

SUPPLEMENT DATED 23 APRIL TO THE BASE PROSPECTUS DATED 5 NOVEMBER 2025

HEMSÖ FASTIGHETS AB

(incorporated with limited liability in the Kingdom of Sweden)

HEMSÖ TREASURY OYJ

(incorporated with limited liability under the laws of the Republic of Finland)

unconditionally and irrevocably guaranteed by

(in respect of Notes issued by Hemsö Treasury Oyj only)

HEMSÖ FASTIGHETS AB

EUR 6,000,000,000

Euro Medium Term Note Programme

This Supplement (the **Supplement**) to the Base Prospectus (the **Base Prospectus**) dated 5 November 2025 which comprises a base prospectus for the purposes of the Prospectus Regulation constitutes a supplement to the prospectus for the purposes of Article 23 of the Prospectus Regulation and is prepared in connection with the EUR 6,000,000,000 Euro Medium Term Note Programme (the **Programme**) established by Hemsö Fastighets AB and Hemsö Treasury Oyj (**Hemsö Treasury**) (the **Issuers** and each an **Issuer**). Terms defined in the Base Prospectus have the same meaning when used in this Supplement. When used in this Supplement, **Prospectus Regulation** means Regulation (EU) 2017/1129.

This Supplement is supplemental to, and should be read in conjunction with, the Base Prospectus and any other supplements to the Base Prospectus issued by the Issuers.

This Supplement has been approved by the Central Bank of Ireland (the **Central Bank**), as competent authority under the Prospectus Regulation. The Central Bank only approves this Supplement as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation. Such approval should not be considered as an endorsement of the Issuers nor as an endorsement of the quality of the Notes that are the subject of the Base Prospectus or this Supplement. Investors should make their own assessment as to the suitability of investing in the Notes.

The Issuers and the Guarantor accept responsibility for the information contained in this Supplement. To the best of the knowledge of each of the Issuers and the Guarantor the information contained in this Supplement is in accordance with the facts and does not omit anything likely to affect the import of such information.

Purpose of the Supplement

The purpose of this Supplement is to reflect certain amendments to the Base Prospectus to enable the Issuers to issue European Green Bonds within the meaning of Regulation 2023/2631 (as amended from time to time, the "**EU Green Bond Regulation**") under the Programme.

Amendments to Important Notices

The section entitled "**Notes issued as Green Bonds, Sustainability Bonds or Social Bonds**" on page (v) of the Base Prospectus shall be updated as follows:

"Notes issued as Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds"

None of the Dealers accepts any responsibility for any social, environmental and/or sustainability assessment of any Notes issued as Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds (each term as defined in the "*Use of Proceeds*" section of this Base Prospectus) or makes any representation or warranty or gives any assurance as to whether such Notes will meet any investor expectations or requirements regarding such "green", "sustainable", "social" or similar labels (including, but not limited to, Regulation (EU) 2020/852 on the establishment of a framework to facilitate sustainable investment (the "**EU Taxonomy Regulation**") and any related technical screening criteria, the EuGB label or the optional disclosure templates under Regulation (EU) 2023/2631 (the "**EU Green Bond Regulation**"), Regulation (EU) 2019/2088 on sustainability-related disclosures in the financial services sector ("**SFDR**") and any implementing legislation and guidelines, or any similar legislation in the UK or any market standards or guidance, including green, sustainable or social bond principles or other similar principles or guidance published by the International Capital Market Association ("**ICMA**") (the "**ICMA Principles**")) or any requirements of such labels or market standards as they may evolve from time to time or that any adverse environmental and/or other impacts will not occur during the implementation of any projects or uses the subject of, or related to, any Eligible Assets (as defined herein).

None of the Dealers is responsible for (i) the use or allocation of proceeds for any Notes issued as Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds, (ii) the impact, verification, monitoring or reporting in respect of such use or allocation of proceeds, (iii) any assessment of the Framework (as defined herein), including the assessment of the applicable eligibility criteria in relation to Eligible Assets, or any European Green Bond Factsheet (as defined herein), (iv) the alignment of any Notes issued as Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds (as applicable) with the Framework and/or any European Green Bond Factsheet or alignment of the Framework with the applicable ICMA Principles (or any other equivalent principles), or (v) compliance by the relevant Issuer with its obligations under the EU Green Bond Regulation; nor do any of the Dealers undertake to ensure that there are at any time sufficient Eligible Assets to allow for allocation of a sum equal to the net proceeds of the issue of such Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds in full.

The Second Party Opinion (as defined herein) provides an opinion on certain environmental and related considerations and is not intended to address any credit, market or other aspects of an investment in any Notes, including without limitation market price, marketability, investor preference or suitability of any security, or any other factors that may affect the value and marketability of such Notes. The Second Party Opinion is a statement of opinion, not a statement of fact.

No representation or assurance is given by the Dealers as to the suitability or content of the Framework or any European Green Bond Factsheet or the suitability or reliability of the Second Party Opinion, the Pre-issuance Review (as defined herein) or any other opinion, review, report or certification of any third party (whether or not solicited by the relevant Issuer and including any post-issuance reports prepared by an external reviewer) which may be made available in connection with any issue of Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds and in particular with any Eligible Assets to fulfil any environmental, sustainability, social and/or other criteria. The Second Party Opinion, the Pre-issuance Review and any other such opinion, review, report or certification of any third party (including any post-issuance reports prepared by an external reviewer) is not, nor should be deemed to be, a recommendation by the Issuers, the Guarantor, the Dealers or any other person to buy, sell or hold any Notes and is current only as of the date it is issued. The criteria and/or considerations that formed the basis of the Second Party Opinion or any such other opinion, review, report, post-issuance report or certification of any third party may change at any time and the Second Party Opinion may be amended, updated, supplemented, replaced and/or withdrawn from time to time and any subsequent version(s) may differ from any description given in

this Base Prospectus. The relevant technical screening criteria applicable to the Eligible Assets to which an amount equal to the proceeds of an issue of European Green Bonds are allocated may be amended from time to time and the relevant Issuer will be required to comply with such amended technical screening criteria subject to the relevant grandfathering provisions in the EU Green Bond Regulation. Any such opinion, review, report or certification is based on certain environmental and related considerations and is not intended to address any credit, market or other aspects of an investment in any Notes issued as Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds, including without limitation market price, marketability, investor preference or suitability of any security or any other factors that may affect the value and marketability of such Notes.

Prospective investors must determine for themselves the relevance of any such opinion, review, report, post-issuance report or certification (including the Second Party Opinion and the Pre-issuance Review) and/or the information contained therein. Investors in such Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds shall have no recourse against the relevant Issuer, any of the Dealers or the provider of any such opinion, review, report or certification for the contents of such opinion, review, report or certification. Investors must determine for themselves the relevance of the Second Party Opinion, the Pre-issuance Review and any other such opinion, review, report or certification and/or the information contained therein and/or the provider of such opinion, review, report or certification for the purpose of any investment in such Green Bonds, Social Bonds, Sustainability Bonds or European Green Bonds or Eligible Assets.

The Framework, the Second Party Opinion, the Pre-issuance Review, any European Green Bond Factsheet and any public reporting by or on behalf of the relevant Issuer in respect of the application of proceeds of the issue of any Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds will be available on Hemsö's website at <https://www.hemsoe.com/investors/financing/sustainable-bonds/>. For the avoidance of doubt, none of the Framework, the Second Party Opinion, any European Green Bond Factsheet, the Pre-issuance Review and any other such opinion, review, report, or certification (including any post-issuance reports prepared by an external reviewer) will be incorporated by reference into or form part of, this Base Prospectus and may be withdrawn, replaced or amended from time to time. None of the Dealers makes any representation as to the suitability or content of such materials. In the event any such Notes are, or are intended to be, listed, or admitted to trading on a dedicated "green", "sustainable", "social" or other equivalently-labelled segment of a stock exchange or securities market, no representation or assurance is given by the Dealers, the Issuers or the Guarantor that such listing or admission will be obtained or maintained for the lifetime of the Notes or that any such listing or admission will meet any criteria that an investor may require."

Amendments to Risk Factors

In the sub-section "*Risk Factors - Risks related to the structure of a particular issue of Notes*" commencing on page 14 of the Base Prospectus, the risk factors entitled "*Notes issued as Green Bonds, Sustainability Bonds or Social Bonds with a specific use of proceeds, may not meet investor expectations or requirements*", "*No assurance of suitability or reliability of any Second Party Opinion or any other opinion, report, post-issuance report or certification of any third party relating to any Green Bonds, Sustainability Bonds or Social Bonds*", "*No assurance that Green Bonds, Sustainability Bonds or Social Bonds will be admitted to trading on any dedicated "green", "sustainable", "social" (or similar) segment of any stock exchange or market, or that any admission obtained will be maintained*" and "*Green Bonds, Sustainability Bonds and Social Bonds are not linked to the performance of the Eligible Assets, do not benefit from any arrangements to enhance the performance of the Notes or any contractual rights derived solely from the intended use of proceeds of such Notes*" shall be updated as follows:

"Risks related to Green Bonds, Sustainability Bonds, Social Bonds and European Green Bonds

Notes issued as Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds with a specific use of proceeds, may not meet investor expectations or requirements

The applicable Final Terms relating to any specific Tranche of Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds will provide that it will be the relevant Issuer's intention to apply an amount, which at the Issue Date of the relevant Notes, is equal to the net proceeds from an offer of those Notes specifically for the financing or refinancing of projects and/or assets that promote climate friendly and/or other environmental purposes (either in those words or otherwise) ("**Eligible Assets**"), in accordance with the Framework and, in relation to an issue of European Green Bonds only, the applicable European Green Bond Factsheet. Prospective investors should have regard to the information in the relevant Final Terms regarding such use of proceeds, in "*Use of Proceeds*" below and, if applicable, in the applicable European Green Bond Factsheet, and must determine for themselves the relevance of such information for the purpose of an investment in such Notes together with any other investigation it deems necessary.

No assurance is given that such use of proceeds will satisfy any present or future investment criteria or guidelines with which an investor is required, or intends, to comply, in particular with regard to any direct or indirect environmental or sustainability impact of any project or uses, the subject of or related to, the Framework or the applicable European Green Bond Factsheet (including in relation to, but not limited to, the EU Taxonomy Regulation and any related technical screening criteria, the EuGB label or the optional disclosure templates under the EU Green Bond Regulation, SFDR, and any implementing legislation and guidelines, or any similar legislation in the UK or any market standards or guidance, including the ICMA Principles), or any requirements of such labels or market standards as they may evolve from time to time).

No assurance can be given that Eligible Assets meet investor expectations or requirements regarding such "green", "sustainable", "social", "environmental", or similar labels (including in relation to, but not limited to, the EU Taxonomy Regulation and any related technical screening criteria, the EuGB label or the optional disclosure templates under the EU Green Bond Regulation, SFDR, and any implementing legislation and guidelines, or any similar legislation in the UK or any market standards or guidance, including the ICMA Principles) or any requirements of such labels or market standards as they may evolve from time to time and, accordingly, the status of any Notes as being "green", "social", "environmental", "sustainable" (or equivalent) could be withdrawn at any time. Any Green Bonds issued under the Programme which are not specified as European Green Bonds in the applicable Final Terms, will not be compliant with the EU Green Bond Regulation and are only intended to comply with the requirements and processes in the Framework. In the event that any issue of European Green Bonds, subsequent to their issue date, no longer meets the requirements of the EU Green Bond Regulation, the relevant Issuer expects such Notes to be classified as Green Bonds and to still comply with the requirements and processes in its Framework.

It is not clear if the establishment under the EU Green Bond Regulation of the EuGB label and the optional disclosure templates for bonds marketed as "environmentally sustainable" could have an impact on investor demand for, and pricing of, green use of proceeds bonds that do not comply with the requirements of the EuGB label or the optional disclosure templates, such as the Green Bonds which are not specified as European Green Bonds in the relevant Final Terms. It could result in reduced liquidity or lower demand or could otherwise affect the market price of any Green Bonds issued under this Programme that do not comply with the requirements of the EU Green Bond Regulation. It is uncertain whether a liquid market for European Green Bonds will develop and to what extent the liquidity (or lack thereof) of the market may impact the demand and market price of any of the relevant Issuer's European Green Bonds and/or Green Bonds issued under the Programme.

Whilst it is the intention of the relevant Issuer to apply an amount equal to the net proceeds of any Notes issued as Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds for, and to report on the use of proceeds and the portfolio of, Eligible Assets as described in "Use of Proceeds" below and/or in the applicable Final Terms, the Framework or, in relation to an issue of European Green Bonds only, the applicable European Green Bond Factsheet, there is no contractual obligation to do so. There can be no assurance that the relevant intended project(s) or use(s) the subject of, or related to, any Eligible Assets will be available or capable of being implemented in, or substantially in, such manner and/or in accordance with any timeframe anticipated and, accordingly, that such proceeds will be totally or partially disbursed for such Eligible Assets as intended. Nor can there be any assurance that such Eligible Assets will be completed within any specified period or at all or with the results or outcomes (environmental, social or otherwise) as originally expected or anticipated by the relevant Issuer.

The relevant Issuer does not undertake to ensure that there are at any time sufficient Eligible Assets to allow for allocation of an amount equal to the net proceeds of the issue of such Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds in full. An amount equal to the net proceeds of the issue of any Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds which, from time to time, are not allocated as funding for Eligible Assets is intended by the relevant Issuer to be held pending full allocation and may temporarily be placed in the liquidity reserve or any other treasury business and managed accordingly by Hemsö.

In the case of European Green Bonds, the Eligible Assets are expected to be selected in accordance with the applicable European Green Bond Factsheet. Prospective investors should have regard to the description of Eligible Assets in "Use of Proceeds" below and/or in the applicable Final Terms or the applicable European Green Bond Factsheet. The relevant Issuer will prepare annual post-issuance allocation reports at least until full allocation of the proceeds. The relevant Issuer will obtain a post-issuance review by an external reviewer of each post-issuance allocation (save for where there have been no changes to the relevant portfolio in the period to which such allocation report relates).

Each prospective investor should have regard to the factors described in the Framework, the applicable European Green Bond Factsheet and the relevant information contained in this Base Prospectus and seek advice from their independent financial adviser or other professional adviser regarding its purchase of any Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds before deciding to invest. The Framework may be subject to review and change and may be amended, updated, supplemented, replaced and/or withdrawn from time to time and any subsequent version(s) may differ from any description given in this Base Prospectus. The relevant technical screening criteria applicable to the Eligible Assets to which the proceeds of an issue of European Green Bonds are allocated may be amended from time to time and the relevant Issuer will be required to comply with such amended technical screening criteria in accordance with the relevant grandfathering provisions in the EU Green Bond Regulation. The Framework and the applicable European Green Bond Factsheet do not form part of, nor are they incorporated by reference in, this Base Prospectus.

No assurance of suitability or reliability of the Second Party Opinion, the Pre-issuance Review or any other opinion, review, report or certification of any third party (including any post-issuance reports prepared by an external reviewer) relating to any Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds

Each of the Second Party Opinion and the Pre-issuance Review (each as defined herein) provides an opinion on certain environmental and related considerations and is a statement of opinion, not a statement of fact. No representation or assurance is given by the Issuers, the Guarantor, any other member of the Group, any Dealer or any other person as to the suitability or reliability of the Framework, the Second Party Opinion, the Pre-issuance Review or any other opinion, review, report or certification of any third party (including any post-issuance reports prepared by an external

reviewer) made available in connection with an issue of Notes issued as Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds, as applicable (the "**Other Green Materials**"). The Second Party Opinion, the Pre-issuance Review and any Other Green Materials are not intended to address any credit, market or other aspects of any investment in any Note, including without limitation market price, marketability, investor preference or suitability of any security or any other factors that may affect the value of the Notes. The Second Party Opinion, Pre-issuance Review and any Other Green Materials are not, nor should be deemed to be, a recommendation to buy, sell or hold any such Notes and are current only as of the date that such opinion, review, report, post-issuance report or certification was initially issued.

The criteria and/or considerations that formed the basis of the Second Party Opinion, the Pre-Issuance Review and any other such opinion, review, report, post-issuance report or certification may change at any time and the Second Party Opinion, the Pre-issuance Review and any other opinion, review, report, or certification may be amended, updated, supplemented, replaced and/or withdrawn at any time. Any withdrawal of the Second Party Opinion, the Pre-issuance Review or any other opinion, review, report, post-issuance report or certification may have a material adverse effect on the value of any Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds in respect of which such opinion, review, report, post-issuance report or certification is given and/or result in adverse consequences for certain investors with portfolio mandates to invest in securities to be used for a particular purpose. As at the date of this Base Prospectus, the providers of such opinions, reviews, reports, post-issuance reports and certifications in relation to bonds such as Green Bonds, Sustainability Bonds or Social Bonds are not subject to any specific regulatory or other regime or oversight. The EU Green Bond Regulation has introduced a supervisory regime of external reviewers of European Green Bonds but this is not due to take full effect until 21 June 2026 and will not apply to external reviewers in respect of an issue of Green Bonds, Sustainability Bonds or Social Bonds. As at the date of this Base Prospectus a transitional period is in effect which requires external reviewers, prior to providing external review services for European Green Bonds, to provide certain information to ESMA and also to use best efforts to comply with the relevant provisions of the EU Green Bond Regulation. Prospective investors must determine for themselves the relevance of any such opinion, review, report, post-issuance report or certification (including the Second Party Opinion and the Pre-issuance Review) and/or the information contained therein and/or the provider of such opinion, review, report or certification for the purpose of any investment in such Notes. Investors in Green Bonds, Sustainability Bonds, Social Bonds and European Green Bonds shall have no recourse against the relevant Issuer, the Guarantor, any other member of the Group, the Arranger, the Dealers or the provider of any such opinion, review, report or certification for the contents of any such opinion, review, report or certification.

No assurance that Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds will be admitted to trading on any dedicated "green", "sustainable", "social" (or similar) segment of any stock exchange or market, or that any admission obtained will be maintained

In the event that any such Notes are listed or admitted to trading on any dedicated "green", "environmental", "sustainable", "social" or other equivalently-labelled segment of any stock exchange or securities market (whether or not regulated), no representation or assurance is given by the relevant Issuer, the Guarantor, any other member of the Group, any Dealer or any other person that such listing or admission satisfies, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor is required, or intends, to comply. Furthermore, it should be noted that the criteria for any such listings or admission to trading may vary from one stock exchange or securities market to another. No representation or assurance is given or made by the Issuers, the Guarantor, any other member of the Group, any Dealer or any other person that any such listing or admission to trading will be obtained in respect of any such Notes or, if obtained, that any such listing or admission to trading will be maintained during the life of the Notes.

If any of the risks outlined in this risk factor materialise this may have a material adverse effect on the value of such Notes and/or may have consequences for certain investors with portfolio mandates to invest in green assets (which consequences may include the need to sell the Notes as a result of the Notes not falling within the investor's investment criteria or mandate).

No breach of contract or Event of Default

None of a failure by the relevant Issuer (i) to allocate the proceeds of any Notes issued as Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds as intended, (ii) in the case of Green Bonds, Sustainability Bonds, Social Bonds, to report on the use of proceeds or Eligible Assets as anticipated or (iii) in the case of European Green Bonds, to comply with any of its obligations under the EU Green Bond Regulation; or a failure of a third party to issue (or to withdraw) an opinion, review, report or certification in connection with an issue of Green Bonds, Sustainability Bonds or Social Bonds, or a failure of an external reviewer to issue any post-issuance report required under the EU Green Bond Regulation or the failure of the Notes issued as Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds to meet investors' expectations or requirements regarding any "green", "sustainable", "social" or similar labels (including in relation to, but not limited to, the EU Taxonomy Regulation and any related technical screening criteria, the EuGB label under the EU Green Bond Regulation, SFDR, and any implementing legislation and guidelines, or any similar legislation in the United Kingdom or any market standards or guidance, including the ICMA Principles), will constitute a default, an Event of Default or breach of contract with respect to any of the Notes issued as Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds, as the case may be, or otherwise result in the Notes being redeemed prior to their maturity date.

Green Bonds, Sustainability Bonds, Social Bonds and European Green Bonds are not linked to the performance of the Eligible Assets and do not benefit from any arrangements to enhance the performance of the Notes or any contractual rights derived solely from the intended use of proceeds of such Notes

The performance of the Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds is not linked to the performance of the relevant Eligible Assets or the performance of the relevant Issuer in respect of any environmental or similar targets. There will be no segregation of assets and liabilities in respect of the Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds and the Eligible Assets. Consequently, neither payments of principal and/or interest on the Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds nor any rights of Noteholders shall depend on the performance of the relevant Eligible Assets or the performance of the Issuer in respect of any such environmental or similar targets. Holders of any Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds shall have no preferential rights or priority against the assets of any Eligible Assets nor benefit from any arrangements to enhance the performance of the Notes."

Amendments to the Applicable Final Terms

Section 4 of Part B of the form of Final Term, appearing on page 82 of the Base Prospectus, shall be updated as follows:

4. REASONS FOR THE OFFER, ESTIMATED NET PROCEEDS AND TOTAL EXPENSES

- [(i) Reasons for the offer: [The Issuer intends to apply an amount equal to the net proceeds from this offer of Notes for general corporate purposes] / [The Issuer intends to apply an amount equal to the net proceeds from this offer of

Notes specifically for Eligible Assets as described in the section "Use of Proceeds" in the Base Prospectus/ other "[Green/Sustainability/Social] Bond" description] / [●]

- [(ii)] European Green Bonds (issued in accordance with Regulation 2023/2631): [Yes/No] (*If yes, complete section below*)
- [Date of (i) European Green Bond Factsheet: [●]; (ii) Pre-issuance review: [●]. These are available at [insert hyperlink] but are not incorporated in, nor do they form part of, the Final Terms or the Base Prospectus] / [●]
- [(iii)] Estimated net proceeds: [●]
- (If proceeds are intended for more than one use will need to split out and present in order of priority. If proceeds insufficient to fund all proposed uses state amount and sources of other funding.)*

Amendments to Use of Proceeds

The "Use of Proceeds" section appearing on pages 95 to 96 of the Base Prospectus shall be updated as follows:

"The relevant Issuer intends to apply the net proceeds from each issue of Notes for its general corporate purposes, unless otherwise specified in the applicable Final Terms.

Green Bonds, Sustainability Bonds, Social Bonds and European Green Bonds

In particular, if so specified in the applicable Final Terms, the relevant Issuer intends to apply an amount equal to the net proceeds from such issue of Notes specifically to finance or refinance, in whole or in part, Eligible Assets in line with Hemsö's sustainable finance framework published in April 2026 (as amended or updated from time to time, the "**Framework**") and, in the case of European Green Bonds, in accordance with the European Green Bond Factsheet prepared in accordance with Annex 1 of the EU Green Bond Regulation relating to such issuance of Notes under the Programme (the "**European Green Bond Factsheet**").

Such Notes:

- (i) which are not issued in accordance with the EU Green Bond Regulation may also be referred to as "**Green Bonds**" (where the Eligible Assets meet the eligibility criteria for green assets and projects set out in the Framework), "**Sustainability Bonds**" (where the Eligible Assets meet eligibility criteria for green and social assets and projects set out in the Framework) or "**Social Bonds**" (where the Eligible Assets meet the eligibility criteria for social asset and projects set out in the Framework), as the case may be; and
- (ii) which are issued in accordance with the EU Green Bond Regulation are referred to as "**European Green Bonds**".

In the event that any European Green Bonds, subsequent to their issue date, no longer meet the requirements of the EU Green Bond Regulation, the relevant Issuer expects such Notes to be

classified as Green Bonds and to still comply with the requirements and processes in its Framework in respect of Green Bonds.

Use of proceeds and Eligible Assets

Eligible Assets have been (or will be, as the case may be) selected by Hemsö from time to time in accordance with the categorisation of eligibility for Green Bonds, Sustainability Bonds, Social Bonds and European Green Bonds set out in the Framework.

Hemsö's Sustainability Finance Committee (the "**Committee**"), formed by members from the treasury and sustainability department including energy experts within Hemsö, is responsible for, among other things, overseeing the evaluation and selection of Eligible Assets. The Committee evaluates and selects Eligible Assets that meet the eligibility criteria as well as exclude assets that no longer comply with the eligibility criteria or have been sold or otherwise divested, in such case, when required, replacing them. Once validated by the Committee, approved Eligible Assets will be inserted into an earmarked portfolio ("**Portfolio**") within Hemsö's internal systems.

The Portfolio is reviewed at least annually by the Committee to ensure that the volume of Eligible Assets remains sufficient. Eligible Assets may be added to or removed from the portfolio as needed. If an asset no longer meets the eligibility criteria outlined in the Framework, it will be removed and replaced as soon as reasonably practicable.

Hemsö intends to allocate an amount equal to the net proceeds of any issuance of Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds to Eligible Assets within 12 months of the issuance date of such Notes.

Hemsö intends that Eligible Assets financed or refinanced by Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds will belong to one of the following green and social categories (as applicable), included in the Framework and will meet the eligibility criteria set out in the Framework and summarised below:

<p>Green buildings</p> <p><i>ICMA Green Bond Principles category: Green buildings</i> <i>UN Sustainable Development Goals: 11-Sustainable cities and communities</i> <i>EU environmental objective: Climate change mitigation</i></p>	
<p><i>New buildings</i></p> <p><i>Eligible EU Taxonomy activity: 7.1 Construction of new buildings</i></p>	<p>New building which has or will have upon completion the following:</p> <ul style="list-style-type: none"> • Primary Energy Demand ("PED") that is at least (i) 25 per cent. (Sweden and Finland), or (ii) 10 per cent. (Germany) lower than the threshold set for NZEB according to national building regulations; and • Environmental certification of at least (or better): Miljöbyggnad Silver, LEED Gold, BREEAM Excellent, DGNB Gold; and • Embodied carbon value as specified below: <ul style="list-style-type: none"> ○ Sweden: Embodied carbon value that is at least 20 per cent. lower than the national threshold set in the act on climate declarations for new buildings in Sweden;

	<ul style="list-style-type: none"> ○ Finland: Greenhouse gas ("GHG") emissions that are at least 10 per cent. lower than the national threshold; and ○ Germany: Embodied carbon value that is at least 30 per cent. lower than the DGNB criterium; • Undergone a screening for material physical climate risks. If needed, Hemsö will establish an adaptation plan to make the building more climate resilient. • Additional criteria for buildings larger than 5,000 sq.m.: upon completion, the building has undergone testing for air-tightness and thermal integrity.
<p><i>Existing buildings</i></p> <p><i>Eligible EU Taxonomy activity: 7.7 Acquisition and ownership of buildings</i></p>	<p>Existing buildings that have:</p> <ul style="list-style-type: none"> • Energy Performance Certificate ("EPC") of class A or that have a PED within the top 15 per cent. of the national or regional building stock; and • Undergone a screening for material physical climate risks. If needed, Hemsö will establish an adaptation plan to make the building more climate resilient.
<p><i>Major renovations</i></p> <p><i>Eligible EU Taxonomy activity: 7.2 Renovation of existing buildings</i></p>	<p>Renovations of existing buildings that:</p> <ul style="list-style-type: none"> • Have primary energy savings of at least 30 per cent. within maximum of three years and validated through an EPC upon completion of the renovation and undergone a screening for material physical climate risks. If needed, Hemsö will establish an adaptation plan to make the building more climate resilient; or • Comply with the applicable minimum energy requirements of the national building regulation for major renovations and undergone a screening for material physical climate risks. If needed, Hemsö will establish an adaptation plan to make the building more climate resilient; or • Have participated in Hemsö's model for circular construction which includes specific requirements and targets within five focus areas: <ol style="list-style-type: none"> 1. Reuse: reuse hierarchy applied. Target: at least 60 per cent. preserved on site. 2. Climate impact: based on the reuse inventory, a baseline is established. Everything that is preserved is included in the calculation. Target: at least 20 per cent. below the established baseline. 3. Waste: targets: (i) at least 70 per cent. waste for material recycling, (ii) maximum 28 per cent. waste for energy recovery, (iii) maximum 2 per cent. to landfill.

	<p>4. Climate Risk Assessment: requirement of climate risk analysis and vulnerability assessment and, if needed, an adaptation plan is established.</p> <p>5. Ecosystem Services: based on the specific project a baseline value is established. Target: from the baseline value, increase by at least 50 per cent.</p>
<p>Building energy efficiency</p> <p><i>Eligible EU Taxonomy activity: 7.3. Installation, maintenance and repair of energy efficiency equipment; 7.4. Installation, maintenance and repair of charging stations for electric vehicles in buildings, 7.5. Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings; 7.6. Installation, maintenance and repair of renewable energy technologies</i></p>	<p>Installation, maintenance and repair of:</p> <ul style="list-style-type: none"> • Energy efficient equipment such as addition of insulation to the building, energy efficient windows, doors, light sources, heating, ventilation and air-conditioning, water heating systems including equipment related to district heating services; • Instruments and devices for measuring, regulation and controlling energy performance of buildings such as smart thermostat systems and sensing equipment, building automation and control systems, building energy management systems, lighting control systems, smart meters for electricity, heat, cool, façade and roofing elements with a solar shading or solar control function; • Charging stations for electric vehicles, bicycle garages, pedestrian walkways, bicycle lanes; and • Renewable energy technologies such as solar, heat pumps, wind turbines, storage units, heat exchanger/recovery systems.
<p>Access to education</p> <p><i>ICMA Social Bond Principles category: Access to essential services UN Sustainable Development Goals: 4-Quality education</i></p>	<p>Education facilities including:</p> <ul style="list-style-type: none"> • Preschools, elementary schools, upper-secondary schools • Colleges/universities and premises for advanced research • Target population: children and students
<p>Access to health care and nursing</p> <p><i>ICMA Social Bond</i></p>	<p>Community service buildings including:</p> <ul style="list-style-type: none"> • Hospitals, local hospitals, medical centres, dental practices, pharmacies, palliative care, rehab clinics, child health clinics,

<p><i>Principles category: Access to essential services UN Sustainable Development Goals: 3-Good Health and Well-being</i></p>	<p>maternity centres, child and adolescent psychiatry, and emergency centres.</p> <ul style="list-style-type: none"> • Residential care facilities, dementia care facilities, short stay care facilities and assisted living/group homes. • Residential facilities for people in need of extra support and assistance. • Target population: the general public in need of healthcare, dependent elderly people and people with disabilities.
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Any Notes issued as European Green Bonds will also be issued in accordance with the eligibility criteria for Eligible Assets and projects set out in the Framework.

Management of proceeds

An amount equal to the net proceeds from any issuance of Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds will be tracked by using an earmarked portfolio within Hemsö's internal systems. An amount equal to the net proceeds from Green Bonds, Sustainability Bonds, Social Bonds and European Green Bond will be managed in accordance with a portfolio approach, meaning proceeds are not directly linked to specific pre-determined Eligible Assets.

Pending full allocation, proceeds not yet allocated towards Eligible Assets will be placed in the liquidity reserves and managed accordingly. For the avoidance of doubt, temporary holdings will comply with the exclusion criteria of the Framework.

Reporting

Hemsö will prepare an allocation report (the "**Allocation Report**") on an annual basis in respect of any Green Bonds, Sustainability Bonds, Social Bonds and/or European Green Bonds, until full allocation or in the event of any material developments. The Allocation Report will address (i) the outstanding amount of Green Bonds, Sustainability Bonds, Social Bonds and/or European Green Bonds, (ii) the distribution of new financing and refinancing, (iii) the breakdown of Eligible Assets by asset category including sub-category, (iv) a list and a brief description of the Eligible Assets financed with proceeds from Green Bonds, Sustainability Bonds, Social Bonds and/or European Green Bonds, as the case may be, and (v) if applicable, the share of unallocated proceeds. Where feasible in the case of European Green Bonds, the Allocation Reports will include project-by-project information on amounts allocated and the environmental impacts, however the information may be provided on an aggregated portfolio basis because of confidentiality agreements, or numerous Eligible Assets limiting the amount of detail that can be made available.

Hemsö will request on an annual basis, until full allocation or in the event of any material developments, an assurance report to verify whether an amount equivalent to the net proceeds from Green Bonds, Sustainability Bonds, Social Bonds and European Green Bonds have been allocated to Eligible Assets, provided by an external review provider (the "**Third-Party Review Report**"). The Third-Party Review Report will be available on Hemsö's website.

Hemsö intends, after the full allocation of an amount equivalent to the net proceeds of any European Green Bonds, and at least once during the life of any European Green Bonds, to draw up and make public a European Green Bond impact report on the environmental impacts of the use of the proceeds, in accordance with the EU Green Bond Regulation ("**Impact Report**"). In respect of any Green Bonds, Sustainability Bonds and Social Bonds, Hemsö aims to report on quantitative impact

indicators where feasible and relevant data is available. Hemsö does not intend to have such Impact Reports reviewed by an external reviewer.

Green Materials

Moody's Ratings has evaluated the Framework and has issued an independent opinion on the Framework dated 23 April 2026 (the "**Second Party Opinion**") confirming that it aligns with the 2025 edition of Green Bond Principles and Social Bond Principles, the 2021 edition of the Sustainability Bond Guidelines administrated by ICMA and the 2025 edition of Green Loan Principles and Social Loan Principles administrated by the LMA/APLMA/LSTA to confirm the alignment of the Framework with the core components of the Green Bond Principles, the Social Bond Principles and the Sustainability Bond Guidelines, as well as current best market practice. The Second Party Opinion is publicly available on Hemsö's website but, for the avoidance of doubt, is not incorporated in and does not form part of this Base Prospectus.

The Framework, including any changes thereto, will be available for viewing on Hemsö's website at: <https://www.hemsoe.com/investors/financing/sustainable-bonds/> but, for the avoidance of doubt, is not incorporated in and does not form part of this Base Prospectus.

Hemsö has obtained a pre-issuance review ("**Pre-issuance Review**") of the European Green Bond Factsheet dated 23 April 2026 from Moody's Ratings in accordance with the EU Green Bond Regulation, which is publicly available on Hemsö's website but, for the avoidance of doubt, is not incorporated in and does not form part of this Base Prospectus.

No assurance or representation is given as to the suitability or reliability for any purpose whatsoever of the Second Party Opinion, Pre-issuance Review or any opinion, review, report, post-issuance report or certification of any third party (whether or not solicited by Hemsö) which may be made available in connection with the issue of any Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds and in particular with any Eligible Assets to fulfil any environmental, sustainability, social and/or other criteria.

None of the Framework, the Second Party Opinion, any European Green Bond Factsheet, the Pre-issuance Review, any Allocation Report (including any review thereof) or any other opinion, review, report or certification of any third party (including any post-issuance reports prepared by an external reviewer) relating to any Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds (the "**Green Materials**") is, or should be deemed to be a recommendation to buy, sell or hold any such Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds (as applicable). Any such Green Materials are current only as of their date. Prospective investors in any Green Bonds, Sustainability Bonds, Social Bonds or European Green Bonds must determine for themselves the relevance of any such Green Materials and/or the information contained therein.

Prospective investors in Green Bonds, Sustainability Bonds, Social Bonds and/or European Green Bonds should also refer to "*Risk Factors – Risks related to Green Bonds, Sustainability Bonds, Social Bonds and European Green Bonds*" and should access the latest versions of the relevant Green Materials on Hemsö's website.

For the avoidance of doubt, the Green Materials are not, nor shall they be deemed to be, incorporated in, and/or form part of, this Base Prospectus.

Any additional information related to the use of proceeds will be set out in the applicable Final Terms."

To the extent that there is any inconsistency between (a) any statement in this Supplement and (b) any other statement in, or incorporated by reference in, the Base Prospectus, the statements in (a) above will prevail.

Save as disclosed in this Supplement, there has been no other significant new factor, material mistake or material inaccuracy relating to information included in the Base Prospectus since the publication of the Base Prospectus.