FINAL TERMS

22 May 2017

HEMSÖ FASTIGHETS AB

Issue of EUR 25,000,000 Fixed Rate Notes due 5 May 2032

(to be consolidated and form a single series with the EUR60,000,000 Fixed Rate Notes due 5 May 2032 issued on 5 May 2017 ("the Original Issue"))

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 26 August 2016 (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. However a summary of the issue of the Notes is annexed to these Final Terms. The Base Prospectus has been published on the websites of the Irish Stock Exchange (www.ise.ie) and the Issuer (www.hemso.se).

1.	Issuer:		Hemsö Fastighets AB
2.	(i)	Series Number:	5
	(ii)	Tranche Number:	2
	(iii)	Date on which the Notes become fungible:	The notes shall be consolidated, from a single series and be interchangeable for trading purposes with the EUR 60,000,000 Fixed Rate Notes due 5 May 2032 issued on 5 May 2017 on exchange of the Temporary Global Note for interests in the Permanent Global Note, as referred to in paragraph 22 below which is expected to occur on or about 11 July 2017.
3.	Specified Currency or Currencies:		Euro ("EUR")
4.	Aggregate Nominal Amount:		
	(i)	Series:	EUR 85,000,000
	(ii)	Tranche A:	EUR 35,000,000
	(iii)	Tranche B:	EUR 25,000,000
	(iv)	Tranche C:	EUR 25,000,000
5.	Issue Price of Tranche A:		99.519 per cent. of the Aggregate Nominal Amount
	Issue Price of Tranche B:		97.481 per cent. of the Aggregate Nominal Amount
	Issue Price of Tranche C:		97.176 per cent. of the Aggregate Nominal Amount (plus accrued interest from and including 5 May 2017 to but excluding 1 June 2017)
6.	(i)	Specified Denominations:	EUR 100,000
	(ii)	Calculation Amount:	EUR 100,000

7.	(i)	Issue Date:	1 June 2017
	(ii)	Interest Commencement Date:	5 May 2017
8.	Maturity Date:		5 May 2032
9.	Interest Basis:		1.80 per cent. per annum - Fixed Rate (further particulars specified 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 Basis or Redemption/Payment Basis:		Not Applicable
12.	Put/Call Options:		Change of Control Put Issuer Call (further particulars specified 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.	**Fixed Rate Note Provisions**		Applicable
	(i)	Rate[(s)] of Interest:	1.80 per cent. per annum payable annually in arrear
	(ii)	Interest Payment Date(s):	5 May in each year up to and including the Maturity Date
	(iii)	Fixed Coupon Amount(s):	EUR 1,800 per Calculation Amount
	(iv)	Broken Amount:	Not Applicable
	(v)	Day Count Fraction:	Actual / Actual (ICMA)
	(vi)	Determination Date(s):	5 May in each year
15.	**Floating Rate Note Provisions**		Not Applicable
16.	**Zero Coupon Note Provisions**		Not Applicable

PROVISIONS RELATING TO REDEMPTION

17.	Call Option:		Applicable
	(i)	Optional Redemption Date(s):	Any date from and including 5 February 2032 to, but excluding, the Maturity Date
	(ii)	Optional Redemption Amount of each Note:	EUR 100,000 per Calculation Amount
	(iii)	If redeemable in part:	Not applicable
	(iv)	Notice period:	As per the Conditions
18.	Put Option:		Not Applicable
	(i)	Redemption at the option of the Noteholder (Condition 9(e))	Not Applicable

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	(ii)	Redemption at the option of the Noteholder upon Change of Control (Condition 9(f))	Applicable
	(iii)	Optional Redemption Date(s):	In accordance with Condition 9(f)
	(iv)	Optional Redemption Amount of each Note:	EUR 100,000 per Calculation Amount
	(v)	Notice Period:	In accordance with 9(f)
19.	Final Redemption Amount of each Note:		EUR 100,000 per Calculation Amount
20.	Early Redemption Amount		
	Early Redemption Amount per Calculation Amount payable on redemption on event of default or other early redemption:		EUR 100,000 per Calculation Amount
21.	Early Redemption Amount (Tax)		
	Early Redemption Amount per Calculation Amount payable on redemption for taxation reasons:		EUR 100,000 per Calculation Amount

GENERAL PROVISIONS APPLICABLE TO THE NOTES

22.	Form of Notes:	***Bearer Notes:*** Temporary Bearer Global Note exchangeable for a Permanent Bearer Global Note which is exchangeable for Definitive Notes in the limited circumstances specified in the Permanent Global Note
23.	New Global Note:	Yes
24.	Additional Financial Centre(s):	Not Applicable
25.	Talons for future Coupons or Receipts to be attached to Definitive Notes (and dates on which such Talons mature):	No.

Signed on behalf of Hemsö Fastighets AB:

By:...

Duly authorised

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 the Irish Stock Exchange with effect from the Issue Date
	(ii) Estimate of total expenses related to admission of trading:	EUR 1,000
2.	**RATINGS**	
	Ratings:	The Notes to be issued have been rated: Standard & Poor's Credit Market Services Europe Ltd.: A-

3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

Save for any fees payable to the Dealer, so far as the Issuer is aware, no person involved in the issue 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**	General corporate purposes
5.	**YIELD**	
	Indication of yield of Tranche A	1.8370 per cent. per annum
	Indication of yield of Tranche B	1.9960 per cent. per annum
	Indication of yield of Tranche C	2.021 per cent. per annum
6.	**OPERATIONAL INFORMATION**	
	ISIN:	XS1622574470 until combined with the Original Issue then XS1600739426
	Common Code:	162257447 until combined with the Original Issue then 160073942
	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	Yes. Note that the designation "yes" simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

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7. DISTRIBUTION

(i)	Method of distribution:	Non-syndicated
(ii)	If syndicated:	Not Applicable
(iii)	If non-syndicated, name of Dealer:	Goldman Sachs International
(iv)	U.S. Selling Restrictions:	Reg S Compliance Category 2; TEFRA D