

**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, "**EU MiFID II**"); or (ii) a customer within the meaning of Directive (EU) 2016/97 (the "**EU 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. 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 EU PRIIPs Regulation.

**PROHIBITION OF SALES TO UK 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 United Kingdom ("**UK**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**EUWA**"); (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the Financial Services and Markets Act 2000 (the "**FSMA**") to implement Directive (EU) 2016/97, where that customer would not qualify as 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 by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the "**UK PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK 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 26 April 2021

### HEMSÖ FASTIGHETS AB

Legal entity identifier (LEI): 549300VOTS5OZ82UTG69

Issue of USD 30,000,000 Fixed Rate Notes Due 28 April 2031

under the EUR 4,000,000,000 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 27 November 2020 which constitutes a base prospectus (the "**Base Prospectus**") for the purposes of the Prospectus Regulation. This document constitutes the Final Terms of the Notes described herein for the purposes of Article 8 of the 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 ([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:                              | 60  |
|     | (ii) Tranche Number:                            | 1   |
|     | (iii) Date on which the Notes become fungible:  | Not Applicable  |
| 3.  | Specified Currency or Currencies:               | U.S. dollar ("USD")   |
| 4.  | Aggregate Nominal Amount:                       |   |
|     | (i) Series:                                     | USD 30,000,000  |
|     | (ii) Tranche:                                   | USD 30,000,000  |
| 5.  | Issue Price:                                    | 100.00 per cent. of the Aggregate Nominal Amount  |
| 6.  | (i) Specified Denominations:                    | USD 200,000 and integral multiples of USD 200,000 in excess thereof   |
|     | (ii) Calculation Amount:                        | USD 200,000   |
| 7.  | (i) Issue Date:                                 | 28 April 2021   |
|     | (ii) Interest Commencement Date:                | Issue Date  |
| 8.  | Maturity Date:                                  | 28 April 2031   |
| 9.  | Interest Basis:                                 | 2.256 per cent. Fixed Rate<br>(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  |

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|-----|--|---|
| 12. | Put/Call Options:  | Issuer Call<br><br>Change of Control Put Option<br><br>Clean-up Call<br><br>(further particulars specified in paragraphs 17, 19 and 20 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**

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|-----|--------------------------------------|---|
| 14. | <b>Fixed Rate Note Provisions</b>    | Applicable  |
|     | (i) Rate(s) of Interest:             | 2.256 per cent. per annum payable in arrear on each Interest Payment Date   |
|     | (ii) Interest Payment Date(s):       | Semi-annually in arrear on 28 April and 28 October of each year, commencing from and including 28 October 2021, up to and including the Maturity Date |
|     | (iii) Fixed Coupon Amount(s):        | USD 2,256 per Calculation Amount  |
|     | (iv) Broken Amount(s):               | Not Applicable  |
|     | (v) Day Count Fraction:              | 30/360  |
|     | (vi) Determination Date              | Not Applicable  |
| 15. | <b>Floating Rate Note Provisions</b> | Not Applicable  |
| 16. | <b>Zero Coupon Note Provisions</b>   | Not Applicable  |

**PROVISIONS RELATING TO REDEMPTION**

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|-----|--|---|
| 17. | <b>Call Option</b>                                       | Applicable  |
|     | (i) Optional Redemption Date(s):                         | 28 January 2031   |
|     | (ii) Par Call Commencement Date:                         | 28 January 2031   |
|     | (iii) Optional Redemption Amount(s) (Call) of each Note: | Make-Whole Redemption Amount in the period from and including the Issue Date, to but excluding the 28 January 2031 and USD 200,000 per Calculation Amount in the case of the Optional Redemption Dates falling in the period from and including 28 January 2031 to but excluding the Maturity Date. |
|     | (a) Reference Bond:                                      | 1.125% U.S. Treasury due 15 February 2031 (ISIN: US91282CBL46)  |
|     | (b) Make-Whole Redemption Margin:                        | 0.10 per cent.  |
|     | (iv) Redeemable in part:                                 | Not Applicable  |
|     | (v) Notice period:                                       | As per the Conditions   |
| 18. | <b>Put Option</b>  | Not Applicable  |


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|-----|---|------------------------------------|
| 19. | <b>Change of Control Put Option</b>   | Applicable                         |
| 20. | <b>Clean-up Call Option:</b>  | Applicable                         |
|     | (i) Clean-up Call Redemption Amount:  | USD 200,000 per Calculation Amount |
|     | (ii) Notice period:   | As per the Conditions              |
| 21. | <b>Early Termination Amount</b>   | USD 200,000 per Calculation Amount |
|     | Early Termination Amount(s) per Calculation Amount payable on redemption on event of default or other early redemption: |                                    |
| 22. | <b>Final Redemption Amount of each Note</b>   | USD 200,000 per Calculation Amount |
| 23. | <b>Early Redemption Amount</b>  | USD 200,000 per Calculation Amount |
|     | Early Redemption Amount(s) per Calculation Amount payable on redemption on event of default or other early redemption:  |                                    |
| 24. | <b>Early Redemption Amount (Tax)</b>  | USD 200,000 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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|-----|---|--|
| 25. | <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 |
| 26. | New Global Note:  | Yes  |
| 27. | Additional Financial Centre(s):   | TARGET2 and Tokyo  |
| 28. | Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature): | No   |
| 29. | Relevant Benchmarks:  | Not Applicable   |

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 Euronext Dublin with effect from 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/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 NET PROCEEDS AND TOTAL EXPENSES

- (i) Reasons for the offer See “Use of Proceeds” wording in Base Prospectus
- (ii) Estimated net proceeds: USD 30,000,000

### 5. YIELD

Indication of yield: 2.256 per cent. per annum.

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: XS2338043719

Common Code: 233804371

FISN: HEMSO FASTIGHET/2.2599EMTN 20310428, 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

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:
  - (A) Names of Dealers Not Applicable
  - (B) Stabilisation Manager(s), if any: Not Applicable
- (iii) If non-syndicated, name of Dealer: **Deutsche Bank Aktiengesellschaft**  
Mainzer Landstr. 11-17  
60329 Frankfurt am Main  
Germany
- (iv) U.S. Selling Restrictions: Reg S Compliance Category 2; TEFRA D
- (v) Prohibition of Sales to EEA and UK Retail Investors: Applicable
- (vi) Prohibition of Sales to Belgian Consumers: Applicable

## 8. PROVISIONS RELATING TO SUSTAINABLE BONDS

- (i) Sustainable Bonds: No
- (ii) Reviewer(s): Not Applicable
- (iii) Date of third party opinion(s): Not Applicable