

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 "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.

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.

Final Terms dated 12 September 2018

HEMSÖ FASTIGHETS AB

Legal entity identifier (LEI): 549300VOTSSOZ82UTG69

Issue of SEK 100,000,000 3.02 per cent. Fixed Rate Notes due 14 September 2048

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 20 April 2018 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).

1. Issuer: Hemsö Fastighets AB

Rose/SK

2. (i) Series Number: 24
- (ii) Tranche Number: 1
- (iii) Date on which the Notes become fungible: Not Applicable.
3. Specified Currency or Currencies: Swedish krona ("SEK")
4. Aggregate Nominal Amount: SEK 100,000,000
 - (i) Series: SEK 100,000,000
 - (ii) Tranche: SEK 100,000,000
5. Issue Price: 100.00 per cent. of the Aggregate Nominal Amount
6. (i) Specified Denominations: SEK 2,000,000 and integral multiples of SEK 1,000,000 in excess thereof up to and including SEK 3,000,000. No Notes in definitive form will be issued with a denomination above SEK 3,000,000
- (ii) Calculation Amount: SEK 1,000,000
7. (i) Issue Date: 14 September 2018
- (ii) Interest Commencement Date: Issue Date
8. Maturity Date: 14 September 2048
9. Interest Basis: 3.02 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

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- (ii) Date Board approval for Not Applicable
issuance of Notes obtained:

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14. **Fixed Rate Note Provisions** Applicable
- (i) Rate of Interest: 3.02 per cent. per annum payable in arrear on each Interest Payment Date
- (ii) Interest Payment Date(s): 14 September in each year up to and including the Maturity Date
- (iii) Fixed Coupon Amount: SEK 30,200 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

17. **Call Option** Not Applicable
18. **Put Option** Not Applicable
19. **Change of Control Put Option** Applicable
20. **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:
21. **Final Redemption Amount of each Note** SEK 1,000,000 per Calculation Amount
22. **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:
23. **Early Redemption Amount (Tax)** SEK 1,000,000 per Calculation Amount

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Early Redemption Amount(s) per
Calculation Amount payable on
redemption for taxation reasons:

GENERAL PROVISIONS APPLICABLE TO THE NOTES

24. **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
25. New Global Note: No
26. Additional Financial Centre(s): Stockholm
27. Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature): Yes. The Talon will mature on 14 September 2043.

Signed on behalf of Hemsö Fastighets AB:

By:

Duly authorised

Rutger Källén

Jones 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 the Irish Stock Exchange plc trading as Euronext Dublin with effect from on or about Issue Date
- (ii) Estimate of total expenses related to admission to trading: EUR 600

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 Dealers and their 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 PROCEEDS AND TOTAL EXPENSES

- (i) Reasons for the offer *See "Use of Proceeds" wording in Base Prospectus.*

5. Fixed Rate Notes only – YIELD

Indication of yield: 3.02 per cent.

6. OPERATIONAL INFORMATION

ISIN: XS1879553789

Common Code: 187955378

FISN: HEMSO FASTIGHET/3.02EMTN 20480914

CFI Code: DTFXFB

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:
 - (A) Names of Dealers Not Applicable
 - (B) Stabilisation Manager(s), if any: Not Applicable
- (iii) If non-syndicated, name of Dealer: Svenska Handelsbanken AB (publ)
- (iv) U.S. Selling Restrictions: Reg S Compliance Category 2;
TEFRA D
- (v) Prohibition of Sales to EEA Retail Investors: Not Applicable