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, as amended (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, distributed or otherwise made available to and should not be offered, sold, distributed 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 either one (or both) of the following: (i) not 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 European Union (Withdrawal) Act 2018 ("EUWA"); or (ii) not a qualified investor as defined in paragraph 15 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024. Consequently no disclosure document required by the FCA Product Disclosure Sourcebook ("DISC") for offering, selling or distributing the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering, selling or distributing the Notes or otherwise making them available to any retail investor in the UK may be unlawful under DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.

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 modified or 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).

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Final Terms dated 11 November 2026

HEMSÖ FASTIGHETS AB

Legal entity identifier (LEI): 549300VOTS5OZ82UTG69

Issue of SEK 800,000,000 3.403 per cent. Fixed Rate Green Bonds due 13 November 2029 (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 4 November 2026 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/).

1.	(i)	Issuer	Hemsö Fastighets AB
2.	(i)	Series Number:	109
	(ii)	Tranche Number:	1
3.	Specified Currency or Currencies:		Swedish Kronor ("SEK")
4.	Aggregate Principal Amount:		
	(i)	Series:	SEK 800,000,000
	(ii)	Tranche:	SEK 800,000,000
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:	13 November 2026
	(ii)	Interest Commencement Date:	Issue Date
8.	Maturity Date:		13 November 2029
9.	Interest Basis:		3.403 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 100.00 per cent. of their principal amount.

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11.	Change of Interest or Redemption/Payment Basis:		Not Applicable
12.	Put/Call Options:		Change of Control Put Option (further particulars specified in paragraph 19 below)
13.	(i)	Status of the Notes:	Senior
	(ii)	Date approval for issuance of the Notes	Not Applicable

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14.	**Fixed Rate Note Provisions**		Applicable
	(i)	Rate(s) of Interest:	3.403 per cent. per annum payable in arrear on each Interest Payment Date
	(ii)	Interest Payment Date(s):	13 November in each year commencing on 13 November 2027 up to and including the Maturity Date
	(iii)	Fixed Coupon Amount(s):	SEK 34,030 per Calculation Amount
	(iv)	Broken Amount(s):	Not Applicable
	(v)	Day Count Fraction:	30/360
	(vi)	Unmatured Coupons void:	Condition 10(f) (Unmatured Coupons void) is 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.	**Clean-up Call Option:**	Not Applicable
21.	**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:	
22.	**Final Redemption Amount of each Note**	SEK 1,000,000 per Calculation Amount
23.	**Early Redemption Amount**	SEK 1,000,000 per Calculation Amount

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	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) per Calculation Amount payable on redemption for taxation reasons:	SEK 1,000,000 per Calculation Amount
	(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

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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**

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:	The Issuer intends to apply an amount equal to the net proceeds from this offer of Notes specifically for Eligible Assets which meet the eligibility criteria for green assets and projects set out in the Framework as described in the section "*Use of Proceeds*" in the Base Prospectus (*Green Bonds*)
(ii)	European Green Bonds (issued in accordance with Regulation (EU) 2023/2631)	No
(iii)	Estimated net proceeds:	SEK 800,000,000

5. **YIELD**

Indication of yield:	3.403 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:	XS3569222717
Common Code:	356922271
FISN:	HEMSO FASTIGHET/3.403EMTN 20291113, as updated, as set out on the website of the Association of National Numbering Agencies (ANNA) or

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	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 Managers:	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)	Japanese Selling Restrictions:	Per the Base Prospectus
(vi)	Prohibition of Sales to EEA Retail Investors:	Applicable
(vii)	Prohibition of Sales to UK Retail Investors:	Applicable

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