  |  |
|-------|--|--|
| (i)   | Specified Period:  | The period beginning on (and including) the Interest Commencement Date and ending on (but excluding) the First Interest Payment Date and each successive period beginning on (and including) a Specified Interest Payment Date and ending on (but excluding) the next succeeding Specified Interest Payment Date, subject to adjustment in accordance with the Business Day Convention set out in (iv) below |
| (ii)  | Specified Interest Payment Dates:  | Interest shall be payable quarterly in arrears on 11 March, 11 June, 11 September and 11 December in each year commencing on the First Interest Payment Date and ending on the Maturity Date, subject to adjustment in accordance with the Business Day Convention set out in (iv) below   |
| (iii) | First Interest Payment Date:   | 11 December 2025   |
| (iv)  | Business Day Convention:   | Modified Following Business Day Convention   |
| (v)   | Additional Business Centre(s):   | Stockholm  |
| (vi)  | Party responsible for calculating the Rate(s) of Interest and/or Interest Amount(s): | Fiscal agent   |
| (vii) | Screen Rate Determination:   |  |
|       | • Reference Rate:  | 3-month STIBOR   |
|       | • Observation Method:  | Not Applicable   |
|       | • Lag Period:  | Not Applicable   |
|       | • Observation Shift Period:  | Not Applicable   |
|       | • D:   | Not Applicable   |
|       | • Index Determination:   | Not Applicable   |
|       | • SOFR Compounded Index:   | Not Applicable   |
|       | • Relevant Decimal Place:  | Not Applicable   |
|       | • Relevant Number of Index Days:   | Not Applicable   |

|        |                                    |  |
|--------|------------------------------------|--|
|        | • Interest Determination Date(s):  | Second Stockholm business day prior to the start of each Interest Period |
|        | • Relevant Screen Page:            | Refinitiv screen "STIBOR=" page  |
|        | • Relevant Time:                   | 11:00 am, (Stockholm) time   |
|        | • Relevant Financial Centre:       | Stockholm  |
| (viii) | Linear Interpolation:              | Not Applicable   |
| (ix)   | Margin(s):                         | + 0.78 per cent. per annum   |
| (x)    | Minimum Rate of Interest:          | Not Applicable   |
| (xi)   | Maximum Rate of Interest:          | Not Applicable   |
| (xii)  | Day Count Fraction:                | Actual/360   |
| 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. | <b>Early Redemption Amount (Tax)</b>  | SEK 1,000,000 per Calculation Amount |
|     | (i) Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons:                       |                                      |
|     | (ii) Notice period:   | In line with Conditions              |

#### GENERAL PROVISIONS APPLICABLE TO THE NOTES

|     |  |               |
|-----|--|---------------|
| 25. | <b>Form of Notes:</b>  | 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: STIBOR is provided by Swedish Financial Benchmark Facility. As at the date hereof, Swedish Financial Benchmark Facility appears in the register of administrators and benchmarks established and maintained by ESMA pursuant to Article 36 (Register of administrators and benchmarks) of the EU Benchmarks Regulation

2025 / 09 / 09

Signed on behalf of Hemsö Fastighets AB:

By:

*Nils Styf*

.....  
*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 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   | In accordance with Hemsö's Sustainable finance framework dated Feb 2023 |
| (ii) | Estimated net proceeds: | SEK 400,000,000   |

### 5. OPERATIONAL INFORMATION

- |   |   |
|---|---|
| ISIN:   | XS3178858141  |
| Common Code:  | 317885814   |
| FISN:   | HEMSO FASTIGHET/VAREMTN 20300911, 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:   | DTVNFB, 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.

6. **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: Skandinaviska Enskilda Banken AB (publ)
- (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

7. **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: [second-party-opinion-hemso-sustainable-finance-framework\\_2023.pdf](#)
- (iii) Date of third party opinion(s): 8 March 2023