

FINAL TERMS

PROHIBITION OF SALES TO EEA AND 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 European Economic Area ("EEA") or in the United Kingdom (the "UK"). 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one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended or superseded, "MiFID II"); or (ii) a customer within the meaning of Directive (EU) 2016/97 (the Insurance Distribution Directive), where that customer would not qualify as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 (the "Prospectus Regulation"). Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended or superseded, the "PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the EEA or in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA or in the UK may be unlawful under the 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.

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 (Chapter 289 of Singapore) (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 FAA-N16: Notice on Recommendations on Investment Products).

15 September 2020

Samhällsbyggnadsbolaget i Norden AB (publ)

Legal Entity Identifier (LEI): 549300HX9MRFY47AH564

Issue of SEK 100,000,000 Floating Rate Green Bonds due January 2027

(to be consolidated and form a single series with the existing SEK 350,000,000 Floating Rate Green Bonds due January 2027, issued 30 January 2020 and the existing SEK 150,000,000 Floating Rate Green Bonds due January 2027, issued on 17 February 2020)

under the €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 26 April 2019 which are incorporated by reference in the Base Prospectus dated 24 July 2020. This document constitutes the Final Terms of the Notes relating to the issue of Notes described herein for the purposes of the Prospectus Regulation and must be read in conjunction with the base prospectus dated 24 July 2020 which constitutes a base prospectus (the "Base Prospectus") for the purposes of the Prospectus Regulation, including the Conditions incorporated by reference in the Base Prospectus, in order to obtain all the relevant information. The Base Prospectus has been published on the website of the Irish Stock Exchange plc trading as Euronext Dublin ("Euronext Dublin") at www.ise.ie.

1. (a) Issuer: Samhällsbyggnadsbolaget i Norden AB (publ)
2. (a) Series Number: 15
 - (b) Tranche Number: 3
 - (c) Date on which the Notes will be consolidated and form a single Series: The Notes will be consolidated and form a single Series with the SEK 350,000,000 Floating Rate Green Bonds due January 2027, issued on 30 January 2020 (the “Tranche 1 Notes”) and the SEK 150,000,000 Floating Rate Green Bonds due January 2027, issued on 17 February 2020 (the “Tranche 2 Notes”) on exchange of the Temporary Global Note for interests in the Permanent Global Note, as referred to in paragraph 25 below, which is expected to occur on or about 28 October 2020
3. Specified Currency or Currencies: Swedish Kronor (“SEK”)
4. Aggregate Nominal Amount:
 - (a) Series: 600,000,000
 - (b) Tranche: 100,000,000
5. Issue Price: 98.486 per cent. of the Aggregate Nominal Amount plus accrued interest from 30 July 2020
6. (a) Specified Denominations: SEK 2,000,000, and integral multiples of SEK 1,000,000 in excess thereof up to and including SEK 3,000,000. No Notes in definitive form will be issued with a denomination above SEK 3,000,000.
 - (b) Calculation Amount (in relation to calculation of interest in global form see Condition 5 (*Interest*)): SEK 1,000,000
7. (a) Issue Date: 18 September 2020
 - (b) Interest Commencement Date: 30 July 2020
8. Maturity Date: Interest Payment Date falling in or nearest to January 2027
9. Interest Basis: 3-month STIBOR + 1.50 per cent. Floating Rate
(see paragraph 15 below)

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| 10. | Redemption 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: | Not Applicable |
| 12. | Put/Call Options: | Change of Control Put
(see paragraph 21 below) |
| 13. | (a) Status of the Notes: | Senior |
| | (b) Date Board approval for issuance of Notes obtained: | Not Applicable |

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

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| 14. | Fixed Rate Note Provisions | Not Applicable |
| 15. | Floating Rate Note Provisions | Applicable |
| | (a) Specified Period(s)/Specified Interest Payment Dates: | 30 January, 30 April, 30 July and 30 October in each year from 30 October 2020 up to and including the Maturity Date, subject to adjustment in accordance with the Business Day Convention set out in (b) below. |
| | (b) Business Day Convention: | Modified Following Business Day Convention |
| | (c) Additional Business Centre(s): | Not Applicable |
| | (d) Manner in which the Rate of Interest and Interest Amount is to be determined: | Screen Rate Determination |
| | (e) Party responsible for calculating the Rate of Interest and Interest Amount / Calculation Agent (if not the Agent): | Agent |
| | (f) Screen Rate Determination: | |
| | • Reference Rate: | 3-month STIBOR |
| | • Interest Determination Date(s): | Second Stockholm business day prior to the start of each Interest Period |
| | • Relevant Screen Page: | Reuters page SIDE |
| | (g) ISDA Determination: | |
| | • Floating Rate Option: | Not Applicable |

- Designated Maturity: Not Applicable
 - Reset Date: Not Applicable
 - (h) Linear Interpolation: Not Applicable
 - (i) Margin(s): + 1.50 per cent. per annum
 - (j) Minimum Rate of Interest: Not Applicable
 - (k) Maximum Rate of Interest: Not Applicable
 - (l) Day Count Fraction: Actual/360
 - (m) Step Up Rating Change and/or Step Down Rating Change: Not Applicable
16. Zero Coupon Note Provisions Not Applicable

PROVISIONS RELATING TO REDEMPTION

17. Notice periods for Condition 7.2: Minimum period: 30 days
Maximum period: 60 days
18. Issuer Call: Not Applicable
19. Issuer Par Call: Not Applicable
20. Investor Put: Not Applicable
21. Change of Control Put Applicable
Change of Control Redemption Amount: SEK 1,000,000 per Calculation Amount
22. Clean-up Call: Not Applicable
23. Final Redemption Amount: SEK 1,000,000 per Calculation Amount
24. Early Redemption Amount payable on redemption for taxation reasons or on event of default: SEK 1,000,000 per Calculation Amount

GENERAL PROVISIONS APPLICABLE TO THE NOTES

25. Form of Notes:
- (a) Form: Bearer Notes: Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes upon an Exchange Event
 - (b) New Global Note: No
 - (c) New Safekeeping Structure: No

26. Additional Financial Centre(s): Not Applicable

27. Talons for future Coupons to be No
attached to Definitive Notes:

SIGNED on behalf of Samhällsbyggnadsbolaget i Norden AB (publ) as Issuer:



By:

Duly authorised

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- (i) Listing and 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 (the "Euronext Dublin Regulated Market") of the Irish Stock Exchange plc trading as Euronext Dublin ("Euronext Dublin") and listing on the official list of Euronext Dublin with effect from 18 September 2020.

The Tranche 1 Notes were admitted to trading on the Regulated Market of Euronext Dublin and listing on the official list of Euronext Dublin with effect from or about 30 January 2020.

The Tranche 2 Notes were admitted to trading on the Regulated Market of Euronext Dublin and listing on the official list of Euronext Dublin with effect from or about 17 February 2020.

- (ii) Estimate of total expenses related to admission to trading: EUR 1,000

2. RATINGS

- Ratings: The Notes to be issued have been rated: BBB- by Fitch Ratings Ltd ("**Fitch**")

Fitch is established in the United Kingdom and is registered under Regulation (EC) No. 1060/2009 (as amended or superseded) (the "**CRA Regulation**")

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 issue of the Notes has an interest material to the offer. The Dealer (including for the avoidance of doubt their branches) 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 AND ESTIMATED NET AMOUNT OF PROCEEDS**

Reasons for the offer: The Issuer intends to apply the net proceeds from this offer of Notes specifically for projects or activities that promote climate-friendly and/or other environmental purposes.

Estimated net proceeds: SEK 98,457,777.78

5. **OPERATIONAL INFORMATION**

- (i) ISIN: Temporary ISIN XS2233084909 to be consolidated and form a single Series with ISIN XS2111589219 on exchange of the Temporary Global Note for interest in the Permanent Global Note, as referred to in Part A, paragraph 25 above.
- (ii) Common Code: Temporary Common Code 223308490 to be consolidated and form a single Series with Common Code 211158921 on exchange of the Temporary Global Note for interest in the Permanent Global Note, as referred to in Part A, paragraph 25 above.
- (iii) CFI: DTVUCB, as updated, as set out on the website of the Association of National Numbering Agencies (ANNA)
- (iv) FISN: SAMHALLSBYGGNAD/VAR MTN 20270130, as set out on the website of the Association of National Numbering Agencies (ANNA)
- (v) Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): Not Applicable
- (vi) Delivery: Delivery against payment
- (vii) Names and addresses of additional Paying Agent(s) (if any): Not Applicable
- (viii) Names and addresses of the Registrar and Transfer Agent (if any): Not Applicable
- (ix) 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 or superseded 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

6. **DISTRIBUTION**

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| (i) | Method of distribution: | Non-syndicated |
| (ii) | If syndicated, names of Managers: | Not Applicable |
| (iii) | Date of Subscription Agreement: | Not Applicable |
| (iv) | Stabilisation Manager(s) (if any): | Not Applicable |
| (v) | If non-syndicated, name of relevant Dealer: | Swedbank AB (publ) |
| (vi) | U.S. Selling Restrictions: | Reg. S Compliance Category 2; TEFRA D |
| (vii) | Prohibition of Sales to EEA and UK Retail Investors: | Applicable |