

**Final Terms dated 15 January 2018**

**HEMSÖ FASTIGHETS AB**

**Issue of SEK 150,000,000 Fixed Rate Notes due 18 January 2038**

**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 9 June 2017 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 ([www.ise.ie](http://www.ise.ie)) and the Issuer ([www.hemso.se](http://www.hemso.se)).

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|----|--|--|
| 1. | Issuer:  | Hemsö Fastighets AB                              |
| 2. | (i) Series Number:                             | 13   |
|    | (ii) Tranche Number:                           | 1  |
|    | (iii) Date on which the Notes become fungible: | Not Applicable                                   |
| 3. | Specified Currency or Currencies:              | Swedish Krona (" <b>SEK</b> ")                   |
| 4. | Aggregate Nominal Amount:                      |  |
|    | (i) Series:                                    | SEK 150,000,000                                  |
|    | (ii) Tranche:                                  | SEK 150,000,000                                  |
| 5. | Issue Price:                                   | 100.00 per cent. of the Aggregate Nominal Amount |
| 6. | (i) Specified Denominations:                   | SEK 1,000,000                                    |
|    | (ii) Calculation Amount:                       | SEK 1,000,000                                    |
| 7. | (i) Issue Date:                                | 18 January 2018                                  |
|    | (ii) Interest Commencement Date:               | Issue Date                                       |
| 8. | Maturity Date:                                 | 18 January 2038                                  |

*ole/2012*

9. Interest Basis: 3.05 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: Investor Put  
(further particulars specified in paragraphs 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. **Fixed Rate Note Provisions** Applicable
- (i) Rate of Interest: 3.05 per cent. per annum payable in arrear on each Interest Payment Date
- (ii) Interest Payment Date(s): 18 January in each year up to and including the Maturity Date
- (iii) Fixed Coupon Amount: SEK 30,500 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**

- |       |  |                                      |
|-------|--|--------------------------------------|
| (i)   | Redemption at the option of the Noteholder (Condition 9(e)):   | Not Applicable                       |
| (ii)  | Optional Redemption Date(s) (Call):  | Not Applicable                       |
| (iii) | Optional Redemption Amount(s) of each Note (Call):   | Not applicable                       |
| (iv)  | Notice period:   | Not Applicable                       |
| 19.   | <b>Change of Control Put Option</b>  | Applicable                           |
| 20.   | <b>Early Termination Amount</b>  | SEK 1,000,000 per Calculation Amount |
|       | <b>Early Termination Amount(s) per Calculation Amount payable on redemption on event of default or other early redemption:</b> |                                      |
| 21.   | <b>Final Redemption Amount of each Note</b>  | SEK 1,000,000 per Calculation Amount |
| 22.   | <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:         |                                      |
| 23.   | <b>Early Redemption Amount (Tax)</b>   | SEK 1,000,000 per Calculation Amount |
|       | Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons:                                  |                                      |

#### GENERAL PROVISIONS APPLICABLE TO THE NOTES

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|-----|---------------------------------|--|
| 24. | <b>Form of Notes:</b>           | Bearer Notes:<br><br>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 No attached to Definitive Notes (and dates on which such Talons mature):

Signed on behalf of Hemsö Fastighets AB:

By: .....  
*Duly authorised* Rutger Källén

  
Jonas 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 with effect from the 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 any 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**

Reasons for the offer See “Use of Proceeds” wording in Base Prospectus

**5. *Fixed Rate Notes only* – YIELD**

Indication of yield: 3.05 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: XS1753822672

Common Code: 175382267

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:	Danske Bank A/S
(iv) U.S. Selling Restrictions:	Reg S Compliance Category 2; TEFRA D
(v) Prohibition of Sales to EEA Retail Investors:	Not Applicable